

Avalon of Naples III Condominium
Balance Sheet
Period 12/31/2021

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	December 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6007	67,103.40		67,103.40
00113	ALLIANCE RES 5143		81,551.70	81,551.70
00122	PREPAID INSURANCE	2,583.25		2,583.25
00123	PREPAID EXPENSES	4,725.50		4,725.50
00131	DEPOSITS - UTILITIES, MISC.	78.00		78.00
	<i>Total Current Assets</i>	74,490.15	81,551.70	156,041.85
	TOTAL ASSETS	74,490.15	81,551.70	156,041.85
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	49,861.30		49,861.30
00210	ACCOUNTS PAYABLE	408.42		408.42
00211	ACCRUED PAYABLES	659.80		659.80
00221	DUE TO DEVELOPER	18,549.00		18,549.00
	<i>Total Current Liabilities</i>	69,478.52		69,478.52
<i>Liability</i>				
00301	DEF RES - ROOF REPLACEMENT		31,451.05	31,451.05
00302	DEF RES - BUILDING PAINTING		49,962.10	49,962.10
	<i>Total Liability</i>		81,413.15	81,413.15
<i>Equity</i>				
00350	FUND BALANCE	1,188.96	40.12	1,229.08
	Current Year Net Income/(Loss)	3,822.67	98.43	3,921.10
	<i>Total Equity</i>	5,011.63	138.55	5,150.18
	TOTAL LIABILITIES & EQUITY	74,490.15	81,551.70	156,041.85

Avalon of Naples III Condominium

Income & Expense Statement

Posted 12/1/2021 To 12/31/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00410 MAINTENANCE ASSMNTS	7,464.96	7,465.00	(0.04)	89,579.52	89,580.00	(0.48)	89,580.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	36,480.00	36,480.00	0.00	36,480.00
00440 MASTER FEES ASSESSMENTS	12,243.04	12,243.00	0.04	146,916.48	146,916.00	0.48	146,916.00
00460 MISCELLANEOUS INCOME	0.00	0.00	0.00	12.00	0.00	12.00	0.00
00470 LATE CHARGES	0.00	0.00	0.00	96.09	0.00	96.09	0.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	55.06	0.00	55.06	0.00
00477 COLLECTION FEES	0.00	0.00	0.00	65.00	0.00	65.00	0.00
00481 LEASE APPLICATION FEES-INCC	0.00	0.00	0.00	680.00	0.00	680.00	0.00
00482 PURCHASE APPLICATION FEES-	0.00	0.00	0.00	1,420.00	0.00	1,420.00	0.00
00494 MASTER FEE TRANSFER	(12,243.04)	(12,243.00)	(0.04)	(146,916.48)	(146,916.00)	(0.48)	(146,916.00)
00497 INTEREST INCOME	1.04	0.00	1.04	15.90	0.00	15.90	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(36,480.00)	(36,480.00)	0.00	(36,480.00)
TOTAL Income	7,466.00	7,465.00	1.00	91,923.57	89,580.00	2,343.57	89,580.00
TOTAL Income	7,466.00	7,465.00	1.00	91,923.57	89,580.00	2,343.57	89,580.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,669.36	2,087.00	(582.36)	31,837.65	25,000.00	(6,837.65)	25,000.00
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	1,147.00	3,000.00	1,853.00	3,000.00
00509 LEASE APPLICATION FEES	90.00	38.00	(52.00)	1,050.00	500.00	(550.00)	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	8,064.00	8,064.00	0.00	8,064.00
00511 OFFICE EXPENSE	131.11	163.00	31.89	1,824.16	2,000.00	175.84	2,000.00
TOTAL Administrative	3,562.47	3,210.00	(352.47)	44,259.06	39,125.00	(5,134.06)	39,125.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	19,440.00	19,440.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	1,525.00	250.00	(1,275.00)	2,485.00	3,000.00	515.00	3,000.00
00554 TREE TRIMMING	0.00	250.00	250.00	2,880.00	3,000.00	120.00	3,000.00
00556 PINESTRAW	0.00	462.00	462.00	5,332.50	5,500.00	167.50	5,500.00
00558 IRRIGATION - R&M	131.00	163.00	32.00	453.00	2,000.00	1,547.00	2,000.00
TOTAL Landscaping	3,276.00	2,745.00	(531.00)	30,590.50	32,940.00	2,349.50	32,940.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	150.00	150.00	0.00	1,800.00	1,800.00	0.00	1,800.00
00562 MAINTENANCE	(355.00)	250.00	605.00	792.00	3,000.00	2,208.00	3,000.00
00564 PEST CONTROL	336.00	153.00	(183.00)	2,208.00	1,825.00	(383.00)	1,825.00
TOTAL Maintenance and Re	131.00	553.00	422.00	4,800.00	6,625.00	1,825.00	6,625.00
<u>Public Utilities</u>							
00566 ELECTRICITY	40.70	75.00	34.30	482.49	900.00	417.51	900.00

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Income & Expense Statement

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	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Public Utilities	40.70	75.00	34.30	482.49	900.00	417.51	900.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	353.10	330.00	(23.10)	4,250.19	3,960.00	(290.19)	3,960.00
00570 ANNL FIRE EQUIPMNT INSPECT	0.00	25.00	25.00	0.00	300.00	300.00	300.00
00571 FIRE EQUIPMENT R&M	240.00	163.00	(77.00)	480.00	2,000.00	1,520.00	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	97.00	97.00	1,558.66	1,230.00	(328.66)	1,230.00
00574 PRESSURE WASHING	0.00	212.00	212.00	1,680.00	2,500.00	820.00	2,500.00
TOTAL Repairs and Mainten	593.10	827.00	233.90	7,968.85	9,990.00	2,021.15	9,990.00
TOTAL Expense	7,603.27	7,410.00	(193.27)	88,100.90	89,580.00	1,479.10	89,580.00
Excess Revenue / Expense	(137.27)	55.00	(192.27)	3,822.67	0.00	3,822.67	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	10.38	0.00	10.38	98.43	0.00	98.43	0.00
TOTAL Income	10.38	0.00	10.38	98.43	0.00	98.43	0.00
TOTAL Income	10.38	0.00	10.38	98.43	0.00	98.43	0.00
Excess Revenue / Expense	10.38	0.00	10.38	98.43	0.00	98.43	0.00