

Avalon of Naples III Condominium
Balance Sheet
Period 10/31/2022

Page 1 of 1

	October 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6007	68,630.75		68,630.75
00113	ALLIANCE RES 5143		109,060.04	109,060.04
00112	ACCOUNTS RECEIVABLE	3,385.28		3,385.28
00119	DUE TO/(FROM) RESERVES	(9,120.00)	9,120.00	
00122	PREPAID INSURANCE	9,650.13		9,650.13
00123	PREPAID EXPENSES	4,413.30		4,413.30
00124	PREPAID MASTER FEES	26,976.00		26,976.00
00131	DEPOSITS - UTILITIES, MISC.	156.00		156.00
	<i>Total Current Assets</i>	104,091.46	118,180.04	222,271.50
	TOTAL ASSETS	104,091.46	118,180.04	222,271.50
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	5,608.36		5,608.36
00210	ACCOUNTS PAYABLE	3,485.72		3,485.72
00220	DUE TO MASTER	1,620.00		1,620.00
00221	DUE TO DEVELOPER	18,549.00		18,549.00
00230	INSURANCE FINANCING	6,854.90		6,854.90
00239	DEFERRED ASSESSMENTS	45,024.00		45,024.00
	<i>Total Current Liabilities</i>	81,141.98		81,141.98
<i>Liability</i>				
00301	DEF RES - ROOF REPLACEMENT		45,851.05	45,851.05
00302	DEF RES - BUILDING PAINTING		72,042.10	72,042.10
	<i>Total Liability</i>		117,893.15	117,893.15
<i>Equity</i>				
00350	FUND BALANCE	5,011.63	138.55	5,150.18
	Current Year Net Income/(Loss)	17,937.85	148.34	18,086.19
	<i>Total Equity</i>	22,949.48	286.89	23,236.37
	TOTAL LIABILITIES & EQUITY	104,091.46	118,180.04	222,271.50

Avalon of Naples III Condominium

Income & Expense Statement

Posted 10/1/2022 To 10/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00410 MAINTENANCE ASSMNTS	9,024.00	9,024.00	0.00	90,240.00	90,240.00	0.00	108,288.00
00420 RESERVE ASSESSMENT	9,120.00	9,120.00	0.00	36,480.00	36,480.00	0.00	36,480.00
00440 MASTER FEES ASSESSMENTS	13,488.00	13,488.00	0.00	134,880.00	134,880.00	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	50.00	0.00	50.00	250.00	0.00	250.00	0.00
00475 OWNERS INTEREST CHARGES	11.16	0.00	11.16	55.87	0.00	55.87	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	(134,880.00)	(134,880.00)	0.00	(161,856.00)
00497 INTEREST INCOME	25.10	0.00	25.10	163.35	0.00	163.35	0.00
00499 RESERVE TRANSFER	(9,120.00)	(9,120.00)	0.00	(36,480.00)	(36,480.00)	0.00	(36,480.00)
TOTAL Income	9,110.26	9,024.00	86.26	90,941.22	90,240.00	701.22	108,288.00
TOTAL Income	9,110.26	9,024.00	86.26	90,941.22	90,240.00	701.22	108,288.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	3,287.40	3,167.00	(120.40)	31,821.63	31,670.00	(151.63)	38,000.00
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	0.00	2,500.00	2,500.00	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
00509 PURCHASE/LEASE APPLICATION	0.00	42.00	42.00	220.00	420.00	200.00	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	6,720.00	6,720.00	0.00	8,064.00
00511 OFFICE EXPENSE	44.22	165.00	120.78	1,163.40	1,650.00	486.60	1,978.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	4,003.62	4,546.00	542.38	41,836.28	46,021.00	4,184.72	55,103.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	16,272.90	16,200.00	(72.90)	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.00	354.00	0.00	3,540.00	3,540.00	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	1,460.00	2,500.00	1,040.00	3,000.00
00556 PINESTRAW	0.00	446.00	446.00	560.00	4,460.00	3,900.00	5,350.00
00558 IRRIGATION - R&M	9.00	83.00	74.00	378.00	830.00	452.00	1,000.00
TOTAL Landscaping	1,629.00	2,753.00	1,124.00	18,670.90	27,530.00	8,859.10	33,040.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	394.00	429.00	35.00	3,248.50	4,290.00	1,041.50	5,150.00
00562 MAINTENANCE	2,350.00	250.00	(2,100.00)	2,563.00	2,500.00	(63.00)	3,000.00
00564 PEST CONTROL	240.00	152.00	(88.00)	1,152.00	1,520.00	368.00	1,825.00
TOTAL Maintenance and Re	2,984.00	831.00	(2,153.00)	6,963.50	8,310.00	1,346.50	9,975.00
<u>Public Utilities</u>							
00566 ELECTRICITY	171.01	42.00	(129.01)	1,169.06	420.00	(749.06)	500.00

