

Avalon of Naples III Condominium  
Balance Sheet  
Period 09/30/2022

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|                                 | September<br>2022                     | Operating         | Reserve           | Total             |
|---------------------------------|---------------------------------------|-------------------|-------------------|-------------------|
| <b>Assets</b>                   |                                       |                   |                   |                   |
| <i>Current Assets</i>           |                                       |                   |                   |                   |
| 00102                           | ALLIANCE OP 6007                      | 85,360.74         |                   | 85,360.74         |
| 00113                           | ALLIANCE RES 5143                     |                   | 109,037.19        | 109,037.19        |
| 00112                           | ACCOUNTS RECEIVABLE                   | 147.50            |                   | 147.50            |
| 00122                           | PREPAID INSURANCE                     | 12,937.53         |                   | 12,937.53         |
| 00123                           | PREPAID EXPENSES                      | 2,752.40          |                   | 2,752.40          |
| 00131                           | DEPOSITS - UTILITIES, MISC.           | 156.00            |                   | 156.00            |
|                                 | <i>Total Current Assets</i>           | 101,354.17        | 109,037.19        | 210,391.36        |
|                                 | <b>TOTAL ASSETS</b>                   | <b>101,354.17</b> | <b>109,037.19</b> | <b>210,391.36</b> |
| <b>Liabilities &amp; Equity</b> |                                       |                   |                   |                   |
| <i>Current Liabilities</i>      |                                       |                   |                   |                   |
| 00207                           | PREPAID ASSESSMENTS                   | 49,453.40         |                   | 49,453.40         |
| 00211                           | ACCRUED PAYABLES                      | 66.62             |                   | 66.62             |
| 00221                           | DUE TO DEVELOPER                      | 18,549.00         |                   | 18,549.00         |
| 00230                           | INSURANCE FINANCING                   | 10,282.35         |                   | 10,282.35         |
|                                 | <i>Total Current Liabilities</i>      | 78,351.37         |                   | 78,351.37         |
| <i>Liability</i>                |                                       |                   |                   |                   |
| 00301                           | DEF RES - ROOF REPLACEMENT            |                   | 42,251.05         | 42,251.05         |
| 00302                           | DEF RES - BUILDING PAINTING           |                   | 66,522.10         | 66,522.10         |
|                                 | <i>Total Liability</i>                |                   | 108,773.15        | 108,773.15        |
| <i>Equity</i>                   |                                       |                   |                   |                   |
| 00350                           | FUND BALANCE                          | 5,011.63          | 138.55            | 5,150.18          |
|                                 | Current Year Net Income/(Loss)        | 17,991.17         | 125.49            | 18,116.66         |
|                                 | <i>Total Equity</i>                   | 23,002.80         | 264.04            | 23,266.84         |
|                                 | <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>101,354.17</b> | <b>109,037.19</b> | <b>210,391.36</b> |

