

Avalon of Naples II Condominium
Balance Sheet
Period 11/30/2021

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	November 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6426	46,825.11		46,825.11
00103	VNB OP MMA 3884	17,813.17		17,813.17
00113	ALLIANCE RES 5529		99,476.78	99,476.78
00112	ACCOUNTS RECEIVABLE	4,051.22		4,051.22
00122	PREPAID INSURANCE	20,032.83		20,032.83
00123	PREPAID EXPENSES	4,996.63		4,996.63
00124	PREPAID MASTER FEES	12,243.04		12,243.04
	<i>Total Current Assets</i>	105,962.00	99,476.78	205,438.78
	TOTAL ASSETS	105,962.00	99,476.78	205,438.78
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	8,025.44		8,025.44
00210	ACCOUNTS PAYABLE	8,397.90		8,397.90
00211	ACCRUED PAYABLES	85.00		85.00
00225	DUE TO DEVELOPER	8,869.56		8,869.56
00230	INSURANCE FINANCING	16,866.96		16,866.96
00239	DEFERRED ASSESSMENTS	21,020.00		21,020.00
	<i>Total Current Liabilities</i>	63,264.86		63,264.86
<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)	12,714.00	116.94	12,830.94
	<i>Total Equity</i>	42,697.14	325.29	43,022.43
	TOTAL LIABILITIES & EQUITY	105,962.00	99,476.78	205,438.78

Avalon of Naples II Condominium

Income & Expense Statement

Posted 11/1/2021 To 11/30/2021 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)	96,546.56	96,547.00	(0.44)	105,324.00
00420 RESERVE ASSESSMENT	0.00	0.00	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	134,673.44	134,673.00	0.44	146,916.00
00470 LATE CHARGES	0.00	0.00	0.00	125.00	0.00	125.00	0.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	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)	(134,673.44)	(134,673.00)	(0.44)	(146,916.00)
00497 INTEREST INCOME	5.27	0.00	5.27	74.07	0.00	74.07	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(31,440.00)	(31,440.00)	0.00	(31,440.00)
TOTAL Income	8,782.23	8,777.00	5.23	97,826.78	96,547.00	1,279.78	105,324.00
TOTAL Income	8,782.23	8,777.00	5.23	97,826.78	96,547.00	1,279.78	105,324.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,975.17	2,718.83	(256.34)	30,599.53	29,907.13	(692.40)	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	2,750.00	2,750.00	3,000.00
00509 LEASE/SALES APPLICATION FEE	0.00	41.67	41.67	550.00	458.37	(91.63)	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	7,392.00	7,392.00	0.00	8,064.00
00511 OFFICE EXPENSE	95.16	208.33	113.17	1,304.11	2,291.63	987.52	2,500.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	0.00	550.00	550.00	600.00
TOTAL Administrative	3,742.33	3,940.83	198.50	40,181.89	43,910.13	3,728.24	47,851.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	17,820.00	17,820.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	333.33	333.33	960.00	3,666.63	2,706.63	4,000.00
00554 TREE TRIMMING	0.00	250.00	250.00	2,880.00	2,750.00	(130.00)	3,000.00
00556 PINESTRAW	5,332.50	458.33	(4,874.17)	5,332.50	5,041.63	(290.87)	5,500.00
00558 IRRIGATION - R&M	33.00	166.67	133.67	536.00	1,833.37	1,297.37	2,000.00
TOTAL Landscaping	6,985.50	2,828.33	(4,157.17)	27,528.50	31,111.63	3,583.13	33,940.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	1,110.00	598.25	(511.75)	5,970.00	6,580.75	610.75	7,179.00
00562 MAINTENANCE	0.00	250.00	250.00	65.00	2,750.00	2,685.00	3,000.00
00564 PEST CONTROL	240.00	152.00	(88.00)	1,872.00	1,672.00	(200.00)	1,824.00
TOTAL Maintenance and Re	1,350.00	1,000.25	(349.75)	7,907.00	11,002.75	3,095.75	12,003.00
<u>Public Utilities</u>							
00566 ELECTRICITY	79.14	75.00	(4.14)	875.36	825.00	(50.36)	900.00
TOTAL Public Utilities	79.14	75.00	(4.14)	875.36	825.00	(50.36)	900.00

Avalon of Naples II Condominium

Income & Expense Statement

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	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)	3,884.10	3,300.00	(584.10)	3,600.00
00570 FIRE EQUIPMENT - R&M	0.00	250.00	250.00	1,257.27	2,750.00	1,492.73	3,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	127.50	127.50	1,798.66	1,402.50	(396.16)	1,530.00
00574 PRESSURE WASHING	1,680.00	208.33	(1,471.67)	1,680.00	2,291.63	611.63	2,500.00
TOTAL Repairs and Mainten	<u>2,033.10</u>	<u>885.83</u>	<u>(1,147.27)</u>	<u>8,620.03</u>	<u>9,744.13</u>	<u>1,124.10</u>	<u>10,630.00</u>
TOTAL Expense	<u>14,190.07</u>	<u>8,730.24</u>	<u>(5,459.83)</u>	<u>85,112.78</u>	<u>96,593.64</u>	<u>11,480.86</u>	<u>105,324.00</u>
Excess Revenue / Expense	<u>(5,407.84)</u>	<u>46.76</u>	<u>(5,454.60)</u>	<u>12,714.00</u>	<u>(46.64)</u>	<u>12,760.64</u>	<u>0.00</u>

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	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00497 INTEREST INCOME	12.26	0.00	12.26	116.94	0.00	116.94	0.00
TOTAL Income	12.26	0.00	12.26	116.94	0.00	116.94	0.00
TOTAL Income	12.26	0.00	12.26	116.94	0.00	116.94	0.00
Excess Revenue / Expense	12.26	0.00	12.26	116.94	0.00	116.94	0.00