

Avalon of Naples III Condominium  
Balance Sheet  
Period 04/30/2021

Page 1 of 1

|                                 | April<br>2021                         | Operating        | Reserve          | Total             |
|---------------------------------|---------------------------------------|------------------|------------------|-------------------|
| <b>Assets</b>                   |                                       |                  |                  |                   |
| <i>Current Assets</i>           |                                       |                  |                  |                   |
| 00102                           | ALLIANCE OP 6007                      | 37,543.39        |                  | 37,543.39         |
| 00113                           | ALLIANCE RES 5143                     |                  | 63,238.71        | 63,238.71         |
| 00112                           | ACCOUNTS RECEIVABLE                   | 0.50             |                  | 0.50              |
| 00122                           | PREPAID INSURANCE                     | 23,679.82        |                  | 23,679.82         |
| 00123                           | PREPAID EXPENSES                      | 2,399.30         |                  | 2,399.30          |
| 00124                           | PREPAID MASTER FEES                   | 24,486.08        |                  | 24,486.08         |
| 00131                           | DEPOSITS - UTILITIES, MISC.           | 78.00            |                  | 78.00             |
|                                 | <i>Total Current Assets</i>           | 88,187.09        | 63,238.71        | 151,425.80        |
|                                 | <b>TOTAL ASSETS</b>                   | <b>88,187.09</b> | <b>63,238.71</b> | <b>151,425.80</b> |
| <b>Liabilities &amp; Equity</b> |                                       |                  |                  |                   |
| <i>Current Liabilities</i>      |                                       |                  |                  |                   |
| 00207                           | PREPAID ASSESSMENTS                   | 5,584.52         |                  | 5,584.52          |
| 00210                           | ACCOUNTS PAYABLE                      | 39.83            |                  | 39.83             |
| 00221                           | DUE TO DEVELOPER                      | 18,549.00        |                  | 18,549.00         |
| 00230                           | INSURANCE FINANCING                   | 17,730.79        |                  | 17,730.79         |
| 00239                           | DEFERRED ASSESSMENTS                  | 39,416.00        |                  | 39,416.00         |
|                                 | <i>Total Current Liabilities</i>      | 81,320.14        |                  | 81,320.14         |
| <i>Liability</i>                |                                       |                  |                  |                   |
| 00301                           | DEF RES - ROOF REPLACEMENT            |                  | 24,251.05        | 24,251.05         |
| 00302                           | DEF RES - BUILDING PAINTING           |                  | 38,922.10        | 38,922.10         |
|                                 | <i>Total Liability</i>                |                  | 63,173.15        | 63,173.15         |
| <i>Equity</i>                   |                                       |                  |                  |                   |
| 00350                           | FUND BALANCE                          | 1,188.96         | 40.12            | 1,229.08          |
|                                 | Current Year Net Income/(Loss)        | 5,677.99         | 25.44            | 5,703.43          |
|                                 | <i>Total Equity</i>                   | 6,866.95         | 65.56            | 6,932.51          |
|                                 | <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>88,187.09</b> | <b>63,238.71</b> | <b>151,425.80</b> |

