

Avalon of Naples II Condominium
Balance Sheet
Period 09/30/2021

Page 1 of 1

	September 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6426	72,294.21		72,294.21
00103	VNB OP MMA 3884	17,804.76		17,804.76
00113	ALLIANCE RES 5529		91,592.30	91,592.30
00112	ACCOUNTS RECEIVABLE	36.60		36.60
00122	PREPAID INSURANCE	26,082.35		26,082.35
00123	PREPAID EXPENSES	2,110.65		2,110.65
	<i>Total Current Assets</i>	118,328.57	91,592.30	209,920.87
	TOTAL ASSETS	118,328.57	91,592.30	209,920.87
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	39,374.91		39,374.91
00225	DUE TO DEVELOPER	8,869.56		8,869.56
00230	INSURANCE FINANCING	22,489.28		22,489.28
	<i>Total Current Liabilities</i>	70,733.75		70,733.75
<i>Liability</i>				
00300	DEFERRED RES-UNALLOCATED INT		8.28	8.28
00301	DEF RES - ROOF REPLACEMENT		49,623.89	49,623.89
00302	DEF RES - BUILDING PAINT		41,659.32	41,659.32
	<i>Total Liability</i>		91,291.49	91,291.49
<i>Equity</i>				
00350	FUND BALANCE	29,983.14	208.35	30,191.49
	Current Year Net Income/(Loss)	17,611.68	92.46	17,704.14
	<i>Total Equity</i>	47,594.82	300.81	47,895.63
	TOTAL LIABILITIES & EQUITY	118,328.57	91,592.30	209,920.87

Avalon of Naples II Condominium

Income & Expense Statement

Posted 9/1/2021 To 9/30/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00410 MAINTENANCE ASSESSMENTS	8,776.96	8,777.00	(0.04)	78,992.64	78,993.00	(0.36)	105,324.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	23,580.00	23,580.00	0.00	31,440.00
00440 MASTER FEES ASSESSMENTS	12,243.04	12,243.00	0.04	110,187.36	110,187.00	0.36	146,916.00
00470 LATE CHARGES	0.00	0.00	0.00	50.00	0.00	50.00	0.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	11.56	0.00	11.56	0.00
00481 LEASE APPLICATION FEES	0.00	0.00	0.00	500.00	0.00	500.00	0.00
00482 PURCHASE APPLICATION FEES	360.00	0.00	360.00	540.00	0.00	540.00	0.00
00494 MASTER FEES TRANSFER	(12,243.04)	(12,243.00)	(0.04)	(110,187.36)	(110,187.00)	(0.36)	(146,916.00)
00497 INTEREST INCOME	5.47	0.00	5.47	62.96	0.00	62.96	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(23,580.00)	(23,580.00)	0.00	(31,440.00)
TOTAL Income	9,142.43	8,777.00	365.43	80,157.16	78,993.00	1,164.16	105,324.00
TOTAL Income	9,142.43	8,777.00	365.43	80,157.16	78,993.00	1,164.16	105,324.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,975.17	2,718.83	(256.34)	24,550.01	24,469.47	(80.54)	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	2,250.00	2,250.00	3,000.00
00509 LEASE/SALES APPLICATION FEE	270.00	41.67	(228.33)	550.00	375.03	(174.97)	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	6,048.00	6,048.00	0.00	8,064.00
00511 OFFICE EXPENSE	141.98	208.33	66.35	1,088.45	1,874.97	786.52	2,500.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	0.00	450.00	450.00	600.00
TOTAL Administrative	4,059.15	3,940.83	(118.32)	32,572.71	36,028.47	3,455.76	47,851.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	14,580.00	14,580.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	333.33	333.33	960.00	2,999.97	2,039.97	4,000.00
00554 TREE TRIMMING	0.00	250.00	250.00	1,440.00	2,250.00	810.00	3,000.00
00556 PINESTRAW	0.00	458.33	458.33	0.00	4,124.97	4,124.97	5,500.00
00558 IRRIGATION - R&M	9.00	166.67	157.67	243.00	1,500.03	1,257.03	2,000.00
TOTAL Landscaping	1,629.00	2,828.33	1,199.33	17,223.00	25,454.97	8,231.97	33,940.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	150.00	598.25	448.25	4,710.00	5,384.25	674.25	7,179.00
00562 MAINTENANCE	0.00	250.00	250.00	65.00	2,250.00	2,185.00	3,000.00
00564 PEST CONTROL	120.00	152.00	32.00	1,512.00	1,368.00	(144.00)	1,824.00
TOTAL Maintenance and Re	270.00	1,000.25	730.25	6,287.00	9,002.25	2,715.25	12,003.00
<u>Public Utilities</u>							
00566 ELECTRICITY	79.95	75.00	(4.95)	716.60	675.00	(41.60)	900.00
TOTAL Public Utilities	79.95	75.00	(4.95)	716.60	675.00	(41.60)	900.00

Avalon of Naples II Condominium

Income & Expense Statement

Posted 9/1/2021 To 9/30/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Repairs and Maintenance							
00568 FIRE ALARM MAINT/MONITOR	353.10	300.00	(53.10)	3,177.90	2,700.00	(477.90)	3,600.00
00570 FIRE EQUIPMENT - R&M	0.00	250.00	250.00	1,257.27	2,250.00	992.73	3,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	127.50	127.50	1,311.00	1,147.50	(163.50)	1,530.00
00574 PRESSURE WASHING	0.00	208.33	208.33	0.00	1,874.97	1,874.97	2,500.00
TOTAL Repairs and Mainten	<u>353.10</u>	<u>885.83</u>	<u>532.73</u>	<u>5,746.17</u>	<u>7,972.47</u>	<u>2,226.30</u>	<u>10,630.00</u>
TOTAL Expense	<u>6,391.20</u>	<u>8,730.24</u>	<u>2,339.04</u>	<u>62,545.48</u>	<u>79,133.16</u>	<u>16,587.68</u>	<u>105,324.00</u>
Excess Revenue / Expense	<u>2,751.23</u>	<u>46.76</u>	<u>2,704.47</u>	<u>17,611.68</u>	<u>(140.16)</u>	<u>17,751.84</u>	<u>0.00</u>

Avalon of Naples II Condominium

Income & Expense Statement

Posted 9/1/2021 To 9/30/2021 11:59:00 PM

	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00497 INTEREST INCOME	11.29	0.00	11.29	92.46	0.00	92.46	0.00
TOTAL Income	11.29	0.00	11.29	92.46	0.00	92.46	0.00
TOTAL Income	11.29	0.00	11.29	92.46	0.00	92.46	0.00
Excess Revenue / Expense	11.29	0.00	11.29	92.46	0.00	92.46	0.00