# Avalon of Naples III Condominium

## Income & Expense Statement

Posted 9/1/2022 To 9/30/2022 11:59:00 PM

|                                       | This Month: Consolidated |             |          | YTD: Consolidated |              |            |              |
|---------------------------------------|--------------------------|-------------|----------|-------------------|--------------|------------|--------------|
|                                       | 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     | 81,216.00         | 81,216.00    | 0.00       | 108,288.00   |
| 00420 RESERVE ASSESSMENT              | 0.00                     | 0.00        | 0.00     | 27,360.00         | 27,360.00    | 0.00       | 36,480.00    |
| 00440 MASTER FEES ASSESSMENTS         | 13,488.00                | 13,488.00   | 0.00     | 121,392.00        | 121,392.00   | 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     | 200.00            | 0.00         | 200.00     | 0.00         |
| 00475 OWNERS INTEREST CHARGES         | 0.00                     | 0.00        | 0.00     | 44.71             | 0.00         | 44.71      | 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     | (121,392.00)      | (121,392.00) | 0.00       | (161,856.00) |
| 00497 INTEREST INCOME                 | 19.12                    | 0.00        | 19.12    | 138.25            | 0.00         | 138.25     | 0.00         |
| 00499 RESERVE TRANSFER                | 0.00                     | 0.00        | 0.00     | (27,360.00)       | (27,360.00)  | 0.00       | (36,480.00)  |
| TOTAL Income                          | 9,043.12                 | 9,024.00    | 19.12    | 81,830.96         | 81,216.00    | 614.96     | 108,288.00   |
| TOTAL Income                          | 9,043.12                 | 9,024.00    | 19.12    | 81,830.96         | 81,216.00    | 614.96     | 108,288.00   |
| <b>Expense</b>                        |                          |             |          |                   |              |            |              |
| <b><u>Administrative</u></b>          |                          |             |          |                   |              |            |              |
| 00500 INSURANCE                       | 3,181.36                 | 3,167.00    | (14.36)  | 28,534.23         | 28,503.00    | (31.23)    | 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              | 2,250.00     | 2,250.00   | 3,000.00     |
| 00508 AUDIT FEES                      | 0.00                     | 250.00      | 250.00   | 0.00              | 2,250.00     | 2,250.00   | 3,000.00     |
| 00509 PURCHASE/LEASE APPLICATION      | 0.00                     | 42.00       | 42.00    | 220.00            | 378.00       | 158.00     | 500.00       |
| 00510 MANAGEMENT FEES                 | 672.00                   | 672.00      | 0.00     | 6,048.00          | 6,048.00     | 0.00       | 8,064.00     |
| 00511 OFFICE EXPENSE                  | 69.12                    | 165.00      | 95.88    | 1,119.18          | 1,485.00     | 365.82     | 1,978.00     |
| 00516 RESERVE STUDY                   | 0.00                     | 0.00        | 0.00     | 1,575.00          | 0.00         | (1,575.00) | 0.00         |
| TOTAL Administrative                  | 3,922.48                 | 4,546.00    | 623.52   | 37,832.66         | 41,475.00    | 3,642.34   | 55,103.00    |
| <b><u>Landscaping</u></b>             |                          |             |          |                   |              |            |              |
| 00550 LANDSCAPE MAINTENANCE           | 1,620.00                 | 1,620.00    | 0.00     | 14,652.90         | 14,580.00    | (72.90)    | 19,440.00    |
| 00552 LANDSCAPE REPLACEMENT           | 0.00                     | 354.00      | 354.00   | 0.00              | 3,186.00     | 3,186.00   | 4,250.00     |
| 00554 TREE TRIMMING                   | 0.00                     | 250.00      | 250.00   | 1,460.00          | 2,250.00     | 790.00     | 3,000.00     |
| 00556 PINESTRAW                       | 0.00                     | 446.00      | 446.00   | 560.00            | 4,014.00     | 3,454.00   | 5,350.00     |
| 00558 IRRIGATION - R&M                | 0.00                     | 83.00       | 83.00    | 369.00            | 747.00       | 378.00     | 1,000.00     |
| TOTAL Landscaping                     | 1,620.00                 | 2,753.00    | 1,133.00 | 17,041.90         | 24,777.00    | 7,735.10   | 33,040.00    |
| <b><u>Maintenance and Repairs</u></b> |                          |             |          |                   |              |            |              |
| 00560 JANITORIAL SERVICE/SUPPLIES     | 394.00                   | 429.00      | 35.00    | 2,854.50          | 3,861.00     | 1,006.50   | 5,150.00     |
| 00562 MAINTENANCE                     | 0.00                     | 250.00      | 250.00   | 213.00            | 2,250.00     | 2,037.00   | 3,000.00     |
| 00564 PEST CONTROL                    | 0.00                     | 152.00      | 152.00   | 912.00            | 1,368.00     | 456.00     | 1,825.00     |
| TOTAL Maintenance and Re              | 394.00                   | 831.00      | 437.00   | 3,979.50          | 7,479.00     | 3,499.50   | 9,975.00     |
| <b><u>Public Utilities</u></b>        |                          |             |          |                   |              |            |              |
| 00566 ELECTRICITY                     | 171.06                   | 42.00       | (129.06) | 998.05            | 378.00       | (620.05)   | 500.00       |

