

Avalon of Naples II Condominium
Balance Sheet
Period 04/30/2022

Page 1 of 1

	April 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6426	53,657.81		53,657.81
00103	VNB OP MMA 3884	17,830.74		17,830.74
00113	ALLIANCE RES 5529		115,262.50	115,262.50
00112	ACCOUNTS RECEIVABLE	3,473.91		3,473.91
00122	PREPAID INSURANCE	5,057.79		5,057.79
00123	PREPAID EXPENSES	3,204.42		3,204.42
00124	PREPAID MASTER FEES	26,976.00		26,976.00
	<i>Total Current Assets</i>	110,200.67	115,262.50	225,463.17
	TOTAL ASSETS	110,200.67	115,262.50	225,463.17
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	744.72		744.72
00210	ACCOUNTS PAYABLE	366.45		366.45
00225	DUE TO DEVELOPER	8,869.56		8,869.56
00230	INSURANCE FINANCING	2,811.16		2,811.16
00239	DEFERRED ASSESSMENTS	45,608.00		45,608.00
	<i>Total Current Liabilities</i>	58,399.89		58,399.89
<i>Liability</i>				
00300	DEFERRED RES-UNALLOCATED INT		8.28	8.28
00301	DEF RES - ROOF REPLACEMENT		65,787.89	65,787.89
00302	DEF RES - BUILDING PAINT		49,075.32	49,075.32
	<i>Total Liability</i>		114,871.49	114,871.49
<i>Equity</i>				
00350	FUND BALANCE	43,098.08	337.97	43,436.05
	Current Year Net Income/(Loss)	8,702.70	53.04	8,755.74
	<i>Total Equity</i>	51,800.78	391.01	52,191.79
	TOTAL LIABILITIES & EQUITY	110,200.67	115,262.50	225,463.17

Avalon of Naples II Condominium

Income & Expense Statement

Posted 4/1/2022 To 4/30/2022 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	37,264.00	37,264.00	0.00	111,792.00
00420 RESERVE ASSESSMENT	7,860.00	7,860.00	0.00	15,720.00	15,720.00	0.00	31,440.00
00440 MASTER FEES ASSESSMENTS	13,488.00	13,488.00	0.00	53,952.00	53,952.00	0.00	161,856.00
00460 MISCELLANEOUS INCOME	6.66	0.00	6.66	6.66	0.00	6.66	0.00
00470 LATE CHARGES	150.00	0.00	150.00	350.00	0.00	350.00	0.00
00475 OWNERS INTEREST CHARGES	49.13	0.00	49.13	137.08	0.00	137.08	0.00
00481 LEASE APPLICATION FEES	0.00	0.00	0.00	360.00	0.00	360.00	0.00
00482 PURCHASE APPLICATION FEES	180.00	0.00	180.00	460.00	0.00	460.00	0.00
00494 MASTER FEES TRANSFER	(13,488.00)	(13,488.00)	0.00	(53,952.00)	(53,952.00)	0.00	(161,856.00)
00497 INTEREST INCOME	4.89	0.00	4.89	19.10	0.00	19.10	0.00
00499 RESERVE TRANSFER	(7,860.00)	(7,860.00)	0.00	(15,720.00)	(15,720.00)	0.00	(31,440.00)
TOTAL Income	9,706.68	9,316.00	390.68	38,596.84	37,264.00	1,332.84	111,792.00
TOTAL Income	9,706.68	9,316.00	390.68	38,596.84	37,264.00	1,332.84	111,792.00
Expense							
Administrative							
00500 INSURANCE	2,975.18	3,233.33	258.15	11,900.69	12,933.32	1,032.63	38,800.00
00502 BANK FEES	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
00503 TAXES & TAX PREP	0.00	275.00	275.00	0.00	275.00	275.00	275.00
00504 ANNUAL REPORT	0.00	62.00	62.00	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	393.50	250.00	(143.50)	393.50	1,000.00	606.50	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
00509 LEASE/SALES APPLICATION FEE	80.00	41.67	(38.33)	240.00	166.68	(73.32)	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	2,688.00	2,688.00	0.00	8,064.00
00511 OFFICE EXPENSE	151.95	186.08	34.13	838.48	744.32	(94.16)	2,233.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	4,272.63	4,970.08	697.45	17,706.92	19,093.32	1,386.40	56,158.00
Landscaping							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	6,480.00	6,480.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.17	354.17	0.00	1,416.68	1,416.68	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
00556 PINESTRAW	0.00	445.83	445.83	0.00	1,783.32	1,783.32	5,350.00
00558 IRRIGATION - R&M	72.00	83.33	11.33	168.00	333.32	165.32	1,000.00
TOTAL Landscaping	1,692.00	2,753.33	1,061.33	6,648.00	11,013.32	4,365.32	33,040.00
Maintenance and Repairs							
00560 JANITORIAL SERVICE/SUPPLIES	394.00	425.00	31.00	2,192.50	1,700.00	(492.50)	5,100.00
00562 MAINTENANCE	65.00	416.67	351.67	1,245.00	1,666.68	421.68	5,000.00
00564 PEST CONTROL	0.00	152.00	152.00	336.00	608.00	272.00	1,824.00
TOTAL Maintenance and Re	459.00	993.67	534.67	3,773.50	3,974.68	201.18	11,924.00

Avalon of Naples II Condominium

Income & Expense Statement

Posted 4/1/2022 To 4/30/2022 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Public Utilities							
00566 ELECTRICITY	92.91	83.33	(9.58)	356.09	333.32	(22.77)	1,000.00
TOTAL Public Utilities	92.91	83.33	(9.58)	356.09	333.32	(22.77)	1,000.00
Repairs and Maintenance							
00568 FIRE ALARM MAINT/MONITOR	351.72	330.00	(21.72)	1,409.63	1,320.00	(89.63)	3,960.00
00570 FIRE EQUIPMENT - R&M	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.17	169.17	0.00	676.68	676.68	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	560.00	560.00	1,680.00
TOTAL Repairs and Mainten	351.72	805.84	454.12	1,409.63	3,223.36	1,813.73	9,670.00
TOTAL Expense	6,868.26	9,606.25	2,737.99	29,894.14	37,638.00	7,743.86	111,792.00
Excess Revenue / Expense	2,838.42	(290.25)	3,128.67	8,702.70	(374.00)	9,076.70	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	13.76	0.00	13.76	53.04	0.00	53.04	0.00
TOTAL Income	13.76	0.00	13.76	53.04	0.00	53.04	0.00
TOTAL Income	13.76	0.00	13.76	53.04	0.00	53.04	0.00
Excess Revenue / Expense	13.76	0.00	13.76	53.04	0.00	53.04	0.00