

Avalon of Naples II Condominium
Balance Sheet
Period 11/30/2022

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	November 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6426	59,674.89		59,674.89
00103	VNB OP MMA 3884	17,895.89		17,895.89
00113	ALLIANCE RES 5529		123,265.62	123,265.62
00112	ACCOUNTS RECEIVABLE	1,620.12		1,620.12
00119	DUE TO/(FROM) RESERVES	(7,860.00)	7,860.00	
00122	PREPAID INSURANCE	25,640.35		25,640.35
00123	PREPAID EXPENSES	2,557.43		2,557.43
00124	PREPAID MASTER FEES	13,488.00		13,488.00
	<i>Total Current Assets</i>	113,016.68	131,125.62	244,142.30
	TOTAL ASSETS	113,016.68	131,125.62	244,142.30
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	3,101.32		3,101.32
00210	ACCOUNTS PAYABLE	619.00		619.00
00211	ACCRUED PAYABLES	60.61		60.61
00225	DUE TO DEVELOPER	8,869.56		8,869.56
00230	INSURANCE FINANCING	23,384.35		23,384.35
00239	DEFERRED ASSESSMENTS	22,804.00		22,804.00
	<i>Total Current Liabilities</i>	58,838.84		58,838.84
<i>Liability</i>				
00300	DEFERRED RES-UNALLOCATED INT		8.28	8.28
00301	DEF RES - ROOF REPLACEMENT		76,563.89	76,563.89
00302	DEF RES - BUILDING PAINT		54,019.32	54,019.32
	<i>Total Liability</i>		130,591.49	130,591.49
<i>Equity</i>				
00350	FUND BALANCE	43,098.08	337.97	43,436.05
	Current Year Net Income/(Loss)	11,079.76	196.16	11,275.92
	<i>Total Equity</i>	54,177.84	534.13	54,711.97
	TOTAL LIABILITIES & EQUITY	113,016.68	131,125.62	244,142.30

Avalon of Naples II Condominium

Income & Expense Statement

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

This Month: Consolidated				YTD: Consolidated			Annual
Actual	Budget	\$ Var	Actual	Budget	\$ Var		
Income							
Income							
00410 MAINTENANCE ASSESSMENTS	9,316.00	9,316.00	0.00	102,476.00	102,476.00	0.00	111,792.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	31,440.00	31,440.00	0.00	31,440.00
00440 MASTER FEES ASSESSMENTS	13,488.00	13,488.00	0.00	148,368.00	148,368.00	0.00	161,856.00
00460 MISCELLANEOUS INCOME	0.00	0.00	0.00	6.66	0.00	6.66	0.00
00470 LATE CHARGES	0.00	0.00	0.00	425.00	0.00	425.00	0.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	153.88	0.00	153.88	0.00
00481 LEASE APPLICATION FEES INCC	0.00	0.00	0.00	500.00	0.00	500.00	0.00
00482 PURCHASE APPLICATION FEES	0.00	0.00	0.00	600.00	0.00	600.00	0.00
00494 MASTER FEES TRANSFER	(13,488.00)	(13,488.00)	0.00	(148,368.00)	(148,368.00)	0.00	(161,856.00)
00497 INTEREST INCOME	46.53	0.00	46.53	289.99	0.00	289.99	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(31,440.00)	(31,440.00)	0.00	(31,440.00)
TOTAL Income	9,362.53	9,316.00	46.53	104,451.53	102,476.00	1,975.53	111,792.00
TOTAL Income	9,362.53	9,316.00	46.53	104,451.53	102,476.00	1,975.53	111,792.00
Expense							
Administrative							
00500 INSURANCE	3,807.97	3,233.33	(574.64)	37,803.53	35,566.63	(2,236.90)	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	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	1,049.75	2,750.00	1,700.25	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
00509 LEASE/SALES APP FEES EXPEN:	0.00	41.67	41.67	600.00	458.37	(141.63)	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	65.61	186.08	120.47	1,268.39	2,046.88	778.49	2,233.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	4,545.58	4,633.08	87.50	50,034.92	51,524.88	1,489.96	56,158.00
Landscaping							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	17,892.90	17,820.00	(72.90)	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.17	354.17	0.00	3,895.87	3,895.87	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	1,460.00	2,750.00	1,290.00	3,000.00
00556 PINESTRAW	0.00	445.83	445.83	470.00	4,904.13	4,434.13	5,350.00
00558 IRRIGATION - R&M	0.00	83.33	83.33	288.00	916.63	628.63	1,000.00
TOTAL Landscaping	1,620.00	2,753.33	1,133.33	20,110.90	30,286.63	10,175.73	33,040.00
Maintenance and Repairs							
00560 JANITORIAL SERVICE/SUPPLIES	394.00	425.00	31.00	4,950.50	4,675.00	(275.50)	5,100.00
00562 MAINTENANCE	225.00	416.67	191.67	11,150.50	4,583.37	(6,567.13)	5,000.00
00564 PEST CONTROL	0.00	152.00	152.00	987.00	1,672.00	685.00	1,824.00
TOTAL Maintenance and Re	619.00	993.67	374.67	17,088.00	10,930.37	(6,157.63)	11,924.00

