

Avalon of Naples III Condominium  
Balance Sheet  
Period 05/31/2022

Page 1 of 1

|                                 | May<br>2022                           | Operating        | Reserve          | Total             |
|---------------------------------|---------------------------------------|------------------|------------------|-------------------|
| <b>Assets</b>                   |                                       |                  |                  |                   |
| <i>Current Assets</i>           |                                       |                  |                  |                   |
| 00102                           | ALLIANCE OP 6007                      | 44,896.28        |                  | 44,896.28         |
| 00113                           | ALLIANCE RES 5143                     |                  | 99,849.26        | 99,849.26         |
| 00112                           | ACCOUNTS RECEIVABLE                   | 350.50           |                  | 350.50            |
| 00122                           | PREPAID INSURANCE                     | 25,875.07        |                  | 25,875.07         |
| 00123                           | PREPAID EXPENSES                      | 2,046.20         |                  | 2,046.20          |
| 00124                           | PREPAID MASTER FEES                   | 13,488.00        |                  | 13,488.00         |
| 00131                           | DEPOSITS - UTILITIES, MISC.           | 156.00           |                  | 156.00            |
|                                 | <i>Total Current Assets</i>           | 86,812.05        | 99,849.26        | 186,661.31        |
|                                 | <b>TOTAL ASSETS</b>                   | <b>86,812.05</b> | <b>99,849.26</b> | <b>186,661.31</b> |
| <b>Liabilities &amp; Equity</b> |                                       |                  |                  |                   |
| <i>Current Liabilities</i>      |                                       |                  |                  |                   |
| 00207                           | PREPAID ASSESSMENTS                   | 5,407.82         |                  | 5,407.82          |
| 00210                           | ACCOUNTS PAYABLE                      | 3,427.45         |                  | 3,427.45          |
| 00211                           | ACCRUED PAYABLES                      | 28.82            |                  | 28.82             |
| 00221                           | DUE TO DEVELOPER                      | 18,549.00        |                  | 18,549.00         |
| 00230                           | INSURANCE FINANCING                   | 20,564.70        |                  | 20,564.70         |
| 00239                           | DEFERRED ASSESSMENTS                  | 22,512.00        |                  | 22,512.00         |
|                                 | <i>Total Current Liabilities</i>      | 70,489.79        |                  | 70,489.79         |
| <i>Liability</i>                |                                       |                  |                  |                   |
| 00301                           | DEF RES - ROOF REPLACEMENT            |                  | 38,651.05        | 38,651.05         |
| 00302                           | DEF RES - BUILDING PAINTING           |                  | 61,002.10        | 61,002.10         |
|                                 | <i>Total Liability</i>                |                  | 99,653.15        | 99,653.15         |
| <i>Equity</i>                   |                                       |                  |                  |                   |
| 00350                           | FUND BALANCE                          | 5,011.63         | 138.55           | 5,150.18          |
|                                 | Current Year Net Income/(Loss)        | 11,310.63        | 57.56            | 11,368.19         |
|                                 | <i>Total Equity</i>                   | 16,322.26        | 196.11           | 16,518.37         |
|                                 | <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>86,812.05</b> | <b>99,849.26</b> | <b>186,661.31</b> |

