Avalon of Naples Master
Balance Sheet
Period 01/31/2021

	January 2021	Operating	Reserve	Total
	Assets			
	Current Assets			
00103	ALLIANCE OP 9008	84,152.68		84,152.68
00113	ALLIANCE RES 1681		55,559.37	55,559.37
00122	PREPAID INSURANCE	10,186.26		10,186.26
00123	PREPAID EXPENSES	9,344.28		9,344.28
00131	DEPOSITS - UTILITIES, MISC.	3,894.00		3,894.00
	Total Current Assets	107,577.22	55,559.37	163,136.59
	TOTAL ASSETS	107,577.22	55,559.37	163,136.59
	Liabilities & Equity			
	Current Liabilities			
00210	ACCOUNTS PAYABLE	15,454.72		15,454.72
00221	DUE TO DEVELOPER	24,288.00		24,288.00
00230	INSURANCE FINANCING	9,540.23		9,540.23
00239	DEFERRED ASSESSMENTS	74,083.79		74,083.79
00300	DEF RES-UNALLOCATED INTEREST		96.37	96.37
00301	DEF RES - IRRIGATION PUMPS		9,725.73	9,725.73
00302	DEF RES - PAVEMENT RESURFACE		8,228.07	8,228.07
00303	DEF RES - POOL EQUIPMENT		8,651.50	8,651.50
00304	DEF RES - POOL RESURFACING		6,244.74	6,244.74
00305	DEF RES - FITNESS EQUIP & FURN		14,573.20	14,573.20
00307	DEF RES - CLUBHOUSE PAINT		1,782.60	1,782.60
00308	DEF RES - ROOF REPLACEMENT		1,669.54	1,669.54
00309	DEF RES-PERIMETER WALL PAINT		4,580.95	4,580.95
	Total Current Liabilities	123,366.74	55,552.70	178,919.44
	Equity			
00350	FUND BALANCE	(16,908.03)		(16,908.03)
	Current Year Net Income/(Loss)	1,118.51	6.67	1,125.18
	Total Equity	(15,789.52)	6.67	(15,782.85)
	TOTAL LIABILITIES & EQUITY	107,577.22	55,559.37	163,136.59

Avalon of Naples Master
Income & Expense Statement
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	Current Period Consolidated Actual	Current Period Consolidated Budget	Current Period Consolidated $ Var	Year to Date Consolidated Actual	Year to Date Consolidated Budget	Year to Date Consolidated $ Var	Annual
Income							
Income							
00410 MAINTENANCE ASSESSMENTS	37,041.89	37,042.00	(0.11)	37,041.89	37,042.00	(0.11)	444,501.20
00420 RESERVE ASSESSMENT	5,183.20	5,183.20	0.00	5,183.20	5,183.20	0.00	20,732.80
00460 MISCELLANEOUS INCOME	149.00	0.00	149.00	149.00	0.00	149.00	0.00
00497 INTEREST INCOME	1.95	0.00	1.95	1.95	0.00	1.95	0.00
00499 RESERVE TRANSFER	(5,183.20)	(5,183.20)	0.00	(5,183.20)	(5,183.20)	0.00	(20,732.80)
TOTAL Income	37,192.84	37,042.00	150.84	37,192.84	37,042.00	150.84	444,501.20
Reserve							
00498 RESERVE INTEREST	6.67	0.00	6.67	6.67	0.00	6.67	0.00
TOTAL Reserve	6.67	0.00	6.67	6.67	0.00	6.67	0.00
TOTAL Income	37,199.51	37,042.00	157.51	37,199.51	37,042.00	157.51	444,501.20
Expense							
Common-Administrative							
00500 INSURANCE - COMMON	1,326.79	1,348.00	21.21	1,326.79	1,348.00	21.21	16,175.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00504 LEGAL FEES	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	1,162.83	1,163.00	0.17	13,954.00
00507 OFFICE EXPENSES	596.89	167.00	(429.89)	596.89	167.00	(429.89)	2,000.00
00591 WEBSITE	0.00	92.00	92.00	0.00	92.00	92.00	1,100.00
TOTAL Common-Administra	3,086.51	3,270.00	183.49	3,086.51	3,270.00	183.49	39,504.00
Common-Utilities							
00526 CABLE/INTERNET/PHONE	12,592.51	14,167.00	1,574.49	12,592.51	14,167.00	1,574.49	170,000.00
00528 WATER/SEWER	5,149.91	4,408.00	(741.91)	5,149.91	4,408.00	(741.91)	52,895.00
00530 ELECTRICITY-MAIN GATE/IRR	360.13	375.00	14.87	360.13	375.00	14.87	4,500.00
00531 ELECTRICITY-LIFT	56.51	50.00	(6.51)	56.51	50.00	(6.51)	600.00
00532 ELECTRICITY-LAKE WATER FEA	274.34	583.00	308.66	274.34	583.00	308.66	7,000.00
00534 ELECTRICITY-BACK GATE/ENTR	23.17	25.00	1.83	23.17	25.00	1.83	300.00
00536 ELECTRICITY/LEASE-SL	653.83	667.00	13.17	653.83	667.00	13.17	8,000.00
TOTAL Common-Utilities	19,110.40	20,275.00	1,164.60	19,110.40	20,275.00	1,164.60	243,295.00
Landscaping							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	3,900.00	3,900.00	0.00	46,800.00
00510 LANDSCAPE REPLACEMENT	0.00	833.00	833.00	0.00	833.00	833.00	10,000.00
00512 MULCH	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
00513 TREE TRIMMING	0.00	333.00	333.00	0.00	333.00	333.00	4,000.00
00514 IRRIGATION R&M	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
TOTAL Landscaping	3,900.00	5,733.00	1,833.00	3,900.00	5,733.00	1,833.00	68,800.00
Maintenance and Repairs							
00516 LAKE FOUNTAIN CONTRACT	0.00	95.00	95.00	0.00	95.00	95.00	1,141.00
00518 LAKE/PRESERVE CONTRACT	813.67	806.00	(7.67)	813.67	806.00	(7.67)	9,669.00
00519 LAKE & FOUNTAIN R&M	950.00	417.00	(533.00)	950.00	417.00	(533.00)	5,000.00

