

Avalon of Naples II Condominium
Balance Sheet
Period 10/31/2022

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	October 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6426	69,663.40		69,663.40
00103	VNB OP MMA 3884	17,876.04		17,876.04
00113	ALLIANCE RES 5529		123,240.29	123,240.29
00112	ACCOUNTS RECEIVABLE	1,620.12		1,620.12
00119	DUE TO/(FROM) RESERVES	(7,860.00)	7,860.00	
00122	PREPAID INSURANCE	29,448.32		29,448.32
00123	PREPAID EXPENSES	4,529.14		4,529.14
00124	PREPAID MASTER FEES	26,976.00		26,976.00
	<i>Total Current Assets</i>	<u>142,253.02</u>	<u>131,100.29</u>	<u>273,353.31</u>
	TOTAL ASSETS	<u>142,253.02</u>	<u>131,100.29</u>	<u>273,353.31</u>
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	3,001.32		3,001.32
00210	ACCOUNTS PAYABLE	4,797.03		4,797.03
00225	DUE TO DEVELOPER	8,869.56		8,869.56
00230	INSURANCE FINANCING	27,828.36		27,828.36
00239	DEFERRED ASSESSMENTS	45,608.00		45,608.00
	<i>Total Current Liabilities</i>	<u>90,104.27</u>		<u>90,104.27</u>
<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>		<u>130,591.49</u>	<u>130,591.49</u>
<i>Equity</i>				
00350	FUND BALANCE	43,098.08	337.97	43,436.05
	Current Year Net Income/(Loss)	9,050.67	170.83	9,221.50
	<i>Total Equity</i>	<u>52,148.75</u>	<u>508.80</u>	<u>52,657.55</u>
	TOTAL LIABILITIES & EQUITY	<u>142,253.02</u>	<u>131,100.29</u>	<u>273,353.31</u>

Avalon of Naples II Condominium

Income & Expense Statement

Posted 10/1/2022 To 10/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
Income							
00410 MAINTENANCE ASSESSMENTS	9,316.00	9,316.00	0.00	93,160.00	93,160.00	0.00	111,792.00
00420 RESERVE ASSESSMENT	7,860.00	7,860.00	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	134,880.00	134,880.00	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	25.00	0.00	25.00	425.00	0.00	425.00	0.00
00475 OWNERS INTEREST CHARGES	5.60	0.00	5.60	153.88	0.00	153.88	0.00
00481 LEASE APPLICATION FEES INCO	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	(134,880.00)	(134,880.00)	0.00	(161,856.00)
00497 INTEREST INCOME	41.52	0.00	41.52	243.46	0.00	243.46	0.00
00499 RESERVE TRANSFER	(7,860.00)	(7,860.00)	0.00	(31,440.00)	(31,440.00)	0.00	(31,440.00)
TOTAL Income	9,388.12	9,316.00	72.12	95,089.00	93,160.00	1,929.00	111,792.00
TOTAL Income	9,388.12	9,316.00	72.12	95,089.00	93,160.00	1,929.00	111,792.00
Expense							
Administrative							
00500 INSURANCE	3,934.91	3,233.33	(701.58)	33,995.56	32,333.30	(1,662.26)	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	2,500.00	1,450.25	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
00509 LEASE/SALES APP FEES EXPEN:	60.00	41.67	(18.33)	600.00	416.70	(183.30)	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	6,720.00	6,720.00	0.00	8,064.00
00511 OFFICE EXPENSE	49.03	186.08	137.05	1,202.78	1,860.80	658.02	2,233.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	4,715.94	4,633.08	(82.86)	45,489.34	46,891.80	1,402.46	56,158.00
Landscaping							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	16,272.90	16,200.00	(72.90)	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.17	354.17	0.00	3,541.70	3,541.70	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	1,460.00	2,500.00	1,040.00	3,000.00
00556 PINESTRAW	0.00	445.83	445.83	470.00	4,458.30	3,988.30	5,350.00
00558 IRRIGATION - R&M	33.00	83.33	50.33	288.00	833.30	545.30	1,000.00
TOTAL Landscaping	1,653.00	2,753.33	1,100.33	18,490.90	27,533.30	9,042.40	33,040.00
Maintenance and Repairs							
00560 JANITORIAL SERVICE/SUPPLIES	394.00	425.00	31.00	4,556.50	4,250.00	(306.50)	5,100.00
00562 MAINTENANCE	3,040.00	416.67	(2,623.33)	10,925.50	4,166.70	(6,758.80)	5,000.00
00564 PEST CONTROL	0.00	152.00	152.00	987.00	1,520.00	533.00	1,824.00
TOTAL Maintenance and Re	3,434.00	993.67	(2,440.33)	16,469.00	9,936.70	(6,532.30)	11,924.00

