

Avalon of Naples Master
Balance Sheet
Period 03/31/2021

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	March 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 9008	13,149.15		13,149.15
00113	ALLIANCE RES 1681		55,572.84	55,572.84
00121	DUE FROM AV1/AV2/AV3	192.00		192.00
00122	PREPAID INSURANCE	7,682.14		7,682.14
00123	PREPAID EXPENSES	6,328.50		6,328.50
00131	DEPOSITS - UTILITIES, MISC.	3,864.00		3,864.00
	<i>Total Current Assets</i>	31,215.79	55,572.84	86,788.63
	TOTAL ASSETS	31,215.79	55,572.84	86,788.63
Liabilities & Equity				
<i>Current Liabilities</i>				
00210	ACCOUNTS PAYABLE	11,046.07		11,046.07
00211	ACCRUED PAYABLES	2,592.35		2,592.35
00221	DUE TO DEVELOPER	24,288.00		24,288.00
00230	INSURANCE FINANCING	6,814.45		6,814.45
	<i>Total Current Liabilities</i>	44,740.87		44,740.87
<i>Liability</i>				
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 Liability</i>		55,552.70	55,552.70
<i>Equity</i>				
00350	FUND BALANCE	(16,908.03)		(16,908.03)
	Current Year Net Income/(Loss)	3,382.95	20.14	3,403.09
	<i>Total Equity</i>	(13,525.08)	20.14	(13,504.94)
	TOTAL LIABILITIES & EQUITY	31,215.79	55,572.84	86,788.63

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							
<u>Income</u>							
00410 MAINTENANCE ASSESSMENTS	37,041.90	37,042.00	(0.10)	111,125.68	111,126.00	(0.32)	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	36.00	0.00	36.00	185.00	0.00	185.00	0.00
00496 INTEREST - UTIL DEPOSITS	0.25	0.00	0.25	0.25	0.00	0.25	0.00
00497 INTEREST INCOME	0.75	0.00	0.75	5.53	0.00	5.53	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(5,183.20)	(5,183.20)	0.00	(20,732.80)
TOTAL Income	37,078.90	37,042.00	36.90	111,316.46	111,126.00	190.46	444,501.20
TOTAL Income	37,078.90	37,042.00	36.90	111,316.46	111,126.00	190.46	444,501.20
Expense							
<u>Common-Administrative</u>							
00500 INSURANCE - COMMON	1,305.74	1,348.00	42.26	3,830.91	4,044.00	213.09	16,175.00
00503 TAXES & TAX PREP	275.00	275.00	0.00	275.00	275.00	0.00	275.00
00504 LEGAL FEES	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	3,488.49	3,489.00	0.51	13,954.00
00507 OFFICE EXPENSES	307.79	167.00	(140.79)	1,051.60	501.00	(550.60)	2,000.00
00591 WEBSITE	0.00	92.00	92.00	0.00	276.00	276.00	1,100.00
TOTAL Common-Administra	3,051.36	3,545.00	493.64	8,646.00	10,085.00	1,439.00	39,504.00
<u>Common-Utilities</u>							
00526 CABLE/INTERNET/PHONE	15,490.25	14,167.00	(1,323.25)	41,879.16	42,501.00	621.84	170,000.00
00528 WATER/SEWER	4,639.19	4,408.00	(231.19)	14,338.20	13,224.00	(1,114.20)	52,895.00
00530 ELECTRICITY-MAIN GATE/IRR	440.41	375.00	(65.41)	1,189.40	1,125.00	(64.40)	4,500.00
00531 ELECTRICITY-LIFT	0.00	50.00	50.00	56.51	150.00	93.49	600.00
00532 ELECTRICITY-LAKE WATER FEA	266.64	583.00	316.36	815.32	1,749.00	933.68	7,000.00
00534 ELECTRICITY-BACK GATE/ENTR	24.28	25.00	0.72	70.62	75.00	4.38	300.00
00536 ELECTRICITY/LEASE-SL	653.83	667.00	13.17	1,961.49	2,001.00	39.51	8,000.00
TOTAL Common-Utilities	21,514.60	20,275.00	(1,239.60)	60,310.70	60,825.00	514.30	243,295.00
<u>Landscaping</u>							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	11,700.00	11,700.00	0.00	46,800.00
00510 LANDSCAPE REPLACEMENT	0.00	833.00	833.00	0.00	2,499.00	2,499.00	10,000.00
00512 MULCH	(330.00)	417.00	747.00	(330.00)	1,251.00	1,581.00	5,000.00
00513 TREE TRIMMING	0.00	333.00	333.00	0.00	999.00	999.00	4,000.00
00514 IRRIGATION R&M	0.00	250.00	250.00	75.00	750.00	675.00	3,000.00
TOTAL Landscaping	3,570.00	5,733.00	2,163.00	11,445.00	17,199.00	5,754.00	68,800.00
<u>Maintenance and Repairs</u>							
00516 LAKE FOUNTAIN CONTRACT	277.00	95.00	(182.00)	277.00	285.00	8.00	1,141.00
00518 LAKE/PRESERVE CONTRACT	813.67	806.00	(7.67)	2,441.00	2,418.00	(23.00)	9,669.00
00519 LAKE & FOUNTAIN R&M	284.01	417.00	132.99	1,234.01	1,251.00	16.99	5,000.00
00520 GATE MONITORING	2,103.62	1,866.00	(237.62)	6,310.86	5,598.00	(712.86)	22,392.00
00524 GATE R&M	1,363.03	583.00	(780.03)	3,095.92	1,749.00	(1,346.92)	7,000.00

