

Avalon of Naples III Condominium
Balance Sheet
Period 03/31/2022

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	March 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6007	70,998.31		70,998.31
00113	ALLIANCE RES 5143		90,704.76	90,704.76
00112	ACCOUNTS RECEIVABLE	5.83		5.83
00122	PREPAID INSURANCE	32,343.83		32,343.83
00123	PREPAID EXPENSES	2,046.20		2,046.20
00131	DEPOSITS - UTILITIES, MISC.	156.00		156.00
	<i>Total Current Assets</i>	105,550.17	90,704.76	196,254.93
	TOTAL ASSETS	105,550.17	90,704.76	196,254.93
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	47,780.18		47,780.18
00221	DUE TO DEVELOPER	18,549.00		18,549.00
00230	INSURANCE FINANCING	27,419.60		27,419.60
	<i>Total Current Liabilities</i>	93,748.78		93,748.78
<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)	6,789.76	33.06	6,822.82
	<i>Total Equity</i>	11,801.39	171.61	11,973.00
	TOTAL LIABILITIES & EQUITY	105,550.17	90,704.76	196,254.93

Avalon of Naples III 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 ASSMNTS	9,024.00	9,024.00	0.00	27,072.00	27,072.00	0.00	108,288.00
00420 RESERVE ASSESSMENT	0.00	0.00	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	40,464.00	40,464.00	0.00	161,856.00
00460 MISCELLANEOUS INCOME	12.00	0.00	12.00	12.00	0.00	12.00	0.00
00470 LATE CHARGES	0.00	0.00	0.00	100.00	0.00	100.00	0.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	22.32	0.00	22.32	0.00
00482 PURCHASE APPLICATION INCOM	220.00	0.00	220.00	220.00	0.00	220.00	0.00
00494 MASTER FEE TRANSFER	(13,488.00)	(13,488.00)	0.00	(40,464.00)	(40,464.00)	0.00	(161,856.00)
00497 INTEREST INCOME	1.06	0.00	1.06	3.26	0.00	3.26	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(9,120.00)	(9,120.00)	0.00	(36,480.00)
TOTAL Income	9,257.06	9,024.00	233.06	27,429.58	27,072.00	357.58	108,288.00
TOTAL Income	9,257.06	9,024.00	233.06	27,429.58	27,072.00	357.58	108,288.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	3,290.41	3,167.00	(123.41)	9,127.93	9,501.00	373.07	38,000.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00504 ANNUAL REPORT	61.25	0.00	(61.25)	61.25	0.00	(61.25)	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	0.00	750.00	750.00	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
00509 PURCHASE/LEASE APPLICATION	140.00	42.00	(98.00)	140.00	126.00	(14.00)	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	2,016.00	2,016.00	0.00	8,064.00
00511 OFFICE EXPENSE	206.43	165.00	(41.43)	791.04	495.00	(296.04)	1,978.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	4,370.09	4,546.00	175.91	13,711.22	13,862.00	150.78	55,103.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	4,860.00	4,860.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.00	354.00	0.00	1,062.00	1,062.00	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
00556 PINESTRAW	0.00	446.00	446.00	0.00	1,338.00	1,338.00	5,350.00
00558 IRRIGATION - R&M	33.00	83.00	50.00	66.00	249.00	183.00	1,000.00
TOTAL Landscaping	1,653.00	2,753.00	1,100.00	4,926.00	8,259.00	3,333.00	33,040.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	163.50	429.00	265.50	490.50	1,287.00	796.50	5,150.00
00562 MAINTENANCE	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
00564 PEST CONTROL	240.00	152.00	(88.00)	240.00	456.00	216.00	1,825.00
TOTAL Maintenance and Re	403.50	831.00	427.50	730.50	2,493.00	1,762.50	9,975.00
<u>Public Utilities</u>							
00566 ELECTRICITY	90.66	42.00	(48.66)	212.80	126.00	(86.80)	500.00

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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	90.66	42.00	(48.66)	212.80	126.00	(86.80)	500.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	353.10	330.00	(23.10)	1,059.30	990.00	(69.30)	3,960.00
00571 FIRE EQUIPMENT R&M	0.00	167.00	167.00	0.00	501.00	501.00	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.00	169.00	0.00	507.00	507.00	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	420.00	420.00	1,680.00
TOTAL Repairs and Maintenr	353.10	806.00	452.90	1,059.30	2,418.00	1,358.70	9,670.00
TOTAL Expense	6,870.35	8,978.00	2,107.65	20,639.82	27,158.00	6,518.18	108,288.00
Excess Revenue / Expense	2,386.71	46.00	2,340.71	6,789.76	(86.00)	6,875.76	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	11.56	0.00	11.56	33.06	0.00	33.06	0.00
TOTAL Income	11.56	0.00	11.56	33.06	0.00	33.06	0.00
TOTAL Income	11.56	0.00	11.56	33.06	0.00	33.06	0.00
Excess Revenue / Expense	11.56	0.00	11.56	33.06	0.00	33.06	0.00