

Avalon of Naples II Condominium  
Balance Sheet  
Period 01/31/2022

Page 1 of 1

|                                 | January<br>2022                       | Operating         | Reserve           | Total             |
|---------------------------------|---------------------------------------|-------------------|-------------------|-------------------|
| <b>Assets</b>                   |                                       |                   |                   |                   |
| <i>Current Assets</i>           |                                       |                   |                   |                   |
| 00102                           | ALLIANCE OP 6426                      | 48,154.76         |                   | 48,154.76         |
| 00103                           | VNB OP MMA 3884                       | 17,820.43         |                   | 17,820.43         |
| 00113                           | ALLIANCE RES 5529                     |                   | 107,362.71        | 107,362.71        |
| 00112                           | ACCOUNTS RECEIVABLE                   | 5,417.48          |                   | 5,417.48          |
| 00122                           | PREPAID INSURANCE                     | 13,884.14         |                   | 13,884.14         |
| 00123                           | PREPAID EXPENSES                      | 2,643.91          |                   | 2,643.91          |
| 00124                           | PREPAID MASTER FEES                   | 27,158.00         |                   | 27,158.00         |
|                                 | <i>Total Current Assets</i>           | 115,078.72        | 107,362.71        | 222,441.43        |
|                                 | <b>TOTAL ASSETS</b>                   | <b>115,078.72</b> | <b>107,362.71</b> | <b>222,441.43</b> |
| <b>Liabilities &amp; Equity</b> |                                       |                   |                   |                   |
| <i>Current Liabilities</i>      |                                       |                   |                   |                   |
| 00207                           | PREPAID ASSESSMENTS                   | 2,958.15          |                   | 2,958.15          |
| 00210                           | ACCOUNTS PAYABLE                      | 536.57            |                   | 536.57            |
| 00225                           | DUE TO DEVELOPER                      | 8,869.56          |                   | 8,869.56          |
| 00230                           | INSURANCE FINANCING                   | 11,244.64         |                   | 11,244.64         |
| 00239                           | DEFERRED ASSESSMENTS                  | 45,608.00         |                   | 45,608.00         |
|                                 | <i>Total Current Liabilities</i>      | 69,216.92         |                   | 69,216.92         |
| <i>Liability</i>                |                                       |                   |                   |                   |
| 00300                           | DEFERRED RES-UNALLOCATED INT          |                   | 8.28              | 8.28              |
| 00301                           | DEF RES - ROOF REPLACEMENT            |                   | 60,399.89         | 60,399.89         |
| 00302                           | DEF RES - BUILDING PAINT              |                   | 46,603.32         | 46,603.32         |
|                                 | <i>Total Liability</i>                |                   | 107,011.49        | 107,011.49        |
| <i>Equity</i>                   |                                       |                   |                   |                   |
| 00350                           | FUND BALANCE                          | 43,098.08         | 337.97            | 43,436.05         |
|                                 | Current Year Net Income/(Loss)        | 2,763.72          | 13.25             | 2,776.97          |
|                                 | <i>Total Equity</i>                   | 45,861.80         | 351.22            | 46,213.02         |
|                                 | <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>115,078.72</b> | <b>107,362.71</b> | <b>222,441.43</b> |