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	
TOTAL Maintenance and Re	4,841.33	3,767.00	(1,074.33)	13,358.79	11,301.00	(2,057.79)	45,202.00
<u>Other Expense</u>							
00602 LICENSES/FEES	0.00	83.00	83.00	0.00	249.00	249.00	1,000.00
00604 MAINTENANCE	709.50	500.00	(209.50)	709.50	1,500.00	790.50	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	429.50	417.00	(12.50)	1,288.50	1,251.00	(37.50)	5,000.00
00608 PEST CONTROL	(162.00)	42.00	204.00	157.00	126.00	(31.00)	500.00
00613 TRASH	147.33	117.00	(30.33)	437.68	351.00	(86.68)	1,400.00
00615 FIRE EQUIPMENT INSPECTION	0.00	42.00	42.00	0.00	126.00	126.00	500.00
00616 PRESSURE WASHING	0.00	208.00	208.00	0.00	624.00	624.00	2,500.00
TOTAL Other Expense	1,124.33	1,409.00	284.67	2,592.68	4,227.00	1,634.32	16,900.00
<u>Pool</u>							
00618 POOL MAINTENANCE	1,050.00	650.00	(400.00)	2,390.00	1,950.00	(440.00)	7,800.00
00620 POOL REPAIRS	0.00	250.00	250.00	261.00	750.00	489.00	3,000.00
00622 POOL/SPA HEATING	2,592.35	667.00	(1,925.35)	7,510.00	2,001.00	(5,509.00)	8,000.00
TOTAL Pool	3,642.35	1,567.00	(2,075.35)	10,161.00	4,701.00	(5,460.00)	18,800.00
<u>Public Utilities</u>							
00610 ELECTRICITY - CLUBHOUSE	491.49	1,000.00	508.51	1,419.34	3,000.00	1,580.66	12,000.00
TOTAL Public Utilities	491.49	1,000.00	508.51	1,419.34	3,000.00	1,580.66	12,000.00
TOTAL Expense	38,235.46	37,296.00	(939.46)	107,933.51	111,338.00	3,404.49	444,501.00
Excess Revenue / Expense	(1,156.56)	(254.00)	(902.56)	3,382.95	(212.00)	3,594.95	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	7.08	0.00	7.08	20.14	0.00	20.14	0.00
TOTAL Reserve	7.08	0.00	7.08	20.14	0.00	20.14	0.00
TOTAL Income	7.08	0.00	7.08	20.14	0.00	20.14	0.00
Excess Revenue / Expense	7.08	0.00	7.08	20.14	0.00	20.14	0.00