	Current Period Consolidated			Year to Date Consolidated			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
00520 GATE MONITORING	2,103.62	1,866.00	(237.62)	2,103.62	1,866.00	(237.62)	22,392.00
00524 GATE R&M	688.64	583.00	(105.64)	688.64	583.00	(105.64)	7,000.00
TOTAL Maintenance and Re	4,555.93	3,767.00	(788.93)	4,555.93	3,767.00	(788.93)	45,202.00
Other Expense							
00602 LICENSES/FEES	0.00	83.00	83.00	0.00	83.00	83.00	1,000.00
00604 MAINTENANCE	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	429.50	417.00	(12.50)	429.50	417.00	(12.50)	5,000.00
00608 PEST CONTROL	0.00	42.00	42.00	0.00	42.00	42.00	500.00
00613 TRASH	144.85	117.00	(27.85)	144.85	117.00	(27.85)	1,400.00
00615 FIRE EQUIPMENT INSPECTION	0.00	42.00	42.00	0.00	42.00	42.00	500.00
00616 PRESSURE WASHING	0.00	208.00	208.00	0.00	208.00	208.00	2,500.00
TOTAL Other Expense	574.35	1,409.00	834.65	574.35	1,409.00	834.65	16,900.00
Pool							
00618 POOL MAINTENANCE	670.00	650.00	(20.00)	670.00	650.00	(20.00)	7,800.00
00620 POOL REPAIRS	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
00622 POOL/SPA HEATING	3,728.51	667.00	(3,061.51)	3,728.51	667.00	(3,061.51)	8,000.00
TOTAL Pool	4,398.51	1,567.00	(2,831.51)	4,398.51	1,567.00	(2,831.51)	18,800.00
Public Utilities							
00610 ELECTRICITY - CLUBHOUSE	448.63	1,000.00	551.37	448.63	1,000.00	551.37	12,000.00
TOTAL Public Utilities	448.63	1,000.00	551.37	448.63	1,000.00	551.37	12,000.00
TOTAL Expense	36,074.33	37,021.00	946.67	36,074.33	37,021.00	946.67	444,501.00
Excess Revenue / Expense	1,125.18	21.00	1,104.18	1,125.18	21.00	1,104.18	0.20

