

Avalon of Naples II Condominium  
Balance Sheet  
Period 10/31/2021

Page 1 of 1

|                                 | October<br>2021                       | Operating         | Reserve          | Total             |
|---------------------------------|---------------------------------------|-------------------|------------------|-------------------|
| <b>Assets</b>                   |                                       |                   |                  |                   |
| <i>Current Assets</i>           |                                       |                   |                  |                   |
| 00102                           | ALLIANCE OP 6426                      | 50,462.60         |                  | 50,462.60         |
| 00103                           | VNB OP MMA 3884                       | 17,809.00         |                  | 17,809.00         |
| 00113                           | ALLIANCE RES 5529                     |                   | 99,464.52        | 99,464.52         |
| 00112                           | ACCOUNTS RECEIVABLE                   | 5,528.72          |                  | 5,528.72          |
| 00122                           | PREPAID INSURANCE                     | 23,008.00         |                  | 23,008.00         |
| 00123                           | PREPAID EXPENSES                      | 2,330.54          |                  | 2,330.54          |
| 00124                           | PREPAID MASTER FEES                   | 24,486.08         |                  | 24,486.08         |
|                                 | <i>Total Current Assets</i>           | 123,624.94        | 99,464.52        | 223,089.46        |
|                                 | <b>TOTAL ASSETS</b>                   | <b>123,624.94</b> | <b>99,464.52</b> | <b>223,089.46</b> |
| <b>Liabilities &amp; Equity</b> |                                       |                   |                  |                   |
| <i>Current Liabilities</i>      |                                       |                   |                  |                   |
| 00207                           | PREPAID ASSESSMENTS                   | 7,625.44          |                  | 7,625.44          |
| 00211                           | ACCRUED PAYABLES                      | 118.00            |                  | 118.00            |
| 00225                           | DUE TO DEVELOPER                      | 8,869.56          |                  | 8,869.56          |
| 00230                           | INSURANCE FINANCING                   | 16,866.96         |                  | 16,866.96         |
| 00239                           | DEFERRED ASSESSMENTS                  | 42,040.00         |                  | 42,040.00         |
|                                 | <i>Total Current Liabilities</i>      | 75,519.96         |                  | 75,519.96         |
| <i>Liability</i>                |                                       |                   |                  |                   |
| 00300                           | DEFERRED RES-UNALLOCATED INT          |                   | 8.28             | 8.28              |
| 00301                           | DEF RES - ROOF REPLACEMENT            |                   | 55,011.89        | 55,011.89         |
| 00302                           | DEF RES - BUILDING PAINT              |                   | 44,131.32        | 44,131.32         |
|                                 | <i>Total Liability</i>                |                   | 99,151.49        | 99,151.49         |
| <i>Equity</i>                   |                                       |                   |                  |                   |
| 00350                           | FUND BALANCE                          | 29,983.14         | 208.35           | 30,191.49         |
|                                 | Current Year Net Income/(Loss)        | 18,121.84         | 104.68           | 18,226.52         |
|                                 | <i>Total Equity</i>                   | 48,104.98         | 313.03           | 48,418.01         |
|                                 | <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>123,624.94</b> | <b>99,464.52</b> | <b>223,089.46</b> |

