

Avalon of Naples III Condominium
Balance Sheet
Period 02/28/2021

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	February 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6007	29,895.21		29,895.21
00113	ALLIANCE RES 5143		54,104.51	54,104.51
00112	ACCOUNTS RECEIVABLE	1,504.13		1,504.13
00122	PREPAID INSURANCE	33,191.86		33,191.86
00123	PREPAID EXPENSES	4,041.35		4,041.35
00124	PREPAID MASTER FEES	12,243.04		12,243.04
00131	DEPOSITS - UTILITIES, MISC.	78.00		78.00
	<i>Total Current Assets</i>	80,953.59	54,104.51	135,058.10
	TOTAL ASSETS	80,953.59	54,104.51	135,058.10
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	5,942.74		5,942.74
00210	ACCOUNTS PAYABLE	5,586.74		5,586.74
00221	DUE TO DEVELOPER	18,549.00		18,549.00
00230	INSURANCE FINANCING	27,042.93		27,042.93
00239	DEFERRED ASSESSMENTS	19,708.00		19,708.00
00301	DEF RES - ROOF REPLACEMENT		20,651.05	20,651.05
00302	DEF RES - BUILDING PAINTING		33,402.10	33,402.10
	<i>Total Current Liabilities</i>	76,829.41	54,053.15	130,882.56
<i>Equity</i>				
00350	FUND BALANCE	1,188.96	40.12	1,229.08
	Current Year Net Income/(Loss)	2,935.22	11.24	2,946.46
	<i>Total Equity</i>	4,124.18	51.36	4,175.54
	TOTAL LIABILITIES & EQUITY	80,953.59	54,104.51	135,058.10

Avalon of Naples III Condominium

Income & Expense Statement

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	Current Period Operating			Year to Date Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
Income							
00410 MAINTENANCE ASSMNTS	7,464.96	7,465.00	(0.04)	14,929.92	14,930.00	(0.08)	89,580.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	9,120.00	9,120.00	0.00	36,480.00
00440 MASTER FEES ASSESSMENTS	12,243.04	12,243.00	0.04	24,486.08	24,486.00	0.08	146,916.00
00470 LATE CHARGES	0.00	0.00	0.00	71.09	0.00	71.09	0.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	10.66	0.00	10.66	0.00
00481 LEASE APPLICATION FEES	0.00	0.00	0.00	100.00	0.00	100.00	0.00
00494 MASTER FEE TRANSFER	(12,243.04)	(12,243.00)	(0.04)	(24,486.08)	(24,486.00)	(0.08)	(146,916.00)
00497 INTEREST INCOME	1.35	0.00	1.35	4.03	0.00	4.03	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(9,120.00)	(9,120.00)	0.00	(36,480.00)
TOTAL Income	7,466.31	7,465.00	1.31	15,115.70	14,930.00	185.70	89,580.00
TOTAL Income	7,466.31	7,465.00	1.31	15,115.70	14,930.00	185.70	89,580.00
Expense							
Administrative							
00500 INSURANCE	3,316.21	2,083.00	(1,233.21)	5,889.04	4,166.00	(1,723.04)	25,000.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00504 ANNUAL REPORT	0.00	62.00	62.00	0.00	62.00	62.00	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	500.00	500.00	3,000.00
00509 LEASE APPLICATION FEES	0.00	42.00	42.00	0.00	84.00	84.00	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	1,344.00	1,344.00	0.00	8,064.00
00511 OFFICE EXPENSE	82.14	167.00	84.86	129.64	334.00	204.36	2,000.00
TOTAL Administrative	4,070.35	3,500.00	(570.35)	7,362.68	6,714.00	(648.68)	39,125.00
Landscaping							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	3,240.00	3,240.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00554 TREE TRIMMING	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00556 PINESTRAW	0.00	458.00	458.00	0.00	916.00	916.00	5,500.00
00558 IRRIGATION - R&M	69.00	167.00	98.00	69.00	334.00	265.00	2,000.00
TOTAL Landscaping	1,689.00	2,745.00	1,056.00	3,309.00	5,490.00	2,181.00	32,940.00
Maintenance and Repairs							
00560 JANITORIAL SERVICE/SUPPLIES	150.00	150.00	0.00	300.00	300.00	0.00	1,800.00
00562 MAINTENANCE	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00564 PEST CONTROL	192.00	152.00	(40.00)	192.00	304.00	112.00	1,825.00
TOTAL Maintenance and Re	342.00	552.00	210.00	492.00	1,104.00	612.00	6,625.00
Public Utilities							
00566 ELECTRICITY	39.83	75.00	35.17	79.66	150.00	70.34	900.00
TOTAL Public Utilities	39.83	75.00	35.17	79.66	150.00	70.34	900.00
Repairs and Maintenance							
00568 FIRE ALARM MAINT/MONITOR	348.57	330.00	(18.57)	697.14	660.00	(37.14)	3,960.00

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00570 ANNL FIRE EQUIPMNT INSPECT	0.00	25.00	25.00	0.00	50.00	50.00	300.00
00571 FIRE EQUIPMENT R&M	0.00	167.00	167.00	0.00	334.00	334.00	2,000.00
00572 FIRE SPRINKLER INSPECTION	240.00	103.00	(137.00)	240.00	206.00	(34.00)	1,230.00
00574 PRESSURE WASHING	0.00	208.00	208.00	0.00	416.00	416.00	2,500.00
TOTAL Repairs and Mainten	588.57	833.00	244.43	937.14	1,666.00	728.86	9,990.00
TOTAL Expense	6,729.75	7,705.00	975.25	12,180.48	15,124.00	2,943.52	89,580.00
Excess Revenue / Expense	736.56	(240.00)	976.56	2,935.22	(194.00)	3,129.22	0.00

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Income & Expense Statement

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	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00498 INTEREST - RESERVES	6.23	0.00	6.23	11.24	0.00	11.24	0.00
TOTAL Income	6.23	0.00	6.23	11.24	0.00	11.24	0.00
TOTAL Income	6.23	0.00	6.23	11.24	0.00	11.24	0.00
Excess Revenue / Expense	6.23	0.00	6.23	11.24	0.00	11.24	0.00