# Avalon of Naples III Condominium

## Income & Expense Statement

Posted 9/1/2022 To 9/30/2022 11:59:00 PM

|                                       | This Month: Consolidated |          |          | YTD: Consolidated |           |           | Annual     |
|---------------------------------------|--------------------------|----------|----------|-------------------|-----------|-----------|------------|
|                                       | Actual                   | Budget   | \$ Var   | Actual            | Budget    | \$ Var    |            |
| TOTAL Public Utilities                | 171.06                   | 42.00    | (129.06) | 998.05            | 378.00    | (620.05)  | 500.00     |
| <b><u>Repairs and Maintenance</u></b> |                          |          |          |                   |           |           |            |
| 00568 FIRE ALARM MAINT/MONITOR        | 353.10                   | 330.00   | (23.10)  | 3,177.90          | 2,970.00  | (207.90)  | 3,960.00   |
| 00571 FIRE EQUIPMENT R&M              | 0.00                     | 167.00   | 167.00   | 0.00              | 1,503.00  | 1,503.00  | 2,000.00   |
| 00572 FIRE SPRINKLER INSPECTION       | 0.00                     | 169.00   | 169.00   | 684.29            | 1,521.00  | 836.71    | 2,030.00   |
| 00574 PRESSURE WASHING                | 0.00                     | 140.00   | 140.00   | 0.00              | 1,260.00  | 1,260.00  | 1,680.00   |
| TOTAL Repairs and Maintainer          | 353.10                   | 806.00   | 452.90   | 3,862.19          | 7,254.00  | 3,391.81  | 9,670.00   |
| TOTAL Expense                         | 6,460.64                 | 8,978.00 | 2,517.36 | 63,714.30         | 81,363.00 | 17,648.70 | 108,288.00 |
| Excess Revenue / Expense              | 2,582.48                 | 46.00    | 2,536.48 | 18,116.66         | (147.00)  | 18,263.66 | 0.00       |

# Avalon of Naples III Condominium

## Income & Expense Statement

Posted 9/1/2022 To 9/30/2022 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     | 81,216.00      | 81,216.00    | 0.00       | 108,288.00   |
| 00420 RESERVE ASSESSMENT              | 0.00                  | 0.00        | 0.00     | 27,360.00      | 27,360.00    | 0.00       | 36,480.00    |
| 00440 MASTER FEES ASSESSMENTS         | 13,488.00             | 13,488.00   | 0.00     | 121,392.00     | 121,392.00   | 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     | 200.00         | 0.00         | 200.00     | 0.00         |
| 00475 OWNERS INTEREST CHARGES         | 0.00                  | 0.00        | 0.00     | 44.71          | 0.00         | 44.71      | 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     | (121,392.00)   | (121,392.00) | 0.00       | (161,856.00) |
| 00497 INTEREST INCOME                 | 1.19                  | 0.00        | 1.19     | 12.76          | 0.00         | 12.76      | 0.00         |
| 00499 RESERVE TRANSFER                | 0.00                  | 0.00        | 0.00     | (27,360.00)    | (27,360.00)  | 0.00       | (36,480.00)  |
| TOTAL Income                          | 9,025.19              | 9,024.00    | 1.19     | 81,705.47      | 81,216.00    | 489.47     | 108,288.00   |
| TOTAL Income                          | 9,025.19              | 9,024.00    | 1.19     | 81,705.47      | 81,216.00    | 489.47     | 108,288.00   |
| <b>Expense</b>                        |                       |             |          |                |              |            |              |
| <b><u>Administrative</u></b>          |                       |             |          |                |              |            |              |
| 00500 INSURANCE                       | 3,181.36              | 3,167.00    | (14.36)  | 28,534.23      | 28,503.00    | (31.23)    | 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           | 2,250.00     | 2,250.00   | 3,000.00     |
| 00508 AUDIT FEES                      | 0.00                  | 250.00      | 250.00   | 0.00           | 2,250.00     | 2,250.00   | 3,000.00     |
| 00509 PURCHASE/LEASE APPLICATION      | 0.00                  | 42.00       | 42.00    | 220.00         | 378.00       | 158.00     | 500.00       |
| 00510 MANAGEMENT FEES                 | 672.00                | 672.00      | 0.00     | 6,048.00       | 6,048.00     | 0.00       | 8,064.00     |
| 00511 OFFICE EXPENSE                  | 69.12                 | 165.00      | 95.88    | 1,119.18       | 1,485.00     | 365.82     | 1,978.00     |
| 00516 RESERVE STUDY                   | 0.00                  | 0.00        | 0.00     | 1,575.00       | 0.00         | (1,575.00) | 0.00         |
| TOTAL Administrative                  | 3,922.48              | 4,546.00    | 623.52   | 37,832.66      | 41,475.00    | 3,642.34   | 55,103.00    |
| <b><u>Landscaping</u></b>             |                       |             |          |                |              |            |              |
| 00550 LANDSCAPE MAINTENANCE           | 1,620.00              | 1,620.00    | 0.00     | 14,652.90      | 14,580.00    | (72.90)    | 19,440.00    |
| 00552 LANDSCAPE REPLACEMENT           | 0.00                  | 354.00      | 354.00   | 0.00           | 3,186.00     | 3,186.00   | 4,250.00     |
| 00554 TREE TRIMMING                   | 0.00                  | 250.00      | 250.00   | 1,460.00       | 2,250.00     | 790.00     | 3,000.00     |
| 00556 PINESTRAW                       | 0.00                  | 446.00      | 446.00   | 560.00         | 4,014.00     | 3,454.00   | 5,350.00     |
| 00558 IRRIGATION - R&M                | 0.00                  | 83.00       | 83.00    | 369.00         | 747.00       | 378.00     | 1,000.00     |
| TOTAL Landscaping                     | 1,620.00              | 2,753.00    | 1,133.00 | 17,041.90      | 24,777.00    | 7,735.10   | 33,040.00    |
| <b><u>Maintenance and Repairs</u></b> |                       |             |          |                |              |            |              |
| 00560 JANITORIAL SERVICE/SUPPLIES     | 394.00                | 429.00      | 35.00    | 2,854.50       | 3,861.00     | 1,006.50   | 5,150.00     |
| 00562 MAINTENANCE                     | 0.00                  | 250.00      | 250.00   | 213.00         | 2,250.00     | 2,037.00   | 3,000.00     |
| 00564 PEST CONTROL                    | 0.00                  | 152.00      | 152.00   | 912.00         | 1,368.00     | 456.00     | 1,825.00     |
| TOTAL Maintenance and Re              | 394.00                | 831.00      | 437.00   | 3,979.50       | 7,479.00     | 3,499.50   | 9,975.00     |
| <b><u>Public Utilities</u></b>        |                       |             |          |                |              |            |              |
| 00566 ELECTRICITY                     | 171.06                | 42.00       | (129.06) | 998.05         | 378.00       | (620.05)   | 500.00       |

