

Avalon of Naples II Condominium
Balance Sheet
Period 02/28/2022

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	February 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6426	49,182.37		49,182.37
00103	VNB OP MMA 3884	17,823.71		17,823.71
00113	ALLIANCE RES 5529		107,375.07	107,375.07
00112	ACCOUNTS RECEIVABLE	110.98		110.98
00122	PREPAID INSURANCE	11,107.31		11,107.31
00123	PREPAID EXPENSES	2,275.99		2,275.99
00124	PREPAID MASTER FEES	13,488.00		13,488.00
	<i>Total Current Assets</i>	93,988.36	107,375.07	201,363.43
	TOTAL ASSETS	93,988.36	107,375.07	201,363.43
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	7,066.72		7,066.72
00210	ACCOUNTS PAYABLE	30.00		30.00
00211	ACCRUED PAYABLES	787.50		787.50
00225	DUE TO DEVELOPER	8,869.56		8,869.56
00230	INSURANCE FINANCING	8,433.48		8,433.48
00239	DEFERRED ASSESSMENTS	22,804.00		22,804.00
	<i>Total Current Liabilities</i>	47,991.26		47,991.26
<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)	2,899.02	25.61	2,924.63
	<i>Total Equity</i>	45,997.10	363.58	46,360.68
	TOTAL LIABILITIES & EQUITY	93,988.36	107,375.07	201,363.43

Avalon of Naples II Condominium

Income & Expense Statement

Posted 2/1/2022 To 2/28/2022 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00410 MAINTENANCE ASSESSMENTS	9,316.00	9,316.00	0.00	18,632.00	18,632.00	0.00	111,792.00
00420 RESERVE ASSESSMENT	0.00	0.00	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	26,976.00	26,976.00	0.00	161,856.00
00470 LATE CHARGES	(25.00)	0.00	(25.00)	200.00	0.00	200.00	0.00
00475 OWNERS INTEREST CHARGES	(5.60)	0.00	(5.60)	34.45	0.00	34.45	0.00
00481 LEASE APPLICATION FEES	0.00	0.00	0.00	360.00	0.00	360.00	0.00
00482 PURCHASE APPLICATION FEES	140.00	0.00	140.00	280.00	0.00	280.00	0.00
00494 MASTER FEES TRANSFER	(13,488.00)	(13,488.00)	0.00	(26,976.00)	(26,976.00)	0.00	(161,856.00)
00497 INTEREST INCOME	4.32	0.00	4.32	9.35	0.00	9.35	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(7,860.00)	(7,860.00)	0.00	(31,440.00)
TOTAL Income	9,429.72	9,316.00	113.72	19,515.80	18,632.00	883.80	111,792.00
TOTAL Income	9,429.72	9,316.00	113.72	19,515.80	18,632.00	883.80	111,792.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,776.83	3,233.33	456.50	5,851.17	6,466.66	615.49	38,800.00
00502 BANK FEES	10.00	0.00	(10.00)	10.00	0.00	(10.00)	0.00
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	0.00	0.00	0.00	224.00	224.00	224.00
00507 LEGAL FEES	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00509 LEASE/SALES APPLICATION FEE	0.00	41.67	41.67	80.00	83.34	3.34	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	1,344.00	1,344.00	0.00	8,064.00
00511 OFFICE EXPENSE	227.68	186.08	(41.60)	425.15	372.16	(52.99)	2,233.00
00516 RESERVE STUDY	787.50	0.00	(787.50)	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	4,474.01	4,633.08	159.07	9,285.32	9,490.16	204.84	56,158.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	3,240.00	3,240.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.17	354.17	0.00	708.34	708.34	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00556 PINESTRAW	0.00	445.83	445.83	0.00	891.66	891.66	5,350.00
00558 IRRIGATION - R&M	30.00	83.33	53.33	63.00	166.66	103.66	1,000.00
TOTAL Landscaping	1,650.00	2,753.33	1,103.33	3,303.00	5,506.66	2,203.66	33,040.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	1,209.90	425.00	(784.90)	1,635.00	850.00	(785.00)	5,100.00
00562 MAINTENANCE	1,180.00	416.67	(763.33)	1,180.00	833.34	(346.66)	5,000.00
00564 PEST CONTROL	336.00	152.00	(184.00)	336.00	304.00	(32.00)	1,824.00
TOTAL Maintenance and Re	2,725.90	993.67	(1,732.23)	3,151.00	1,987.34	(1,163.66)	11,924.00
Public Utilities							

Avalon of Naples II Condominium

Income & Expense Statement

Posted 2/1/2022 To 2/28/2022 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00566 ELECTRICITY	91.41	83.33	(8.08)	171.26	166.66	(4.60)	1,000.00
TOTAL Public Utilities	91.41	83.33	(8.08)	171.26	166.66	(4.60)	1,000.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	353.10	330.00	(23.10)	706.20	660.00	(46.20)	3,960.00
00570 FIRE EQUIPMENT - R&M	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.17	169.17	0.00	338.34	338.34	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	280.00	280.00	1,680.00
TOTAL Repairs and Mainten	353.10	805.84	452.74	706.20	1,611.68	905.48	9,670.00
TOTAL Expense	9,294.42	9,269.25	(25.17)	16,616.78	18,762.50	2,145.72	111,792.00
Excess Revenue / Expense	135.30	46.75	88.55	2,899.02	(130.50)	3,029.52	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	12.36	0.00	12.36	25.61	0.00	25.61	0.00
TOTAL Income	12.36	0.00	12.36	25.61	0.00	25.61	0.00
TOTAL Income	12.36	0.00	12.36	25.61	0.00	25.61	0.00
Excess Revenue / Expense	12.36	0.00	12.36	25.61	0.00	25.61	0.00