

Avalon of Naples Master
Balance Sheet
Period 02/28/2021

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	February 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 9008	49,266.25		49,266.25
00113	ALLIANCE RES 1681		55,565.76	55,565.76
00122	PREPAID INSURANCE	8,987.88		8,987.88
00123	PREPAID EXPENSES	6,842.67		6,842.67
00131	DEPOSITS - UTILITIES, MISC.	3,894.00		3,894.00
	<i>Total Current Assets</i>	68,990.80	55,565.76	124,556.56
	TOTAL ASSETS	68,990.80	55,565.76	124,556.56
Liabilities & Equity				
<i>Current Liabilities</i>				
00210	ACCOUNTS PAYABLE	10,662.94		10,662.94
00211	ACCRUED PAYABLES	1,189.14		1,189.14
00221	DUE TO DEVELOPER	24,288.00		24,288.00
00230	INSURANCE FINANCING	8,177.34		8,177.34
00239	DEFERRED ASSESSMENTS	37,041.90		37,041.90
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
	<i>Total Current Liabilities</i>	81,359.32	55,552.70	136,912.02
<i>Equity</i>				
00350	FUND BALANCE	(16,908.03)		(16,908.03)
	Current Year Net Income/(Loss)	4,539.51	13.06	4,552.57
	<i>Total Equity</i>	(12,368.52)	13.06	(12,355.46)
	TOTAL LIABILITIES & EQUITY	68,990.80	55,565.76	124,556.56

Avalon of Naples Master Income & Expense Statement

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Current Period Operating				Year to Date Operating			Annual
Actual	Budget	\$ Var	Actual	Budget	\$ Var		
Income							
Income							
00410 MAINTENANCE ASSESSMENTS	37,041.89	37,042.00	(0.11)	74,083.78	74,084.00	(0.22)	444,501.20
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	5,183.20	5,183.20	0.00	20,732.80
00460 MISCELLANEOUS INCOME	0.00	0.00	0.00	149.00	0.00	149.00	0.00
00497 INTEREST INCOME	2.83	0.00	2.83	4.78	0.00	4.78	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(5,183.20)	(5,183.20)	0.00	(20,732.80)
TOTAL Income	37,044.72	37,042.00	2.72	74,237.56	74,084.00	153.56	444,501.20
TOTAL Income	37,044.72	37,042.00	2.72	74,237.56	74,084.00	153.56	444,501.20
Expense							
Common-Administrative							
00500 INSURANCE - COMMON	1,198.38	1,348.00	149.62	2,525.17	2,696.00	170.83	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	1,000.00	1,000.00	6,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	2,325.66	2,326.00	0.34	13,954.00
00507 OFFICE EXPENSES	146.92	167.00	20.08	743.81	334.00	(409.81)	2,000.00
00591 WEBSITE	0.00	92.00	92.00	0.00	184.00	184.00	1,100.00
TOTAL Common-Administra	2,508.13	3,270.00	761.87	5,594.64	6,540.00	945.36	39,504.00
Common-Utilities							
00526 CABLE/INTERNET/PHONE	13,796.40	14,167.00	370.60	26,388.91	28,334.00	1,945.09	170,000.00
00528 WATER/SEWER	4,549.10	4,408.00	(141.10)	9,699.01	8,816.00	(883.01)	52,895.00
00530 ELECTRICITY-MAIN GATE/IRR	388.86	375.00	(13.86)	748.99	750.00	1.01	4,500.00
00531 ELECTRICITY-LIFT	0.00	50.00	50.00	56.51	100.00	43.49	600.00
00532 ELECTRICITY-LAKE WATER FEA	274.34	583.00	308.66	548.68	1,166.00	617.32	7,000.00
00534 ELECTRICITY-BACK GATE/ENTR	23.17	25.00	1.83	46.34	50.00	3.66	300.00
00536 ELECTRICITY/LEASE-SL	653.83	667.00	13.17	1,307.66	1,334.00	26.34	8,000.00
TOTAL Common-Utilities	19,685.70	20,275.00	589.30	38,796.10	40,550.00	1,753.90	243,295.00
Landscaping							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	7,800.00	7,800.00	0.00	46,800.00
00510 LANDSCAPE REPLACEMENT	0.00	833.00	833.00	0.00	1,666.00	1,666.00	10,000.00
00512 MULCH	0.00	417.00	417.00	0.00	834.00	834.00	5,000.00
00513 TREE TRIMMING	0.00	333.00	333.00	0.00	666.00	666.00	4,000.00
00514 IRRIGATION R&M	75.00	250.00	175.00	75.00	500.00	425.00	3,000.00
TOTAL Landscaping	3,975.00	5,733.00	1,758.00	7,875.00	11,466.00	3,591.00	68,800.00
Maintenance and Repairs							
00516 LAKE FOUNTAIN CONTRACT	0.00	95.00	95.00	0.00	190.00	190.00	1,141.00
00518 LAKE/PRESERVE CONTRACT	813.66	806.00	(7.66)	1,627.33	1,612.00	(15.33)	9,669.00
00519 LAKE & FOUNTAIN R&M	0.00	417.00	417.00	950.00	834.00	(116.00)	5,000.00
00520 GATE MONITORING	2,103.62	1,866.00	(237.62)	4,207.24	3,732.00	(475.24)	22,392.00
00524 GATE R&M	1,044.25	583.00	(461.25)	1,732.89	1,166.00	(566.89)	7,000.00
TOTAL Maintenance and Re	3,961.53	3,767.00	(194.53)	8,517.46	7,534.00	(983.46)	45,202.00