# Avalon of Naples III Condominium

## Income & Expense Statement

Posted 9/1/2022 To 9/30/2022 11:59:00 PM

|                                       | This Month: Operating |          |          | YTD: Operating |           |           | Annual     |
|---------------------------------------|-----------------------|----------|----------|----------------|-----------|-----------|------------|
|                                       | Actual                | Budget   | \$ Var   | Actual         | Budget    | \$ Var    |            |
| TOTAL Public Utilities                | 171.06                | 42.00    | (129.06) | 998.05         | 378.00    | (620.05)  | 500.00     |
| <b><u>Repairs and Maintenance</u></b> |                       |          |          |                |           |           |            |
| 00568 FIRE ALARM MAINT/MONITOR        | 353.10                | 330.00   | (23.10)  | 3,177.90       | 2,970.00  | (207.90)  | 3,960.00   |
| 00571 FIRE EQUIPMENT R&M              | 0.00                  | 167.00   | 167.00   | 0.00           | 1,503.00  | 1,503.00  | 2,000.00   |
| 00572 FIRE SPRINKLER INSPECTION       | 0.00                  | 169.00   | 169.00   | 684.29         | 1,521.00  | 836.71    | 2,030.00   |
| 00574 PRESSURE WASHING                | 0.00                  | 140.00   | 140.00   | 0.00           | 1,260.00  | 1,260.00  | 1,680.00   |
| TOTAL Repairs and Maintainer          | 353.10                | 806.00   | 452.90   | 3,862.19       | 7,254.00  | 3,391.81  | 9,670.00   |
| TOTAL Expense                         | 6,460.64              | 8,978.00 | 2,517.36 | 63,714.30      | 81,363.00 | 17,648.70 | 108,288.00 |
| Excess Revenue / Expense              | 2,564.55              | 46.00    | 2,518.55 | 17,991.17      | (147.00)  | 18,138.17 | 0.00       |

# Avalon of Naples III Condominium

## Income & Expense Statement

Posted 9/1/2022 To 9/30/2022 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    | 17.93               | 0.00   | 17.93  | 125.49       | 0.00   | 125.49 | 0.00   |
| TOTAL Income             | 17.93               | 0.00   | 17.93  | 125.49       | 0.00   | 125.49 | 0.00   |
| TOTAL Income             | 17.93               | 0.00   | 17.93  | 125.49       | 0.00   | 125.49 | 0.00   |
| Excess Revenue / Expense | 17.93               | 0.00   | 17.93  | 125.49       | 0.00   | 125.49 | 0.00   |