Avalon of Naples Master
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 ASSESSMENTS	37,041.89	37,042.00	(0.11)	37,041.89	37,042.00	(0.11)	444,501.20
00420 RESERVE ASSESSMENT	5,183.20	5,183.20	0.00	5,183.20	5,183.20	0.00	20,732.80
00460 MISCELLANEOUS INCOME	149.00	0.00	149.00	149.00	0.00	149.00	0.00
00497 INTEREST INCOME	1.95	0.00	1.95	1.95	0.00	1.95	0.00
00499 RESERVE TRANSFER	(5,183.20)	(5,183.20)	0.00	(5,183.20)	(5,183.20)	0.00	(20,732.80)
TOTAL Income	37,192.84	37,042.00	150.84	37,192.84	37,042.00	150.84	444,501.20
TOTAL Income	37,192.84	37,042.00	150.84	37,192.84	37,042.00	150.84	444,501.20
Expense							
Common-Administrative							
00500 INSURANCE - COMMON	1,326.79	1,348.00	21.21	1,326.79	1,348.00	21.21	16,175.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00504 LEGAL FEES	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	1,162.83	1,163.00	0.17	13,954.00
00507 OFFICE EXPENSES	596.89	167.00	(429.89)	596.89	167.00	(429.89)	2,000.00
00591 WEBSITE	0.00	92.00	92.00	0.00	92.00	92.00	1,100.00
TOTAL Common-Administra	3,086.51	3,270.00	183.49	3,086.51	3,270.00	183.49	39,504.00
Common-Utilities							
00526 CABLE/INTERNET/PHONE	12,592.51	14,167.00	1,574.49	12,592.51	14,167.00	1,574.49	170,000.00
00528 WATER/SEWER	5,149.91	4,408.00	(741.91)	5,149.91	4,408.00	(741.91)	52,895.00
00530 ELECTRICITY-MAIN GATE/IRR	360.13	375.00	14.87	360.13	375.00	14.87	4,500.00
00531 ELECTRICITY-LIFT	56.51	50.00	(6.51)	56.51	50.00	(6.51)	600.00
00532 ELECTRICITY-LAKE WATER FEA	274.34	583.00	308.66	274.34	583.00	308.66	7,000.00
00534 ELECTRICITY-BACK GATE/ENTR	23.17	25.00	1.83	23.17	25.00	1.83	300.00
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TOTAL Common-Utilities	19,110.40	20,275.00	1,164.60	19,110.40	20,275.00	1,164.60	243,295.00
Landscaping							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	3,900.00	3,900.00	0.00	46,800.00
00510 LANDSCAPE REPLACEMENT	0.00	833.00	833.00	0.00	833.00	833.00	10,000.00
00512 MULCH	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
00513 TREE TRIMMING	0.00	333.00	333.00	0.00	333.00	333.00	4,000.00
00514 IRRIGATION R&M	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
TOTAL Landscaping	3,900.00	5,733.00	1,833.00	3,900.00	5,733.00	1,833.00	68,800.00
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00516 LAKE FOUNTAIN CONTRACT	0.00	95.00	95.00	0.00	95.00	95.00	1,141.00
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	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Other Expense							
00602 LICENSES/FEES	0.00	83.00	83.00	0.00	83.00	83.00	1,000.00
00604 MAINTENANCE	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	429.50	417.00	(12.50)	429.50	417.00	(12.50)	5,000.00
00608 PEST CONTROL	0.00	42.00	42.00	0.00	42.00	42.00	500.00
00613 TRASH	144.85	117.00	(27.85)	144.85	117.00	(27.85)	1,400.00
00615 FIRE EQUIPMENT INSPECTION	0.00	42.00	42.00	0.00	42.00	42.00	500.00
00616 PRESSURE WASHING	0.00	208.00	208.00	0.00	208.00	208.00	2,500.00
TOTAL Other Expense	574.35	1,409.00	834.65	574.35	1,409.00	834.65	16,900.00
Pool							
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00620 POOL REPAIRS	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
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Public Utilities							
00610 ELECTRICITY - CLUBHOUSE	448.63	1,000.00	551.37	448.63	1,000.00	551.37	12,000.00
TOTAL Public Utilities	448.63	1,000.00	551.37	448.63	1,000.00	551.37	12,000.00
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Excess Revenue / Expense	1,118.51	21.00	1,097.51	1,118.51	21.00	1,097.51	0.20

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	Current Period Reserve			Year to Date Reserve			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Reserve							
00498 RESERVE INTEREST	6.67	0.00	6.67	6.67	0.00	6.67	0.00
TOTAL Reserve	6.67	0.00	6.67	6.67	0.00	6.67	0.00
TOTAL Income	6.67	0.00	6.67	6.67	0.00	6.67	0.00
Excess Revenue / Expense	6.67	0.00	6.67	6.67	0.00	6.67	0.00