Avalon of Naples II Condominium

Income & Expense Statement

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

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<u>Public Utilities</u>							
00566 ELECTRICITY	171.82	83.33	(88.49)	1,385.88	916.63	(469.25)	1,000.00
TOTAL Public Utilities	171.82	83.33	(88.49)	1,385.88	916.63	(469.25)	1,000.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	351.71	330.00	(21.71)	3,871.62	3,630.00	(241.62)	3,960.00
00570 FIRE EQUIPMENT - R&M	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.17	169.17	684.29	1,860.87	1,176.58	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	1,540.00	1,540.00	1,680.00
TOTAL Repairs and Maintner	351.71	805.84	454.13	4,555.91	8,864.24	4,308.33	9,670.00
TOTAL Expense	7,308.11	9,269.25	1,961.14	93,175.61	102,522.75	9,347.14	111,792.00
Excess Revenue / Expense	2,054.42	46.75	2,007.67	11,275.92	(46.75)	11,322.67	0.00

Avalon of Naples II Condominium

Income & Expense Statement

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	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	102,476.00	102,476.00	0.00	111,792.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	31,440.00	31,440.00	0.00	31,440.00
00440 MASTER FEES ASSESSMENTS	13,488.00	13,488.00	0.00	148,368.00	148,368.00	0.00	161,856.00
00460 MISCELLANEOUS INCOME	0.00	0.00	0.00	6.66	0.00	6.66	0.00
00470 LATE CHARGES	0.00	0.00	0.00	425.00	0.00	425.00	0.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	153.88	0.00	153.88	0.00
00481 LEASE APPLICATION FEES INCC	0.00	0.00	0.00	500.00	0.00	500.00	0.00
00482 PURCHASE APPLICATION FEES	0.00	0.00	0.00	600.00	0.00	600.00	0.00
00494 MASTER FEES TRANSFER	(13,488.00)	(13,488.00)	0.00	(148,368.00)	(148,368.00)	0.00	(161,856.00)
00497 INTEREST INCOME	21.20	0.00	21.20	93.83	0.00	93.83	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(31,440.00)	(31,440.00)	0.00	(31,440.00)
TOTAL Income	9,337.20	9,316.00	21.20	104,255.37	102,476.00	1,779.37	111,792.00
TOTAL Income	9,337.20	9,316.00	21.20	104,255.37	102,476.00	1,779.37	111,792.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	3,807.97	3,233.33	(574.64)	37,803.53	35,566.63	(2,236.90)	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	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	1,049.75	2,750.00	1,700.25	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
00509 LEASE/SALES APP FEES EXPEN:	0.00	41.67	41.67	600.00	458.37	(141.63)	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	65.61	186.08	120.47	1,268.39	2,046.88	778.49	2,233.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	4,545.58	4,633.08	87.50	50,034.92	51,524.88	1,489.96	56,158.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	17,892.90	17,820.00	(72.90)	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.17	354.17	0.00	3,895.87	3,895.87	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	1,460.00	2,750.00	1,290.00	3,000.00
00556 PINESTRAW	0.00	445.83	445.83	470.00	4,904.13	4,434.13	5,350.00
00558 IRRIGATION - R&M	0.00	83.33	83.33	288.00	916.63	628.63	1,000.00
TOTAL Landscaping	1,620.00	2,753.33	1,133.33	20,110.90	30,286.63	10,175.73	33,040.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	394.00	425.00	31.00	4,950.50	4,675.00	(275.50)	5,100.00
00562 MAINTENANCE	225.00	416.67	191.67	11,150.50	4,583.37	(6,567.13)	5,000.00
00564 PEST CONTROL	0.00	152.00	152.00	987.00	1,672.00	685.00	1,824.00
TOTAL Maintenance and Re	619.00	993.67	374.67	17,088.00	10,930.37	(6,157.63)	11,924.00

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TOTAL Public Utilities	171.82	83.33	(88.49)	1,385.88	916.63	(469.25)	1,000.00
<u>Repairs and Maintenance</u>							
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00570 FIRE EQUIPMENT - R&M	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.17	169.17	684.29	1,860.87	1,176.58	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	1,540.00	1,540.00	1,680.00
TOTAL Repairs and Maintner	351.71	805.84	454.13	4,555.91	8,864.24	4,308.33	9,670.00
TOTAL Expense	7,308.11	9,269.25	1,961.14	93,175.61	102,522.75	9,347.14	111,792.00
Excess Revenue / Expense	2,029.09	46.75	1,982.34	11,079.76	(46.75)	11,126.51	0.00

Avalon of Naples II Condominium

Income & Expense Statement

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

	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00497 INTEREST INCOME	25.33	0.00	25.33	196.16	0.00	196.16	0.00
TOTAL Income	25.33	0.00	25.33	196.16	0.00	196.16	0.00
TOTAL Income	25.33	0.00	25.33	196.16	0.00	196.16	0.00
Excess Revenue / Expense	25.33	0.00	25.33	196.16	0.00	196.16	0.00