

Balance Sheet

Wednesday, June 9, 2021

13:39

Posted 05/31/2021

Avalon of Naples II Condominium

		Operating	Reserve	Total
Assets				
<u>Current Assets</u>				
00102	ALLIANCE OP 6426	42,728.32		42,728.32
00103	VNB OP MMA 3884	17,783.26		17,783.26
00113	ALLIANCE RES 5529		83,687.82	83,687.82
00112	ACCOUNTS RECEIVABLE	0.55		0.55
00122	PREPAID INSURANCE	1,668.62		1,668.62
00123	PREPAID EXPENSES	2,043.69		2,043.69
00124	PREPAID MASTER FEES	12,243.04		12,243.04
<u>Total Current Assets</u>		<u>76,467.48</u>	<u>83,687.82</u>	<u>160,155.30</u>
<i>Total Assets</i>		<u>76,467.48</u>	<u>83,687.82</u>	<u>160,155.30</u>
Liabilities & Equity				
<u>Current Liabilities</u>				
00207	PREPAID ASSESSMENTS	3,986.18		3,986.18
00210	ACCOUNTS PAYABLE	775.44		775.44
00225	DUE TO DEVELOPER	8,869.56		8,869.56
00239	DEFERRED ASSESSMENTS	21,020.00		21,020.00
<u>Total Current Liabilities</u>		<u>34,651.18</u>		<u>34,651.18</u>
<u>Liability</u>				
00300	DEFERRED RES-UNALLOCA		8.28	8.28
00301	DEF RES - ROOF REPLACEN		44,235.89	44,235.89
00302	DEF RES - BUILDING PAINT		39,187.32	39,187.32
<u>Total Liability</u>			<u>83,431.49</u>	<u>83,431.49</u>
<u>Equity</u>				
00350	FUND BALANCE	29,983.14	208.35	30,191.49
	Current Year Net Income/(Los	11,833.16	47.98	11,881.14
<u>Total Equity</u>		<u>41,816.30</u>	<u>256.33</u>	<u>42,072.63</u>
<i>Total Liabilities & Equity</i>		<u>76,467.48</u>	<u>83,687.82</u>	<u>160,155.30</u>

Avalon of Naples II Condominium

Income & Expense Statement

Posted 5/1/2021 To 5/31/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
Income							
00410 MAINTENANCE ASSESSMENTS	8,776.96	8,777.00	(0.04)	43,884.80	43,885.00	(0.20)	105,324.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	15,720.00	15,720.00	0.00	31,440.00
00440 MASTER FEES ASSESSMENTS	12,243.04	12,243.00	0.04	61,215.20	61,215.00	0.20	146,916.00
00481 LEASE APPLICATION FEES	140.00	0.00	140.00	140.00	0.00	140.00	0.00
00494 MASTER FEES TRANSFER	(12,243.04)	(12,243.00)	(0.04)	(61,215.20)	(61,215.00)	(0.20)	(146,916.00)
00497 INTEREST INCOME	6.46	0.00	6.46	36.85	0.00	36.85	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(15,720.00)	(15,720.00)	0.00	(31,440.00)
TOTAL Income	8,923.42	8,777.00	146.42	44,061.65	43,885.00	176.65	105,324.00
TOTAL Income	8,923.42	8,777.00	146.42	44,061.65	43,885.00	176.65	105,324.00
Expense							
Administrative							
00500 INSURANCE	2,586.36	2,718.83	132.47	12,558.98	13,594.15	1,035.17	32,626.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00504 ANNUAL REPORT	0.00	0.00	0.00	61.25	62.00	0.75	62.00
00506 DVIISION FEES	0.00	0.00	0.00	0.00	224.00	224.00	224.00
00507 LEGAL FEES	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
00509 LEASE/SALES APPLICATION FEE	0.00	41.67	41.67	30.00	208.35	178.35	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	3,360.00	3,360.00	0.00	8,064.00
00511 OFFICE EXPENSE	71.74	208.33	136.59	498.99	1,041.65	542.66	2,500.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	0.00	250.00	250.00	600.00
TOTAL Administrative	3,330.10	3,940.83	610.73	16,784.22	20,265.15	3,480.93	47,851.00
Landscaping							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	8,100.00	8,100.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	960.00	333.33	(626.67)	960.00	1,666.65	706.65	4,000.00
00554 TREE TRIMMING	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
00556 PINESTRAW	0.00	458.33	458.33	0.00	2,291.65	2,291.65	5,500.00
00558 IRRIGATION - R&M	0.00	166.67	166.67	111.00	833.35	722.35	2,000.00
TOTAL Landscaping	2,580.00	2,828.33	248.33	9,171.00	14,141.65	4,970.65	33,940.00
Maintenance and Repairs							
00560 JANITORIAL SERVICE/SUPPLIES	150.00	598.25	448.25	2,910.00	2,991.25	81.25	7,179.00
00562 MAINTENANCE	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
00564 PEST CONTROL	0.00	152.00	152.00	960.00	760.00	(200.00)	1,824.00
TOTAL Maintenance and Re	150.00	1,000.25	850.25	3,870.00	5,001.25	1,131.25	12,003.00
Public Utilities							
00566 ELECTRICITY	78.95	75.00	(3.95)	397.77	375.00	(22.77)	900.00
TOTAL Public Utilities	78.95	75.00	(3.95)	397.77	375.00	(22.77)	900.00
Repairs and Maintenance							
00568 FIRE ALARM MAINT/MONITOR	353.10	300.00	(53.10)	1,765.50	1,500.00	(265.50)	3,600.00
00570 FIRE EQUIPMENT - R&M	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00

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Income & Expense Statement

Posted 5/1/2021 To 5/31/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00572 FIRE SPRINKLER INSPECTION	0.00	127.50	127.50	240.00	637.50	397.50	1,530.00
00574 PRESSURE WASHING	0.00	208.33	208.33	0.00	1,041.65	1,041.65	2,500.00
TOTAL Repairs and Mainten	353.10	885.83	532.73	2,005.50	4,429.15	2,423.65	10,630.00
TOTAL Expense	6,492.15	8,730.24	2,238.09	32,228.49	44,212.20	11,983.71	105,324.00
Excess Revenue / Expense	2,431.27	46.76	2,384.51	11,833.16	(327.20)	12,160.36	0.00

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	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00497 INTEREST INCOME	10.66	0.00	10.66	47.98	0.00	47.98	0.00
TOTAL Income	10.66	0.00	10.66	47.98	0.00	47.98	0.00
TOTAL Income	10.66	0.00	10.66	47.98	0.00	47.98	0.00
Excess Revenue / Expense	10.66	0.00	10.66	47.98	0.00	47.98	0.00