# Avalon of Naples II Condominium

## Income & Expense Statement

Posted 10/1/2021 To 10/31/2021 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)     | 87,769.60      | 87,770.00    | (0.40)   | 105,324.00   |
| 00420 RESERVE ASSESSMENT          | 7,860.00              | 7,860.00    | 0.00       | 31,440.00      | 31,440.00    | 0.00     | 31,440.00    |
| 00440 MASTER FEES ASSESSMENTS     | 12,243.04             | 12,243.00   | 0.04       | 122,430.40     | 122,430.00   | 0.40     | 146,916.00   |
| 00470 LATE CHARGES                | 75.00                 | 0.00        | 75.00      | 125.00         | 0.00         | 125.00   | 0.00         |
| 00475 OWNERS INTEREST CHARGES     | 29.59                 | 0.00        | 29.59      | 41.15          | 0.00         | 41.15    | 0.00         |
| 00481 LEASE APPLICATION FEES      | 0.00                  | 0.00        | 0.00       | 500.00         | 0.00         | 500.00   | 0.00         |
| 00482 PURCHASE APPLICATION FEES   | 0.00                  | 0.00        | 0.00       | 540.00         | 0.00         | 540.00   | 0.00         |
| 00494 MASTER FEES TRANSFER        | (12,243.04)           | (12,243.00) | (0.04)     | (122,430.40)   | (122,430.00) | (0.40)   | (146,916.00) |
| 00497 INTEREST INCOME             | 5.84                  | 0.00        | 5.84       | 68.80          | 0.00         | 68.80    | 0.00         |
| 00499 RESERVE TRANSFER            | (7,860.00)            | (7,860.00)  | 0.00       | (31,440.00)    | (31,440.00)  | 0.00     | (31,440.00)  |
| TOTAL Income                      | 8,887.39              | 8,777.00    | 110.39     | 89,044.55      | 87,770.00    | 1,274.55 | 105,324.00   |
| TOTAL Income                      | 8,887.39              | 8,777.00    | 110.39     | 89,044.55      | 87,770.00    | 1,274.55 | 105,324.00   |
| Expense                           |                       |             |            |                |              |          |              |
| Administrative                    |                       |             |            |                |              |          |              |
| 00500 INSURANCE                   | 3,074.35              | 2,718.83    | (355.52)   | 27,624.36      | 27,188.30    | (436.06) | 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           | 2,500.00     | 2,500.00 | 3,000.00     |
| 00509 LEASE/SALES APPLICATION FEE | 0.00                  | 41.67       | 41.67      | 550.00         | 416.70       | (133.30) | 500.00       |
| 00510 MANAGEMENT FEES             | 672.00                | 672.00      | 0.00       | 6,720.00       | 6,720.00     | 0.00     | 8,064.00     |
| 00511 OFFICE EXPENSE              | 120.50                | 208.33      | 87.83      | 1,208.95       | 2,083.30     | 874.35   | 2,500.00     |
| 00525 LINE OF CREDIT FEES         | 0.00                  | 50.00       | 50.00      | 0.00           | 500.00       | 500.00   | 600.00       |
| TOTAL Administrative              | 3,866.85              | 3,940.83    | 73.98      | 36,439.56      | 39,969.30    | 3,529.74 | 47,851.00    |
| Landscaping                       |                       |             |            |                |              |          |              |
| 00550 LANDSCAPE MAINTENANCE       | 1,620.00              | 1,620.00    | 0.00       | 16,200.00      | 16,200.00    | 0.00     | 19,440.00    |
| 00552 LANDSCAPE REPLACEMENT       | 0.00                  | 333.33      | 333.33     | 960.00         | 3,333.30     | 2,373.30 | 4,000.00     |
| 00554 TREE TRIMMING               | 1,440.00              | 250.00      | (1,190.00) | 2,880.00       | 2,500.00     | (380.00) | 3,000.00     |
| 00556 PINESTRAW                   | 0.00                  | 458.33      | 458.33     | 0.00           | 4,583.30     | 4,583.30 | 5,500.00     |
| 00558 IRRIGATION - R&M            | 260.00                | 166.67      | (93.33)    | 503.00         | 1,666.70     | 1,163.70 | 2,000.00     |
| TOTAL Landscaping                 | 3,320.00              | 2,828.33    | (491.67)   | 20,543.00      | 28,283.30    | 7,740.30 | 33,940.00    |
| Maintenance and Repairs           |                       |             |            |                |              |          |              |
| 00560 JANITORIAL SERVICE/SUPPLIES | 150.00                | 598.25      | 448.25     | 4,860.00       | 5,982.50     | 1,122.50 | 7,179.00     |
| 00562 MAINTENANCE                 | 0.00                  | 250.00      | 250.00     | 65.00          | 2,500.00     | 2,435.00 | 3,000.00     |
| 00564 PEST CONTROL                | 120.00                | 152.00      | 32.00      | 1,632.00       | 1,520.00     | (112.00) | 1,824.00     |
| TOTAL Maintenance and Re          | 270.00                | 1,000.25    | 730.25     | 6,557.00       | 10,002.50    | 3,445.50 | 12,003.00    |
| Public Utilities                  |                       |             |            |                |              |          |              |
| 00566 ELECTRICITY                 | 79.62                 | 75.00       | (4.62)     | 796.22         | 750.00       | (46.22)  | 900.00       |
| TOTAL Public Utilities            | 79.62                 | 75.00       | (4.62)     | 796.22         | 750.00       | (46.22)  | 900.00       |

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## Income & Expense Statement

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|                                 | This Month: Operating |          |          | YTD: Operating |           |           | Annual     |
|---------------------------------|-----------------------|----------|----------|----------------|-----------|-----------|------------|
|                                 | Actual                | Budget   | \$ Var   | Actual         | Budget    | \$ Var    |            |
| <b>Repairs and Maintenance</b>  |                       |          |          |                |           |           |            |
| 00568 FIRE ALARM MAINT/MONITOR  | 353.10                | 300.00   | (53.10)  | 3,531.00       | 3,000.00  | (531.00)  | 3,600.00   |
| 00570 FIRE EQUIPMENT - R&M      | 0.00                  | 250.00   | 250.00   | 1,257.27       | 2,500.00  | 1,242.73  | 3,000.00   |
| 00572 FIRE SPRINKLER INSPECTION | 487.66                | 127.50   | (360.16) | 1,798.66       | 1,275.00  | (523.66)  | 1,530.00   |
| 00574 PRESSURE WASHING          | 0.00                  | 208.33   | 208.33   | 0.00           | 2,083.30  | 2,083.30  | 2,500.00   |
| TOTAL Repairs and Mainten       | 840.76                | 885.83   | 45.07    | 6,586.93       | 8,858.30  | 2,271.37  | 10,630.00  |
| TOTAL Expense                   | 8,377.23              | 8,730.24 | 353.01   | 70,922.71      | 87,863.40 | 16,940.69 | 105,324.00 |
| Excess Revenue / Expense        | 510.16                | 46.76    | 463.40   | 18,121.84      | (93.40)   | 18,215.24 | 0.00       |

# Avalon of Naples II Condominium

## Income & Expense Statement

Posted 10/1/2021 To 10/31/2021 11:59:00 PM

|                          | This Month: Reserve |        |        | YTD: Reserve |        |        | Annual |
|--------------------------|---------------------|--------|--------|--------------|--------|--------|--------|
|                          | Actual              | Budget | \$ Var | Actual       | Budget | \$ Var |        |
| <b>Income</b>            |                     |        |        |              |        |        |        |
| <b><u>Income</u></b>     |                     |        |        |              |        |        |        |
| 00497 INTEREST INCOME    | 12.22               | 0.00   | 12.22  | 104.68       | 0.00   | 104.68 | 0.00   |
| TOTAL Income             | 12.22               | 0.00   | 12.22  | 104.68       | 0.00   | 104.68 | 0.00   |
| TOTAL Income             | 12.22               | 0.00   | 12.22  | 104.68       | 0.00   | 104.68 | 0.00   |
| Excess Revenue / Expense | 12.22               | 0.00   | 12.22  | 104.68       | 0.00   | 104.68 | 0.00   |