# Avalon of Naples III Condominium

## Income & Expense Statement

Posted 5/1/2022 To 5/31/2022 11:59:00 PM

|                                       | This Month: Operating |             |          | YTD: Operating |             |            |              |
|---------------------------------------|-----------------------|-------------|----------|----------------|-------------|------------|--------------|
|                                       | Actual                | Budget      | \$ Var   | Actual         | Budget      | \$ Var     | Annual       |
| <b>Income</b>                         |                       |             |          |                |             |            |              |
| <b><u>Income</u></b>                  |                       |             |          |                |             |            |              |
| 00410 MAINTENANCE ASSMNTS             | 9,024.00              | 9,024.00    | 0.00     | 45,120.00      | 45,120.00   | 0.00       | 108,288.00   |
| 00420 RESERVE ASSESSMENT              | 0.00                  | 0.00        | 0.00     | 18,240.00      | 18,240.00   | 0.00       | 36,480.00    |
| 00440 MASTER FEES ASSESSMENTS         | 13,488.00             | 13,488.00   | 0.00     | 67,440.00      | 67,440.00   | 0.00       | 161,856.00   |
| 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     | 125.00         | 0.00        | 125.00     | 0.00         |
| 00475 OWNERS INTEREST CHARGES         | 0.00                  | 0.00        | 0.00     | 27.97          | 0.00        | 27.97      | 0.00         |
| 00482 PURCHASE APPLICATION INCOM      | 0.00                  | 0.00        | 0.00     | 220.00         | 0.00        | 220.00     | 0.00         |
| 00494 MASTER FEE TRANSFER             | (13,488.00)           | (13,488.00) | 0.00     | (67,440.00)    | (67,440.00) | 0.00       | (161,856.00) |
| 00497 INTEREST INCOME                 | 0.97                  | 0.00        | 0.97     | 5.69           | 0.00        | 5.69       | 0.00         |
| 00499 RESERVE TRANSFER                | 0.00                  | 0.00        | 0.00     | (18,240.00)    | (18,240.00) | 0.00       | (36,480.00)  |
| TOTAL Income                          | 9,024.97              | 9,024.00    | 0.97     | 45,510.66      | 45,120.00   | 390.66     | 108,288.00   |
| TOTAL Income                          | 9,024.97              | 9,024.00    | 0.97     | 45,510.66      | 45,120.00   | 390.66     | 108,288.00   |
| <b>Expense</b>                        |                       |             |          |                |             |            |              |
| <b><u>Administrative</u></b>          |                       |             |          |                |             |            |              |
| 00500 INSURANCE                       | 3,287.40              | 3,167.00    | (120.40) | 15,596.69      | 15,835.00   | 238.31     | 38,000.00    |
| 00503 TAXES & TAX PREP                | 275.00                | 0.00        | (275.00) | 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   | 0.00           | 1,250.00    | 1,250.00   | 3,000.00     |
| 00508 AUDIT FEES                      | 0.00                  | 250.00      | 250.00   | 0.00           | 1,250.00    | 1,250.00   | 3,000.00     |
| 00509 PURCHASE/LEASE APPLICATION      | 0.00                  | 42.00       | 42.00    | 220.00         | 210.00      | (10.00)    | 500.00       |
| 00510 MANAGEMENT FEES                 | 672.00                | 672.00      | 0.00     | 3,360.00       | 3,360.00    | 0.00       | 8,064.00     |
| 00511 OFFICE EXPENSE                  | 31.32                 | 165.00      | 133.68   | 898.57         | 825.00      | (73.57)    | 1,978.00     |
| 00516 RESERVE STUDY                   | 0.00                  | 0.00        | 0.00     | 1,575.00       | 0.00        | (1,575.00) | 0.00         |
| TOTAL Administrative                  | 4,265.72              | 4,546.00    | 280.28   | 21,986.51      | 23,291.00   | 1,304.49   | 55,103.00    |
| <b><u>Landscaping</u></b>             |                       |             |          |                |             |            |              |
| 00550 LANDSCAPE MAINTENANCE           | 1,620.00              | 1,620.00    | 0.00     | 8,100.00       | 8,100.00    | 0.00       | 19,440.00    |
| 00552 LANDSCAPE REPLACEMENT           | 0.00                  | 354.00      | 354.00   | 0.00           | 1,770.00    | 1,770.00   | 4,250.00     |
| 00554 TREE TRIMMING                   | 0.00                  | 250.00      | 250.00   | 0.00           | 1,250.00    | 1,250.00   | 3,000.00     |
| 00556 PINESTRAW                       | 0.00                  | 446.00      | 446.00   | 0.00           | 2,230.00    | 2,230.00   | 5,350.00     |
| 00558 IRRIGATION - R&M                | 0.00                  | 83.00       | 83.00    | 99.00          | 415.00      | 316.00     | 1,000.00     |
| TOTAL Landscaping                     | 1,620.00              | 2,753.00    | 1,133.00 | 8,199.00       | 13,765.00   | 5,566.00   | 33,040.00    |
| <b><u>Maintenance and Repairs</u></b> |                       |             |          |                |             |            |              |
| 00560 JANITORIAL SERVICE/SUPPLIES     | 394.00                | 429.00      | 35.00    | 1,278.50       | 2,145.00    | 866.50     | 5,150.00     |
| 00562 MAINTENANCE                     | 0.00                  | 250.00      | 250.00   | 0.00           | 1,250.00    | 1,250.00   | 3,000.00     |
| 00564 PEST CONTROL                    | 240.00                | 152.00      | (88.00)  | 576.00         | 760.00      | 184.00     | 1,825.00     |
| TOTAL Maintenance and Re              | 634.00                | 831.00      | 197.00   | 1,854.50       | 4,155.00    | 2,300.50   | 9,975.00     |
| <b><u>Public Utilities</u></b>        |                       |             |          |                |             |            |              |
| 00566 ELECTRICITY                     | 90.33                 | 42.00       | (48.33)  | 394.52         | 210.00      | (184.52)   | 500.00       |