Avalon of Naples III Condominium

Income & Expense Statement

Posted 10/1/2022 To 10/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Public Utilities	171.01	42.00	(129.01)	1,169.06	420.00	(749.06)	500.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	353.10	330.00	(23.10)	3,531.00	3,300.00	(231.00)	3,960.00
00571 FIRE EQUIPMENT R&M	0.00	167.00	167.00	0.00	1,670.00	1,670.00	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.00	169.00	684.29	1,690.00	1,005.71	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	1,400.00	1,400.00	1,680.00
TOTAL Repairs and Mainten	353.10	806.00	452.90	4,215.29	8,060.00	3,844.71	9,670.00
TOTAL Expense	9,140.73	8,978.00	(162.73)	72,855.03	90,341.00	17,485.97	108,288.00
Excess Revenue / Expense	(30.47)	46.00	(76.47)	18,086.19	(101.00)	18,187.19	0.00

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	90,240.00	90,240.00	0.00	108,288.00
00420 RESERVE ASSESSMENT	9,120.00	9,120.00	0.00	36,480.00	36,480.00	0.00	36,480.00
00440 MASTER FEES ASSESSMENTS	13,488.00	13,488.00	0.00	134,880.00	134,880.00	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	50.00	0.00	50.00	250.00	0.00	250.00	0.00
00475 OWNERS INTEREST CHARGES	11.16	0.00	11.16	55.87	0.00	55.87	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	(134,880.00)	(134,880.00)	0.00	(161,856.00)
00497 INTEREST INCOME	2.25	0.00	2.25	15.01	0.00	15.01	0.00
00499 RESERVE TRANSFER	(9,120.00)	(9,120.00)	0.00	(36,480.00)	(36,480.00)	0.00	(36,480.00)
TOTAL Income	9,087.41	9,024.00	63.41	90,792.88	90,240.00	552.88	108,288.00
TOTAL Income	9,087.41	9,024.00	63.41	90,792.88	90,240.00	552.88	108,288.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	3,287.40	3,167.00	(120.40)	31,821.63	31,670.00	(151.63)	38,000.00
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	0.00	2,500.00	2,500.00	3,000.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
00509 PURCHASE/LEASE APPLICATION	0.00	42.00	42.00	220.00	420.00	200.00	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	6,720.00	6,720.00	0.00	8,064.00
00511 OFFICE EXPENSE	44.22	165.00	120.78	1,163.40	1,650.00	486.60	1,978.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	4,003.62	4,546.00	542.38	41,836.28	46,021.00	4,184.72	55,103.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	16,272.90	16,200.00	(72.90)	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	354.00	354.00	0.00	3,540.00	3,540.00	4,250.00
00554 TREE TRIMMING	0.00	250.00	250.00	1,460.00	2,500.00	1,040.00	3,000.00
00556 PINESTRAW	0.00	446.00	446.00	560.00	4,460.00	3,900.00	5,350.00
00558 IRRIGATION - R&M	9.00	83.00	74.00	378.00	830.00	452.00	1,000.00
TOTAL Landscaping	1,629.00	2,753.00	1,124.00	18,670.90	27,530.00	8,859.10	33,040.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	394.00	429.00	35.00	3,248.50	4,290.00	1,041.50	5,150.00
00562 MAINTENANCE	2,350.00	250.00	(2,100.00)	2,563.00	2,500.00	(63.00)	3,000.00
00564 PEST CONTROL	240.00	152.00	(88.00)	1,152.00	1,520.00	368.00	1,825.00
TOTAL Maintenance and Re	2,984.00	831.00	(2,153.00)	6,963.50	8,310.00	1,346.50	9,975.00
<u>Public Utilities</u>							
00566 ELECTRICITY	171.01	42.00	(129.01)	1,169.06	420.00	(749.06)	500.00

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TOTAL Public Utilities	171.01	42.00	(129.01)	1,169.06	420.00	(749.06)	500.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	353.10	330.00	(23.10)	3,531.00	3,300.00	(231.00)	3,960.00
00571 FIRE EQUIPMENT R&M	0.00	167.00	167.00	0.00	1,670.00	1,670.00	2,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	169.00	169.00	684.29	1,690.00	1,005.71	2,030.00
00574 PRESSURE WASHING	0.00	140.00	140.00	0.00	1,400.00	1,400.00	1,680.00
TOTAL Repairs and Mainten	353.10	806.00	452.90	4,215.29	8,060.00	3,844.71	9,670.00
TOTAL Expense	9,140.73	8,978.00	(162.73)	72,855.03	90,341.00	17,485.97	108,288.00
Excess Revenue / Expense	(53.32)	46.00	(99.32)	17,937.85	(101.00)	18,038.85	0.00

Avalon of Naples III Condominium

Income & Expense Statement

Posted 10/1/2022 To 10/31/2022 11:59:00 PM

	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00497 INTEREST INCOME	22.85	0.00	22.85	148.34	0.00	148.34	0.00
TOTAL Income	22.85	0.00	22.85	148.34	0.00	148.34	0.00
TOTAL Income	22.85	0.00	22.85	148.34	0.00	148.34	0.00
Excess Revenue / Expense	22.85	0.00	22.85	148.34	0.00	148.34	0.00