# Avalon of Naples III Condominium

## Income & Expense Statement

Posted 4/1/2021 To 4/30/2021 11:59:00 PM

|                                       | Current Period Operating |             |          | Year to Date Operating |             |            |              |
|---------------------------------------|--------------------------|-------------|----------|------------------------|-------------|------------|--------------|
|                                       | Actual                   | Budget      | \$ Var   | Actual                 | Budget      | \$ Var     | Annual       |
| <b>Income</b>                         |                          |             |          |                        |             |            |              |
| <b><u>Income</u></b>                  |                          |             |          |                        |             |            |              |
| 00410 MAINTENANCE ASSMNTS             | 7,464.96                 | 7,465.00    | (0.04)   | 29,859.84              | 29,860.00   | (0.16)     | 89,580.00    |
| 00420 RESERVE ASSESSMENT              | 9,120.00                 | 9,120.00    | 0.00     | 18,240.00              | 18,240.00   | 0.00       | 36,480.00    |
| 00440 MASTER FEES ASSESSMENTS         | 12,243.04                | 12,243.00   | 0.04     | 48,972.16              | 48,972.00   | 0.16       | 146,916.00   |
| 00460 MISCELLANEOUS INCOME            | 12.00                    | 0.00        | 12.00    | 12.00                  | 0.00        | 12.00      | 0.00         |
| 00470 LATE CHARGES                    | 25.00                    | 0.00        | 25.00    | 96.09                  | 0.00        | 96.09      | 0.00         |
| 00475 OWNERS INTEREST CHARGES         | 44.40                    | 0.00        | 44.40    | 55.06                  | 0.00        | 55.06      | 0.00         |
| 00477 COLLECTION FEES                 | 0.00                     | 0.00        | 0.00     | 65.00                  | 0.00        | 65.00      | 0.00         |
| 00481 LEASE APPLICATION FEES-INCC     | 0.00                     | 0.00        | 0.00     | 180.00                 | 0.00        | 180.00     | 0.00         |
| 00482 PURCHASE APPLICATION FEES-      | 500.00                   | 0.00        | 500.00   | 500.00                 | 0.00        | 500.00     | 0.00         |
| 00494 MASTER FEE TRANSFER             | (12,243.04)              | (12,243.00) | (0.04)   | (48,972.16)            | (48,972.00) | (0.16)     | (146,916.00) |
| 00497 INTEREST INCOME                 | 1.23                     | 0.00        | 1.23     | 6.28                   | 0.00        | 6.28       | 0.00         |
| 00499 RESERVE TRANSFER                | (9,120.00)               | (9,120.00)  | 0.00     | (18,240.00)            | (18,240.00) | 0.00       | (36,480.00)  |
| TOTAL Income                          | 8,047.59                 | 7,465.00    | 582.59   | 30,774.27              | 29,860.00   | 914.27     | 89,580.00    |
| TOTAL Income                          | 8,047.59                 | 7,465.00    | 582.59   | 30,774.27              | 29,860.00   | 914.27     | 89,580.00    |
| <b>Expense</b>                        |                          |             |          |                        |             |            |              |
| <b><u>Administrative</u></b>          |                          |             |          |                        |             |            |              |
| 00500 INSURANCE                       | 2,738.50                 | 2,083.00    | (655.50) | 10,787.08              | 8,332.00    | (2,455.08) | 25,000.00    |
| 00503 TAXES & TAX PREP                | 0.00                     | 0.00        | 0.00     | 275.00                 | 275.00      | 0.00       | 275.00       |
| 00504 ANNUAL REPORT                   | 61.25                    | 0.00        | (61.25)  | 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                   | 1,000.00    | 1,000.00   | 3,000.00     |
| 00509 LEASE APPLICATION FEES          | 160.00                   | 42.00       | (118.00) | 380.00                 | 168.00      | (212.00)   | 500.00       |
| 00510 MANAGEMENT FEES                 | 672.00                   | 672.00      | 0.00     | 2,688.00               | 2,688.00    | 0.00       | 8,064.00     |
| 00511 OFFICE EXPENSE                  | 139.26                   | 167.00      | 27.74    | 545.73                 | 668.00      | 122.27     | 2,000.00     |
| TOTAL Administrative                  | 3,771.01                 | 3,214.00    | (557.01) | 14,737.06              | 13,417.00   | (1,320.06) | 39,125.00    |
| <b><u>Landscaping</u></b>             |                          |             |          |                        |             |            |              |
| 00550 LANDSCAPE MAINTENANCE           | 1,620.00                 | 1,620.00    | 0.00     | 6,480.00               | 6,480.00    | 0.00       | 19,440.00    |
| 00552 LANDSCAPE REPLACEMENT           | 0.00                     | 250.00      | 250.00   | 0.00                   | 1,000.00    | 1,000.00   | 3,000.00     |
| 00554 TREE TRIMMING                   | 0.00                     | 250.00      | 250.00   | 0.00                   | 1,000.00    | 1,000.00   | 3,000.00     |
| 00556 PINESTRAW                       | 0.00                     | 458.00      | 458.00   | 0.00                   | 1,832.00    | 1,832.00   | 5,500.00     |
| 00558 IRRIGATION - R&M                | 0.00                     | 167.00      | 167.00   | 69.00                  | 668.00      | 599.00     | 2,000.00     |
| TOTAL Landscaping                     | 1,620.00                 | 2,745.00    | 1,125.00 | 6,549.00               | 10,980.00   | 4,431.00   | 32,940.00    |
| <b><u>Maintenance and Repairs</u></b> |                          |             |          |                        |             |            |              |
| 00560 JANITORIAL SERVICE/SUPPLIES     | 150.00                   | 150.00      | 0.00     | 600.00                 | 600.00      | 0.00       | 1,800.00     |
| 00562 MAINTENANCE                     | 425.00                   | 250.00      | (175.00) | 425.00                 | 1,000.00    | 575.00     | 3,000.00     |
| 00564 PEST CONTROL                    | 336.00                   | 152.00      | (184.00) | 960.00                 | 608.00      | (352.00)   | 1,825.00     |
| TOTAL Maintenance and Re              | 911.00                   | 552.00      | (359.00) | 1,985.00               | 2,208.00    | 223.00     | 6,625.00     |
| <b><u>Public Utilities</u></b>        |                          |             |          |                        |             |            |              |
| 00566 ELECTRICITY                     | 39.83                    | 75.00       | 35.17    | 159.83                 | 300.00      | 140.17     | 900.00       |

