

Avalon of Naples II Condominium
Balance Sheet
Period 09/30/2022

Page 1 of 1

	September 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6426	82,228.79		82,228.79
00103	VNB OP MMA 3884	17,862.16		17,862.16
00113	ALLIANCE RES 5529		123,214.47	123,214.47
00112	ACCOUNTS RECEIVABLE	0.52		0.52
00122	PREPAID INSURANCE	33,383.23		33,383.23
00123	PREPAID EXPENSES	4,486.85		4,486.85
	<i>Total Current Assets</i>	137,961.55	123,214.47	261,176.02
	TOTAL ASSETS	137,961.55	123,214.47	261,176.02
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	42,015.32		42,015.32
00210	ACCOUNTS PAYABLE	1,620.00		1,620.00
00211	ACCRUED PAYABLES	71.57		71.57
00225	DUE TO DEVELOPER	8,869.56		8,869.56
00230	INSURANCE FINANCING	32,272.37		32,272.37
	<i>Total Current Liabilities</i>	84,848.82		84,848.82
<i>Liability</i>				
00300	DEFERRED RES-UNALLOCATED INT		8.28	8.28
00301	DEF RES - ROOF REPLACEMENT		71,175.89	71,175.89
00302	DEF RES - BUILDING PAINT		51,547.32	51,547.32
	<i>Total Liability</i>		122,731.49	122,731.49
<i>Equity</i>				
00350	FUND BALANCE	43,098.08	337.97	43,436.05
	Current Year Net Income/(Loss)	10,014.65	145.01	10,159.66
	<i>Total Equity</i>	53,112.73	482.98	53,595.71
	TOTAL LIABILITIES & EQUITY	137,961.55	123,214.47	261,176.02

Avalon of Naples II Condominium

Income & Expense Statement

Posted 9/1/2022 To 9/30/2022 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	83,844.00	83,844.00	0.00	111,792.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	23,580.00	23,580.00	0.00	31,440.00
00440 MASTER FEES ASSESSMENTS	13,488.00	13,488.00	0.00	121,392.00	121,392.00	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	400.00	0.00	400.00	0.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	148.28	0.00	148.28	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	(121,392.00)	(121,392.00)	0.00	(161,856.00)
00497 INTEREST INCOME	30.11	0.00	30.11	201.94	0.00	201.94	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(23,580.00)	(23,580.00)	0.00	(31,440.00)
TOTAL Income	9,346.11	9,316.00	30.11	85,700.88	83,844.00	1,856.88	111,792.00
TOTAL Income	9,346.11	9,316.00	30.11	85,700.88	83,844.00	1,856.88	111,792.00
Expense							
Administrative							
00500 INSURANCE	3,807.97	3,233.33	(574.64)	30,060.65	29,099.97	(960.68)	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	2,250.00	1,200.25	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
00509 LEASE/SALES APP FEES EXPEN:	0.00	41.67	41.67	540.00	375.03	(164.97)	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	6,048.00	6,048.00	0.00	8,064.00
00511 OFFICE EXPENSE	76.57	186.08	109.51	1,153.75	1,674.72	520.97	2,233.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	4,556.54	4,633.08	76.54	40,773.40	42,258.72	1,485.32	56,158.00
Landscaping							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	14,652.90	14,580.00	(72.90)	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.17	354.17	0.00	3,187.53	3,187.53	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	1,460.00	2,250.00	790.00	3,000.00
00556 PINESTRAW	0.00	445.83	445.83	470.00	4,012.47	3,542.47	5,350.00
00558 IRRIGATION - R&M	0.00	83.33	83.33	255.00	749.97	494.97	1,000.00
TOTAL Landscaping	1,620.00	2,753.33	1,133.33	16,837.90	24,779.97	7,942.07	33,040.00
Maintenance and Repairs							
00560 JANITORIAL SERVICE/SUPPLIES	394.00	425.00	31.00	4,162.50	3,825.00	(337.50)	5,100.00
00562 MAINTENANCE	0.00	416.67	416.67	7,885.50	3,750.03	(4,135.47)	5,000.00
00564 PEST CONTROL	0.00	152.00	152.00	987.00	1,368.00	381.00	1,824.00
TOTAL Maintenance and Re	394.00	993.67	599.67	13,035.00	8,943.03	(4,091.97)	11,924.00

