

Avalon of Naples II Condominium
Balance Sheet
Period 12/31/2021

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	December 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6426	52,116.77		52,116.77
00103	VNB OP MMA 3884	17,816.80		17,816.80
00113	ALLIANCE RES 5529		99,489.46	99,489.46
00112	ACCOUNTS RECEIVABLE	1,052.71		1,052.71
00122	PREPAID INSURANCE	16,958.48		16,958.48
00123	PREPAID EXPENSES	4,630.22		4,630.22
	<i>Total Current Assets</i>	92,574.98	99,489.46	192,064.44
	TOTAL ASSETS	92,574.98	99,489.46	192,064.44
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	23,803.94		23,803.94
00210	ACCOUNTS PAYABLE	2,207.97		2,207.97
00211	ACCRUED PAYABLES	539.63		539.63
00225	DUE TO DEVELOPER	8,869.56		8,869.56
00230	INSURANCE FINANCING	14,055.80		14,055.80
	<i>Total Current Liabilities</i>	49,476.90		49,476.90
<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)	13,114.94	129.62	13,244.56
	<i>Total Equity</i>	43,098.08	337.97	43,436.05
	TOTAL LIABILITIES & EQUITY	92,574.98	99,489.46	192,064.44

Avalon of Naples II Condominium

Income & Expense Statement

Posted 12/1/2021 To 12/31/2021 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)	105,323.52	105,324.00	(0.48)	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	146,916.48	146,916.00	0.48	146,916.00
00470 LATE CHARGES	0.00	0.00	0.00	125.00	0.00	125.00	0.00
00475 OWNERS INTEREST CHARGES	59.13	0.00	59.13	100.28	0.00	100.28	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)	(146,916.48)	(146,916.00)	(0.48)	(146,916.00)
00497 INTEREST INCOME	4.61	0.00	4.61	78.68	0.00	78.68	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(31,440.00)	(31,440.00)	0.00	(31,440.00)
TOTAL Income	8,840.70	8,777.00	63.70	106,667.48	105,324.00	1,343.48	105,324.00
TOTAL Income	8,840.70	8,777.00	63.70	106,667.48	105,324.00	1,343.48	105,324.00
Expense							
Administrative							
00500 INSURANCE	3,074.35	2,718.87	(355.48)	33,673.88	32,626.00	(1,047.88)	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	3,000.00	3,000.00	3,000.00
00509 LEASE/SALES APPLICATION FEE	120.00	41.63	(78.37)	670.00	500.00	(170.00)	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	8,064.00	8,064.00	0.00	8,064.00
00511 OFFICE EXPENSE	87.10	208.37	121.27	1,391.21	2,500.00	1,108.79	2,500.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	0.00	600.00	600.00	600.00
TOTAL Administrative	3,953.45	3,940.87	(12.58)	44,135.34	47,851.00	3,715.66	47,851.00
Landscaping							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	19,440.00	19,440.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	1,575.00	333.37	(1,241.63)	2,535.00	4,000.00	1,465.00	4,000.00
00554 TREE TRIMMING	0.00	250.00	250.00	2,880.00	3,000.00	120.00	3,000.00
00556 PINESTRAW	0.00	458.37	458.37	5,332.50	5,500.00	167.50	5,500.00
00558 IRRIGATION - R&M	132.00	166.63	34.63	668.00	2,000.00	1,332.00	2,000.00
TOTAL Landscaping	3,327.00	2,828.37	(498.63)	30,855.50	33,940.00	3,084.50	33,940.00
Maintenance and Repairs							
00560 JANITORIAL SERVICE/SUPPLIES	150.00	598.25	448.25	6,120.00	7,179.00	1,059.00	7,179.00
00562 MAINTENANCE	0.00	250.00	250.00	65.00	3,000.00	2,935.00	3,000.00
00564 PEST CONTROL	336.00	152.00	(184.00)	2,208.00	1,824.00	(384.00)	1,824.00
TOTAL Maintenance and Re	486.00	1,000.25	514.25	8,393.00	12,003.00	3,610.00	12,003.00
Public Utilities							
00566 ELECTRICITY	80.21	75.00	(5.21)	955.57	900.00	(55.57)	900.00
TOTAL Public Utilities	80.21	75.00	(5.21)	955.57	900.00	(55.57)	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	
Repairs and Maintenance							
00568 FIRE ALARM MAINT/MONITOR	353.10	300.00	(53.10)	4,237.20	3,600.00	(637.20)	3,600.00
00570 FIRE EQUIPMENT - R&M	0.00	250.00	250.00	1,257.27	3,000.00	1,742.73	3,000.00
00572 FIRE SPRINKLER INSPECTION	240.00	127.50	(112.50)	2,038.66	1,530.00	(508.66)	1,530.00
00574 PRESSURE WASHING	0.00	208.37	208.37	1,680.00	2,500.00	820.00	2,500.00
TOTAL Repairs and Mainten	593.10	885.87	292.77	9,213.13	10,630.00	1,416.87	10,630.00
TOTAL Expense	8,439.76	8,730.36	290.60	93,552.54	105,324.00	11,771.46	105,324.00
Excess Revenue / Expense	400.94	46.64	354.30	13,114.94	0.00	13,114.94	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	12.68	0.00	12.68	129.62	0.00	129.62	0.00
TOTAL Income	12.68	0.00	12.68	129.62	0.00	129.62	0.00
TOTAL Income	12.68	0.00	12.68	129.62	0.00	129.62	0.00
Excess Revenue / Expense	12.68	0.00	12.68	129.62	0.00	129.62	0.00