

Avalon of Naples III Condominium
Balance Sheet
Period 03/31/2021

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	March 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6007	66,198.20		66,198.20
00113	ALLIANCE RES 5143		54,111.40	54,111.40
00122	PREPAID INSURANCE	26,314.32		26,314.32
00123	PREPAID EXPENSES	3,666.20		3,666.20
00131	DEPOSITS - UTILITIES, MISC.	78.00		78.00
	<i>Total Current Assets</i>	96,256.72	54,111.40	150,368.12
	TOTAL ASSETS	96,256.72	54,111.40	150,368.12
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	47,544.35		47,544.35
00210	ACCOUNTS PAYABLE	4,665.11		4,665.11
00220	DUE TO MASTER	192.00		192.00
00221	DUE TO DEVELOPER	18,549.00		18,549.00
00230	INSURANCE FINANCING	19,791.96		19,791.96
	<i>Total Current Liabilities</i>	90,742.42		90,742.42
<i>Liability</i>				
00301	DEF RES - ROOF REPLACEMENT		20,651.05	20,651.05
00302	DEF RES - BUILDING PAINTING		33,402.10	33,402.10
	<i>Total Liability</i>		54,053.15	54,053.15
<i>Equity</i>				
00350	FUND BALANCE	1,188.96	40.12	1,229.08
	Current Year Net Income/(Loss)	4,325.34	18.13	4,343.47
	<i>Total Equity</i>	5,514.30	58.25	5,572.55
	TOTAL LIABILITIES & EQUITY	96,256.72	54,111.40	150,368.12

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							
<u>Income</u>							
00410 MAINTENANCE ASSMNTS	7,464.96	7,465.00	(0.04)	22,394.88	22,395.00	(0.12)	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	36,729.12	36,729.00	0.12	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
00477 COLLECTION FEES	65.00	0.00	65.00	65.00	0.00	65.00	0.00
00481 LEASE APPLICATION FEES-INCC	80.00	0.00	80.00	180.00	0.00	180.00	0.00
00494 MASTER FEE TRANSFER	(12,243.04)	(12,243.00)	(0.04)	(36,729.12)	(36,729.00)	(0.12)	(146,916.00)
00497 INTEREST INCOME	1.02	0.00	1.02	5.05	0.00	5.05	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(9,120.00)	(9,120.00)	0.00	(36,480.00)
TOTAL Income	7,610.98	7,465.00	145.98	22,726.68	22,395.00	331.68	89,580.00
TOTAL Income	7,610.98	7,465.00	145.98	22,726.68	22,395.00	331.68	89,580.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,159.54	2,083.00	(76.54)	8,048.58	6,249.00	(1,799.58)	25,000.00
00503 TAXES & TAX PREP	275.00	275.00	0.00	275.00	275.00	0.00	275.00
00504 ANNUAL REPORT	0.00	0.00	0.00	0.00	62.00	62.00	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
00509 LEASE APPLICATION FEES	220.00	42.00	(178.00)	220.00	126.00	(94.00)	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	276.83	167.00	(109.83)	406.47	501.00	94.53	2,000.00
TOTAL Administrative	3,603.37	3,489.00	(114.37)	10,966.05	10,203.00	(763.05)	39,125.00
<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	250.00	250.00	0.00	750.00	750.00	3,000.00
00554 TREE TRIMMING	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
00556 PINESTRAW	0.00	458.00	458.00	0.00	1,374.00	1,374.00	5,500.00
00558 IRRIGATION - R&M	0.00	167.00	167.00	69.00	501.00	432.00	2,000.00
TOTAL Landscaping	1,620.00	2,745.00	1,125.00	4,929.00	8,235.00	3,306.00	32,940.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	150.00	150.00	0.00	450.00	450.00	0.00	1,800.00
00562 MAINTENANCE	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
00564 PEST CONTROL	432.00	152.00	(280.00)	624.00	456.00	(168.00)	1,825.00
TOTAL Maintenance and Re	582.00	552.00	(30.00)	1,074.00	1,656.00	582.00	6,625.00
<u>Public Utilities</u>							
00566 ELECTRICITY	40.34	75.00	34.66	120.00	225.00	105.00	900.00
TOTAL Public Utilities	40.34	75.00	34.66	120.00	225.00	105.00	900.00

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Income & Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00568 FIRE ALARM MAINT/MONITOR	375.15	330.00	(45.15)	1,072.29	990.00	(82.29)	3,960.00
00570 ANNL FIRE EQUIPMNT INSPECT	0.00	25.00	25.00	0.00	75.00	75.00	300.00
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	103.00	103.00	240.00	309.00	69.00	1,230.00
00574 PRESSURE WASHING	0.00	208.00	208.00	0.00	624.00	624.00	2,500.00
TOTAL Repairs and Mainten	375.15	833.00	457.85	1,312.29	2,499.00	1,186.71	9,990.00
TOTAL Expense	6,220.86	7,694.00	1,473.14	18,401.34	22,818.00	4,416.66	89,580.00
Excess Revenue / Expense	1,390.12	(229.00)	1,619.12	4,325.34	(423.00)	4,748.34	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	6.89	0.00	6.89	18.13	0.00	18.13	0.00
TOTAL Income	6.89	0.00	6.89	18.13	0.00	18.13	0.00
TOTAL Income	6.89	0.00	6.89	18.13	0.00	18.13	0.00
Excess Revenue / Expense	6.89	0.00	6.89	18.13	0.00	18.13	0.00