Avalon of Naples II Condominium

Income & Expense Statement

Posted 9/1/2022 To 9/30/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<u>Public Utilities</u>							
00566 ELECTRICITY	171.93	83.33	(88.60)	1,042.43	749.97	(292.46)	1,000.00
TOTAL Public Utilities	171.93	83.33	(88.60)	1,042.43	749.97	(292.46)	1,000.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	351.72	330.00	(21.72)	3,168.20	2,970.00	(198.20)	3,960.00
00570 FIRE EQUIPMENT - R&M	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.17	169.17	684.29	1,522.53	838.24	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	1,260.00	1,260.00	1,680.00
TOTAL Repairs and Maintner	351.72	805.84	454.12	3,852.49	7,252.56	3,400.07	9,670.00
TOTAL Expense	7,094.19	9,269.25	2,175.06	75,541.22	83,984.25	8,443.03	111,792.00
Excess Revenue / Expense	2,251.92	46.75	2,205.17	10,159.66	(140.25)	10,299.91	0.00

Avalon of Naples II Condominium

Income & Expense Statement

Posted 9/1/2022 To 9/30/2022 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	83,844.00	83,844.00	0.00	111,792.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	23,580.00	23,580.00	0.00	31,440.00
00440 MASTER FEES ASSESSMENTS	13,488.00	13,488.00	0.00	121,392.00	121,392.00	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	400.00	0.00	400.00	0.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	148.28	0.00	148.28	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	(121,392.00)	(121,392.00)	0.00	(161,856.00)
00497 INTEREST INCOME	9.86	0.00	9.86	56.93	0.00	56.93	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(23,580.00)	(23,580.00)	0.00	(31,440.00)
TOTAL Income	9,325.86	9,316.00	9.86	85,555.87	83,844.00	1,711.87	111,792.00
TOTAL Income	9,325.86	9,316.00	9.86	85,555.87	83,844.00	1,711.87	111,792.00
Expense							
Administrative							
00500 INSURANCE	3,807.97	3,233.33	(574.64)	30,060.65	29,099.97	(960.68)	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	2,250.00	1,200.25	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
00509 LEASE/SALES APP FEES EXPEN:	0.00	41.67	41.67	540.00	375.03	(164.97)	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	6,048.00	6,048.00	0.00	8,064.00
00511 OFFICE EXPENSE	76.57	186.08	109.51	1,153.75	1,674.72	520.97	2,233.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	4,556.54	4,633.08	76.54	40,773.40	42,258.72	1,485.32	56,158.00
Landscaping							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	14,652.90	14,580.00	(72.90)	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.17	354.17	0.00	3,187.53	3,187.53	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	1,460.00	2,250.00	790.00	3,000.00
00556 PINESTRAW	0.00	445.83	445.83	470.00	4,012.47	3,542.47	5,350.00
00558 IRRIGATION - R&M	0.00	83.33	83.33	255.00	749.97	494.97	1,000.00
TOTAL Landscaping	1,620.00	2,753.33	1,133.33	16,837.90	24,779.97	7,942.07	33,040.00
Maintenance and Repairs							
00560 JANITORIAL SERVICE/SUPPLIES	394.00	425.00	31.00	4,162.50	3,825.00	(337.50)	5,100.00
00562 MAINTENANCE	0.00	416.67	416.67	7,885.50	3,750.03	(4,135.47)	5,000.00
00564 PEST CONTROL	0.00	152.00	152.00	987.00	1,368.00	381.00	1,824.00
TOTAL Maintenance and Re	394.00	993.67	599.67	13,035.00	8,943.03	(4,091.97)	11,924.00

Avalon of Naples II Condominium

Income & Expense Statement

Posted 9/1/2022 To 9/30/2022 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<u>Public Utilities</u>							
00566 ELECTRICITY	171.93	83.33	(88.60)	1,042.43	749.97	(292.46)	1,000.00
TOTAL Public Utilities	171.93	83.33	(88.60)	1,042.43	749.97	(292.46)	1,000.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	351.72	330.00	(21.72)	3,168.20	2,970.00	(198.20)	3,960.00
00570 FIRE EQUIPMENT - R&M	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.17	169.17	684.29	1,522.53	838.24	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	1,260.00	1,260.00	1,680.00
TOTAL Repairs and Mainter	351.72	805.84	454.12	3,852.49	7,252.56	3,400.07	9,670.00
TOTAL Expense	7,094.19	9,269.25	2,175.06	75,541.22	83,984.25	8,443.03	111,792.00
Excess Revenue / Expense	2,231.67	46.75	2,184.92	10,014.65	(140.25)	10,154.90	0.00

Avalon of Naples II Condominium

Income & Expense Statement

Posted 9/1/2022 To 9/30/2022 11:59:00 PM

	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00497 INTEREST INCOME	20.25	0.00	20.25	145.01	0.00	145.01	0.00
TOTAL Income	20.25	0.00	20.25	145.01	0.00	145.01	0.00
TOTAL Income	20.25	0.00	20.25	145.01	0.00	145.01	0.00
Excess Revenue / Expense	20.25	0.00	20.25	145.01	0.00	145.01	0.00