# Avalon of Naples III Condominium

## Income & Expense Statement

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|                                       | This Month: Operating |          |          | YTD: Operating |           |           | Annual     |
|---------------------------------------|-----------------------|----------|----------|----------------|-----------|-----------|------------|
|                                       | Actual                | Budget   | \$ Var   | Actual         | Budget    | \$ Var    |            |
| TOTAL Public Utilities                | 90.33                 | 42.00    | (48.33)  | 394.52         | 210.00    | (184.52)  | 500.00     |
| <b><u>Repairs and Maintenance</u></b> |                       |          |          |                |           |           |            |
| 00568 FIRE ALARM MAINT/MONITOR        | 353.10                | 330.00   | (23.10)  | 1,765.50       | 1,650.00  | (115.50)  | 3,960.00   |
| 00571 FIRE EQUIPMENT R&M              | 0.00                  | 167.00   | 167.00   | 0.00           | 835.00    | 835.00    | 2,000.00   |
| 00572 FIRE SPRINKLER INSPECTION       | 0.00                  | 169.00   | 169.00   | 0.00           | 845.00    | 845.00    | 2,030.00   |
| 00574 PRESSURE WASHING                | 0.00                  | 140.00   | 140.00   | 0.00           | 700.00    | 700.00    | 1,680.00   |
| TOTAL Repairs and Maintner            | 353.10                | 806.00   | 452.90   | 1,765.50       | 4,030.00  | 2,264.50  | 9,670.00   |
| TOTAL Expense                         | 6,963.15              | 8,978.00 | 2,014.85 | 34,200.03      | 45,451.00 | 11,250.97 | 108,288.00 |
| Excess Revenue / Expense              | 2,061.82              | 46.00    | 2,015.82 | 11,310.63      | (331.00)  | 11,641.63 | 0.00       |

# Avalon of Naples III Condominium

## Income & Expense Statement

Posted 5/1/2022 To 5/31/2022 11:59:00 PM

|                          | This Month: Reserve |        |        | YTD: Reserve |        |        | Annual |
|--------------------------|---------------------|--------|--------|--------------|--------|--------|--------|
|                          | Actual              | Budget | \$ Var | Actual       | Budget | \$ Var |        |
| <b>Income</b>            |                     |        |        |              |        |        |        |
| <b><u>Income</u></b>     |                     |        |        |              |        |        |        |
| 00497 INTEREST INCOME    | 12.72               | 0.00   | 12.72  | 57.56        | 0.00   | 57.56  | 0.00   |
| TOTAL Income             | 12.72               | 0.00   | 12.72  | 57.56        | 0.00   | 57.56  | 0.00   |
| TOTAL Income             | 12.72               | 0.00   | 12.72  | 57.56        | 0.00   | 57.56  | 0.00   |
| Excess Revenue / Expense | 12.72               | 0.00   | 12.72  | 57.56        | 0.00   | 57.56  | 0.00   |