Avalon of Naples Master Income & Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<u>Other Expense</u>							
00602 LICENSES/FEES	0.00	83.00	83.00	0.00	166.00	166.00	1,000.00
00604 MAINTENANCE	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	429.50	417.00	(12.50)	859.00	834.00	(25.00)	5,000.00
00608 PEST CONTROL	319.00	42.00	(277.00)	319.00	84.00	(235.00)	500.00
00613 TRASH	145.50	117.00	(28.50)	290.35	234.00	(56.35)	1,400.00
00615 FIRE EQUIPMENT INSPECTION	0.00	42.00	42.00	0.00	84.00	84.00	500.00
00616 PRESSURE WASHING	0.00	208.00	208.00	0.00	416.00	416.00	2,500.00
TOTAL Other Expense	894.00	1,409.00	515.00	1,468.35	2,818.00	1,349.65	16,900.00
<u>Pool</u>							
00618 POOL MAINTENANCE	670.00	650.00	(20.00)	1,340.00	1,300.00	(40.00)	7,800.00
00620 POOL REPAIRS	261.00	250.00	(11.00)	261.00	500.00	239.00	3,000.00
00622 POOL/SPA HEATING	1,189.14	667.00	(522.14)	4,917.65	1,334.00	(3,583.65)	8,000.00
TOTAL Pool	2,120.14	1,567.00	(553.14)	6,518.65	3,134.00	(3,384.65)	18,800.00
<u>Public Utilities</u>							
00610 ELECTRICITY - CLUBHOUSE	479.22	1,000.00	520.78	927.85	2,000.00	1,072.15	12,000.00
TOTAL Public Utilities	479.22	1,000.00	520.78	927.85	2,000.00	1,072.15	12,000.00
TOTAL Expense	33,623.72	37,021.00	3,397.28	69,698.05	74,042.00	4,343.95	444,501.00
Excess Revenue / Expense	3,421.00	21.00	3,400.00	4,539.51	42.00	4,497.51	0.20

Avalon of Naples Master Income & Expense Statement

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	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Reserve</u>							
00498 RESERVE INTEREST	6.39	0.00	6.39	13.06	0.00	13.06	0.00
TOTAL Reserve	6.39	0.00	6.39	13.06	0.00	13.06	0.00
TOTAL Income	6.39	0.00	6.39	13.06	0.00	13.06	0.00
Excess Revenue / Expense	6.39	0.00	6.39	13.06	0.00	13.06	0.00