Avalon of Naples II Condominium

Income & Expense Statement

Posted 10/1/2022 To 10/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
<u>Public Utilities</u>							
00566 ELECTRICITY	171.63	83.33	(88.30)	1,214.06	833.30	(380.76)	1,000.00
TOTAL Public Utilities	171.63	83.33	(88.30)	1,214.06	833.30	(380.76)	1,000.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	351.71	330.00	(21.71)	3,519.91	3,300.00	(219.91)	3,960.00
00570 FIRE EQUIPMENT - R&M	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.17	169.17	684.29	1,691.70	1,007.41	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	1,400.00	1,400.00	1,680.00
TOTAL Repairs and Maintner	351.71	805.84	454.13	4,204.20	8,058.40	3,854.20	9,670.00
TOTAL Expense	10,326.28	9,269.25	(1,057.03)	85,867.50	93,253.50	7,386.00	111,792.00
Excess Revenue / Expense	(938.16)	46.75	(984.91)	9,221.50	(93.50)	9,315.00	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	93,160.00	93,160.00	0.00	111,792.00
00420 RESERVE ASSESSMENT	7,860.00	7,860.00	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	134,880.00	134,880.00	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	25.00	0.00	25.00	425.00	0.00	425.00	0.00
00475 OWNERS INTEREST CHARGES	5.60	0.00	5.60	153.88	0.00	153.88	0.00
00481 LEASE APPLICATION FEES INCO	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	(134,880.00)	(134,880.00)	0.00	(161,856.00)
00497 INTEREST INCOME	15.70	0.00	15.70	72.63	0.00	72.63	0.00
00499 RESERVE TRANSFER	(7,860.00)	(7,860.00)	0.00	(31,440.00)	(31,440.00)	0.00	(31,440.00)
TOTAL Income	9,362.30	9,316.00	46.30	94,918.17	93,160.00	1,758.17	111,792.00
TOTAL Income	9,362.30	9,316.00	46.30	94,918.17	93,160.00	1,758.17	111,792.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	3,934.91	3,233.33	(701.58)	33,995.56	32,333.30	(1,662.26)	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	2,500.00	1,450.25	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
00509 LEASE/SALES APP FEES EXPEN:	60.00	41.67	(18.33)	600.00	416.70	(183.30)	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	6,720.00	6,720.00	0.00	8,064.00
00511 OFFICE EXPENSE	49.03	186.08	137.05	1,202.78	1,860.80	658.02	2,233.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	4,715.94	4,633.08	(82.86)	45,489.34	46,891.80	1,402.46	56,158.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	16,272.90	16,200.00	(72.90)	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.17	354.17	0.00	3,541.70	3,541.70	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	1,460.00	2,500.00	1,040.00	3,000.00
00556 PINESTRAW	0.00	445.83	445.83	470.00	4,458.30	3,988.30	5,350.00
00558 IRRIGATION - R&M	33.00	83.33	50.33	288.00	833.30	545.30	1,000.00
TOTAL Landscaping	1,653.00	2,753.33	1,100.33	18,490.90	27,533.30	9,042.40	33,040.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	394.00	425.00	31.00	4,556.50	4,250.00	(306.50)	5,100.00
00562 MAINTENANCE	3,040.00	416.67	(2,623.33)	10,925.50	4,166.70	(6,758.80)	5,000.00
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00570 FIRE EQUIPMENT - R&M	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.17	169.17	684.29	1,691.70	1,007.41	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	1,400.00	1,400.00	1,680.00
TOTAL Repairs and Maintner	351.71	805.84	454.13	4,204.20	8,058.40	3,854.20	9,670.00
TOTAL Expense	10,326.28	9,269.25	(1,057.03)	85,867.50	93,253.50	7,386.00	111,792.00
Excess Revenue / Expense	(963.98)	46.75	(1,010.73)	9,050.67	(93.50)	9,144.17	0.00

Avalon of Naples II Condominium

Income & Expense Statement

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	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00497 INTEREST INCOME	25.82	0.00	25.82	170.83	0.00	170.83	0.00
TOTAL Income	25.82	0.00	25.82	170.83	0.00	170.83	0.00
TOTAL Income	25.82	0.00	25.82	170.83	0.00	170.83	0.00
Excess Revenue / Expense	25.82	0.00	25.82	170.83	0.00	170.83	0.00