# Avalon of Naples II Condominium

## Income & Expense Statement

Posted 1/1/2022 To 1/31/2022 11:59:00 PM

|                                   | This Month: Operating |             |          | YTD: Operating |             |          |              |
|-----------------------------------|-----------------------|-------------|----------|----------------|-------------|----------|--------------|
|                                   | Actual                | Budget      | \$ Var   | Actual         | Budget      | \$ Var   | Annual       |
| Income                            |                       |             |          |                |             |          |              |
| Income                            |                       |             |          |                |             |          |              |
| 00410 MAINTENANCE ASSESSMENTS     | 9,316.00              | 9,316.00    | 0.00     | 9,316.00       | 9,316.00    | 0.00     | 111,792.00   |
| 00420 RESERVE ASSESSMENT          | 7,860.00              | 7,860.00    | 0.00     | 7,860.00       | 7,860.00    | 0.00     | 31,440.00    |
| 00440 MASTER FEES ASSESSMENTS     | 13,488.00             | 13,488.00   | 0.00     | 13,488.00      | 13,488.00   | 0.00     | 161,856.00   |
| 00470 LATE CHARGES                | 225.00                | 0.00        | 225.00   | 225.00         | 0.00        | 225.00   | 0.00         |
| 00475 OWNERS INTEREST CHARGES     | 40.05                 | 0.00        | 40.05    | 40.05          | 0.00        | 40.05    | 0.00         |
| 00481 LEASE APPLICATION FEES      | 360.00                | 0.00        | 360.00   | 360.00         | 0.00        | 360.00   | 0.00         |
| 00482 PURCHASE APPLICATION FEES   | 140.00                | 0.00        | 140.00   | 140.00         | 0.00        | 140.00   | 0.00         |
| 00494 MASTER FEES TRANSFER        | (13,488.00)           | (13,488.00) | 0.00     | (13,488.00)    | (13,488.00) | 0.00     | (161,856.00) |
| 00497 INTEREST INCOME             | 5.03                  | 0.00        | 5.03     | 5.03           | 0.00        | 5.03     | 0.00         |
| 00499 RESERVE TRANSFER            | (7,860.00)            | (7,860.00)  | 0.00     | (7,860.00)     | (7,860.00)  | 0.00     | (31,440.00)  |
| TOTAL Income                      | 10,086.08             | 9,316.00    | 770.08   | 10,086.08      | 9,316.00    | 770.08   | 111,792.00   |
| TOTAL Income                      | 10,086.08             | 9,316.00    | 770.08   | 10,086.08      | 9,316.00    | 770.08   | 111,792.00   |
| Expense                           |                       |             |          |                |             |          |              |
| Administrative                    |                       |             |          |                |             |          |              |
| 00500 INSURANCE                   | 3,074.34              | 3,233.33    | 158.99   | 3,074.34       | 3,233.33    | 158.99   | 38,800.00    |
| 00503 TAXES & TAX PREP            | 0.00                  | 0.00        | 0.00     | 0.00           | 0.00        | 0.00     | 275.00       |
| 00504 ANNUAL REPORT               | 0.00                  | 0.00        | 0.00     | 0.00           | 0.00        | 0.00     | 62.00        |
| 00506 DVIISION FEES               | 0.00                  | 224.00      | 224.00   | 0.00           | 224.00      | 224.00   | 224.00       |
| 00507 LEGAL FEES                  | 0.00                  | 250.00      | 250.00   | 0.00           | 250.00      | 250.00   | 3,000.00     |
| 00508 AUDIT FEES                  | 0.00                  | 250.00      | 250.00   | 0.00           | 250.00      | 250.00   | 3,000.00     |
| 00509 LEASE/SALES APPLICATION FEE | 80.00                 | 41.67       | (38.33)  | 80.00          | 41.67       | (38.33)  | 500.00       |
| 00510 MANAGEMENT FEES             | 672.00                | 672.00      | 0.00     | 672.00         | 672.00      | 0.00     | 8,064.00     |
| 00511 OFFICE EXPENSE              | 197.47                | 186.08      | (11.39)  | 197.47         | 186.08      | (11.39)  | 2,233.00     |
| 00516 RESERVE STUDY               | 787.50                | 0.00        | (787.50) | 787.50         | 0.00        | (787.50) | 0.00         |
| TOTAL Administrative              | 4,811.31              | 4,857.08    | 45.77    | 4,811.31       | 4,857.08    | 45.77    | 56,158.00    |
| Landscaping                       |                       |             |          |                |             |          |              |
| 00550 LANDSCAPE MAINTENANCE       | 1,620.00              | 1,620.00    | 0.00     | 1,620.00       | 1,620.00    | 0.00     | 19,440.00    |
| 00552 LANDSCAPE REPLACEMENT       | 0.00                  | 354.17      | 354.17   | 0.00           | 354.17      | 354.17   | 4,250.00     |
| 00554 TREE TRIMMING               | 0.00                  | 250.00      | 250.00   | 0.00           | 250.00      | 250.00   | 3,000.00     |
| 00556 PINESTRAW                   | 0.00                  | 445.83      | 445.83   | 0.00           | 445.83      | 445.83   | 5,350.00     |
| 00558 IRRIGATION - R&M            | 33.00                 | 83.33       | 50.33    | 33.00          | 83.33       | 50.33    | 1,000.00     |
| TOTAL Landscaping                 | 1,653.00              | 2,753.33    | 1,100.33 | 1,653.00       | 2,753.33    | 1,100.33 | 33,040.00    |
| Maintenance and Repairs           |                       |             |          |                |             |          |              |
| 00560 JANITORIAL SERVICE/SUPPLIES | 425.10                | 425.00      | (0.10)   | 425.10         | 425.00      | (0.10)   | 5,100.00     |
| 00562 MAINTENANCE                 | 0.00                  | 416.67      | 416.67   | 0.00           | 416.67      | 416.67   | 5,000.00     |
| 00564 PEST CONTROL                | 0.00                  | 152.00      | 152.00   | 0.00           | 152.00      | 152.00   | 1,824.00     |
| TOTAL Maintenance and Re          | 425.10                | 993.67      | 568.57   | 425.10         | 993.67      | 568.57   | 11,924.00    |
| Public Utilities                  |                       |             |          |                |             |          |              |
| 00566 ELECTRICITY                 | 79.85                 | 83.33       | 3.48     | 79.85          | 83.33       | 3.48     | 1,000.00     |

