

Avalon of Naples III Condominium
Balance Sheet
Period 01/31/2022

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	January 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6007	39,306.94		39,306.94
00113	ALLIANCE RES 5143		90,682.77	90,682.77
00112	ACCOUNTS RECEIVABLE	1,774.07		1,774.07
00122	PREPAID INSURANCE	38,340.51		38,340.51
00123	PREPAID EXPENSES	2,752.40		2,752.40
00124	PREPAID MASTER FEES	27,158.00		27,158.00
00131	DEPOSITS - UTILITIES, MISC.	156.00		156.00
	<i>Total Current Assets</i>	109,487.92	90,682.77	200,170.69
	TOTAL ASSETS	109,487.92	90,682.77	200,170.69
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	4,001.38		4,001.38
00210	ACCOUNTS PAYABLE	398.05		398.05
00221	DUE TO DEVELOPER	18,549.00		18,549.00
00230	INSURANCE FINANCING	34,274.50		34,274.50
00239	DEFERRED ASSESSMENTS	45,024.00		45,024.00
	<i>Total Current Liabilities</i>	102,246.93		102,246.93
<i>Liability</i>				
00301	DEF RES - ROOF REPLACEMENT		35,051.05	35,051.05
00302	DEF RES - BUILDING PAINTING		55,482.10	55,482.10
	<i>Total Liability</i>		90,533.15	90,533.15
<i>Equity</i>				
00350	FUND BALANCE	5,011.63	138.55	5,150.18
	Current Year Net Income/(Loss)	2,229.36	11.07	2,240.43
	<i>Total Equity</i>	7,240.99	149.62	7,390.61
	TOTAL LIABILITIES & EQUITY	109,487.92	90,682.77	200,170.69

Avalon of Naples III Condominium

Income & Expense Statement

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

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00410 MAINTENANCE ASSMNTS	9,024.00	9,024.00	0.00	9,024.00	9,024.00	0.00	108,288.00
00420 RESERVE ASSESSMENT	9,120.00	9,120.00	0.00	9,120.00	9,120.00	0.00	36,480.00
00440 MASTER FEES ASSESSMENTS	13,488.00	13,488.00	0.00	13,488.00	13,488.00	0.00	161,856.00
00470 LATE CHARGES	100.00	0.00	100.00	100.00	0.00	100.00	0.00
00475 OWNERS INTEREST CHARGES	22.32	0.00	22.32	22.32	0.00	22.32	0.00
00494 MASTER FEE TRANSFER	(13,488.00)	(13,488.00)	0.00	(13,488.00)	(13,488.00)	0.00	(161,856.00)
00497 INTEREST INCOME	1.44	0.00	1.44	1.44	0.00	1.44	0.00
00499 RESERVE TRANSFER	(9,120.00)	(9,120.00)	0.00	(9,120.00)	(9,120.00)	0.00	(36,480.00)
TOTAL Income	9,147.76	9,024.00	123.76	9,147.76	9,024.00	123.76	108,288.00
TOTAL Income	9,147.76	9,024.00	123.76	9,147.76	9,024.00	123.76	108,288.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,888.25	3,167.00	278.75	2,888.25	3,167.00	278.75	38,000.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00504 ANNUAL REPORT	0.00	0.00	0.00	0.00	0.00	0.00	62.00
00506 DVIISION FEES	0.00	224.00	224.00	0.00	224.00	224.00	224.00
00507 LEGAL FEES	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
00509 LEASE APPLICATION FEES	0.00	42.00	42.00	0.00	42.00	42.00	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	672.00	672.00	0.00	8,064.00
00511 OFFICE EXPENSE	398.05	165.00	(233.05)	398.05	165.00	(233.05)	1,978.00
00516 RESERVE STUDY	787.50	0.00	(787.50)	787.50	0.00	(787.50)	0.00
TOTAL Administrative	4,745.80	4,770.00	24.20	4,745.80	4,770.00	24.20	55,103.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	1,620.00	1,620.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.00	354.00	0.00	354.00	354.00	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
00556 PINESTRAW	0.00	446.00	446.00	0.00	446.00	446.00	5,350.00
00558 IRRIGATION - R&M	0.00	83.00	83.00	0.00	83.00	83.00	1,000.00
TOTAL Landscaping	1,620.00	2,753.00	1,133.00	1,620.00	2,753.00	1,133.00	33,040.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	163.50	429.00	265.50	163.50	429.00	265.50	5,150.00
00562 MAINTENANCE	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
00564 PEST CONTROL	0.00	152.00	152.00	0.00	152.00	152.00	1,825.00
TOTAL Maintenance and Re	163.50	831.00	667.50	163.50	831.00	667.50	9,975.00
<u>Public Utilities</u>							
00566 ELECTRICITY	36.00	42.00	6.00	36.00	42.00	6.00	500.00
TOTAL Public Utilities	36.00	42.00	6.00	36.00	42.00	6.00	500.00
<u>Repairs and Maintenance</u>							

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Income & Expense Statement

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

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00568 FIRE ALARM MAINT/MONITOR	353.10	330.00	(23.10)	353.10	330.00	(23.10)	3,960.00
00571 FIRE EQUIPMENT R&M	0.00	167.00	167.00	0.00	167.00	167.00	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.00	169.00	0.00	169.00	169.00	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	140.00	140.00	1,680.00
TOTAL Repairs and Mainten	353.10	806.00	452.90	353.10	806.00	452.90	9,670.00
TOTAL Expense	6,918.40	9,202.00	2,283.60	6,918.40	9,202.00	2,283.60	108,288.00
Excess Revenue / Expense	2,229.36	(178.00)	2,407.36	2,229.36	(178.00)	2,407.36	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	11.07	0.00	11.07	11.07	0.00	11.07	0.00
TOTAL Income	11.07	0.00	11.07	11.07	0.00	11.07	0.00
TOTAL Income	11.07	0.00	11.07	11.07	0.00	11.07	0.00
Excess Revenue / Expense	11.07	0.00	11.07	11.07	0.00	11.07	0.00