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Posted 4/1/2021 To 4/30/2021 11:59:00 PM

|                                       | Current Period Operating |          |          | Year to Date Operating |           |          | Annual    |
|---------------------------------------|--------------------------|----------|----------|------------------------|-----------|----------|-----------|
|                                       | Actual                   | Budget   | \$ Var   | Actual                 | Budget    | \$ Var   |           |
| TOTAL Public Utilities                | 39.83                    | 75.00    | 35.17    | 159.83                 | 300.00    | 140.17   | 900.00    |
| <b><u>Repairs and Maintenance</u></b> |                          |          |          |                        |           |          |           |
| 00568 FIRE ALARM MAINT/MONITOR        | 353.10                   | 330.00   | (23.10)  | 1,425.39               | 1,320.00  | (105.39) | 3,960.00  |
| 00570 ANNL FIRE EQUIPMNT INSPECT      | 0.00                     | 25.00    | 25.00    | 0.00                   | 100.00    | 100.00   | 300.00    |
| 00571 FIRE EQUIPMENT R&M              | 0.00                     | 167.00   | 167.00   | 0.00                   | 668.00    | 668.00   | 2,000.00  |
| 00572 FIRE SPRINKLER INSPECTION       | 0.00                     | 103.00   | 103.00   | 240.00                 | 412.00    | 172.00   | 1,230.00  |
| 00574 PRESSURE WASHING                | 0.00                     | 208.00   | 208.00   | 0.00                   | 832.00    | 832.00   | 2,500.00  |
| TOTAL Repairs and Mainten             | 353.10                   | 833.00   | 479.90   | 1,665.39               | 3,332.00  | 1,666.61 | 9,990.00  |
| TOTAL Expense                         | 6,694.94                 | 7,419.00 | 724.06   | 25,096.28              | 30,237.00 | 5,140.72 | 89,580.00 |
| Excess Revenue / Expense              | 1,352.65                 | 46.00    | 1,306.65 | 5,677.99               | (377.00)  | 6,054.99 | 0.00      |

# Avalon of Naples III Condominium

## Income & Expense Statement

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|                           | Current Period Reserve |             |             | Year to Date Reserve |             |              | Annual      |
|---------------------------|------------------------|-------------|-------------|----------------------|-------------|--------------|-------------|
|                           | Actual                 | Budget      | \$ Var      | Actual               | Budget      | \$ Var       |             |
| <b>Income</b>             |                        |             |             |                      |             |              |             |
| <b><u>Income</u></b>      |                        |             |             |                      |             |              |             |
| 00497 INTEREST INCOME     | 25.44                  | 0.00        | 25.44       | 25.44                | 0.00        | 25.44        | 0.00        |
| 00498 INTEREST - RESERVES | (18.13)                | 0.00        | (18.13)     | 0.00                 | 0.00        | 0.00         | 0.00        |
| TOTAL Income              | <u>7.31</u>            | <u>0.00</u> | <u>7.31</u> | <u>25.44</u>         | <u>0.00</u> | <u>25.44</u> | <u>0.00</u> |
| TOTAL Income              | <u>7.31</u>            | <u>0.00</u> | <u>7.31</u> | <u>25.44</u>         | <u>0.00</u> | <u>25.44</u> | <u>0.00</u> |
| Excess Revenue / Expense  | <u>7.31</u>            | <u>0.00</u> | <u>7.31</u> | <u>25.44</u>         | <u>0.00</u> | <u>25.44</u> | <u>0.00</u> |