# Avalon of Naples II Condominium

## Income & Expense Statement

Posted 1/1/2022 To 1/31/2022 11:59:00 PM

|                                       | This Month: Operating |          |          | YTD: Operating |          |          | Annual     |
|---------------------------------------|-----------------------|----------|----------|----------------|----------|----------|------------|
|                                       | Actual                | Budget   | \$ Var   | Actual         | Budget   | \$ Var   |            |
| TOTAL Public Utilities                | 79.85                 | 83.33    | 3.48     | 79.85          | 83.33    | 3.48     | 1,000.00   |
| <b><u>Repairs and Maintenance</u></b> |                       |          |          |                |          |          |            |
| 00568 FIRE ALARM MAINT/MONITOR        | 353.10                | 330.00   | (23.10)  | 353.10         | 330.00   | (23.10)  | 3,960.00   |
| 00570 FIRE EQUIPMENT - R&M            | 0.00                  | 166.67   | 166.67   | 0.00           | 166.67   | 166.67   | 2,000.00   |
| 00572 FIRE SPRINKLER INSPECTION       | 0.00                  | 169.17   | 169.17   | 0.00           | 169.17   | 169.17   | 2,030.00   |
| 00574 PRESSURE WASHING                | 0.00                  | 140.00   | 140.00   | 0.00           | 140.00   | 140.00   | 1,680.00   |
| TOTAL Repairs and Maintenr            | 353.10                | 805.84   | 452.74   | 353.10         | 805.84   | 452.74   | 9,670.00   |
| TOTAL Expense                         | 7,322.36              | 9,493.25 | 2,170.89 | 7,322.36       | 9,493.25 | 2,170.89 | 111,792.00 |
| Excess Revenue / Expense              | 2,763.72              | (177.25) | 2,940.97 | 2,763.72       | (177.25) | 2,940.97 | 0.00       |

# Avalon of Naples II Condominium

## Income & Expense Statement

Posted 1/1/2022 To 1/31/2022 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    | 13.25               | 0.00   | 13.25  | 13.25        | 0.00   | 13.25  | 0.00   |
| TOTAL Income             | 13.25               | 0.00   | 13.25  | 13.25        | 0.00   | 13.25  | 0.00   |
| TOTAL Income             | 13.25               | 0.00   | 13.25  | 13.25        | 0.00   | 13.25  | 0.00   |
| Excess Revenue / Expense | 13.25               | 0.00   | 13.25  | 13.25        | 0.00   | 13.25  | 0.00   |