Avalon of Naples Master
Balance Sheet
Period 05/31/2021

	May 2021	Operating	Reserve	Total
	Assets			
	Current Assets			
00103	ALLIANCE OP 9008	52,849.05		52,849.05
00113	ALLIANCE RES 1681		60,771.00	60,771.00
00122	PREPAID INSURANCE	5,064.21		5,064.21
00123	PREPAID EXPENSES	3,717.79		3,717.79
00131	DEPOSITS - UTILITIES, MISC.	3,864.00		3,864.00
	Total Current Assets	65,495.05	60,771.00	126,266.05
	TOTAL ASSETS	**65,495.05**	**60,771.00**	**126,266.05**
	Liabilities & Equity			
	Current Liabilities			
00210	ACCOUNTS PAYABLE	6,489.65		6,489.65
00211	ACCRUED PAYABLES	544.00		544.00
00221	DUE TO DEVELOPER	24,288.00		24,288.00
00230	INSURANCE FINANCING	4,088.67		4,088.67
00239	DEFERRED ASSESSMENTS	37,041.90		37,041.90
	Total Current Liabilities	72,452.22		72,452.22
	Liability			
00300	DEF RES-UNALLOCATED INTEREST		96.37	96.37
00301	DEF RES - IRRIGATION PUMPS		10,314.73	10,314.73
00302	DEF RES - PAVEMENT RESURFACE		8,708.77	8,708.77
00303	DEF RES - POOL EQUIPMENT		11,003.70	11,003.70
00304	DEF RES - POOL RESURFACING		6,626.64	6,626.64
00305	DEF RES - FITNESS EQUIP & FURN		15,462.40	15,462.40
00307	DEF RES - CLUBHOUSE PAINT		1,892.80	1,892.80
00308	DEF RES - ROOF REPLACEMENT		1,770.24	1,770.24
00309	DEF RES-PERIMETER WALL PAINT		4,860.25	4,860.25
	Total Liability		60,735.90	60,735.90
	Equity			
00350	FUND BALANCE	(16,908.03)		(16,908.03)
	Current Year Net Income/(Loss)	9,950.86	35.10	9,985.96
	Total Equity	(6,957.17)	35.10	(6,922.07)
	TOTAL LIABILITIES & EQUITY	**65,495.05**	**60,771.00**	**126,266.05**

Avalon of Naples Master
Income & Expense Statement
Posted 5/1/2021 To 5/31/2021 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
00410 MAINTENANCE ASSESSMENTS	37,041.89	37,042.00	(0.11)	185,209.46	185,210.00	(0.54)	444,501.20
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	10,366.40	10,366.40	0.00	20,732.80
00460 MISCELLANEOUS INCOME	1,128.21	0.00	1,128.21	1,349.21	0.00	1,349.21	0.00
00496 INTEREST - UTIL DEPOSITS	0.00	0.00	0.00	0.25	0.00	0.25	0.00
00497 INTEREST INCOME	9.21	0.00	9.21	43.33	0.00	43.33	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(10,366.40)	(10,366.40)	0.00	(20,732.80)
TOTAL Income	38,179.31	37,042.00	1,137.31	186,602.25	185,210.00	1,392.25	444,501.20
TOTAL Income	38,179.31	37,042.00	1,137.31	186,602.25	185,210.00	1,392.25	444,501.20
Expense							
Common-Administrative							
00500 INSURANCE - COMMON	1,330.42	1,348.00	17.58	6,448.84	6,740.00	291.16	16,175.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00504 LEGAL FEES	634.50	500.00	(134.50)	926.00	2,500.00	1,574.00	6,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	5,814.15	5,815.00	0.85	13,954.00
00507 OFFICE EXPENSES	272.54	167.00	(105.54)	1,431.59	835.00	(596.59)	2,000.00
00591 WEBSITE	0.00	92.00	92.00	0.00	460.00	460.00	1,100.00
TOTAL Common-Administra	3,400.29	3,270.00	(130.29)	14,895.58	16,625.00	1,729.42	39,504.00
Common-Utilities							
00526 CABLE/INTERNET/PHONE	14,271.36	14,167.00	(104.36)	70,421.88	70,835.00	413.12	170,000.00
00528 WATER/SEWER	4,408.96	4,408.00	(0.96)	24,094.61	22,040.00	(2,054.61)	52,895.00
00530 ELECTRICITY-MAIN GATE/IRR	412.91	375.00	(37.91)	1,975.10	1,875.00	(100.10)	4,500.00
00531 ELECTRICITY-LIFT	0.00	50.00	50.00	56.51	250.00	193.49	600.00
00532 ELECTRICITY-LAKE WATER FEA	222.15	583.00	360.85	1,252.68	2,915.00	1,662.32	7,000.00
00534 ELECTRICITY-BACK GATE/ENTR	22.93	25.00	2.07	116.16	125.00	8.84	300.00
00536 ELECTRICITY/LEASE-SL	661.46	667.00	5.54	3,276.78	3,335.00	58.22	8,000.00
TOTAL Common-Utilities	19,999.77	20,275.00	275.23	101,193.72	101,375.00	181.28	243,295.00
Landscaping							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	19,500.00	19,500.00	0.00	46,800.00
00510 LANDSCAPE REPLACEMENT	1,120.00	833.00	(287.00)	1,120.00	4,165.00	3,045.00	10,000.00
00512 MULCH	0.00	417.00	417.00	(330.00)	2,085.00	2,415.00	5,000.00
00513 TREE TRIMMING	0.00	333.00	333.00	0.00	1,665.00	1,665.00	4,000.00
00514 IRRIGATION R&M	0.00	250.00	250.00	443.00	1,250.00	807.00	3,000.00
TOTAL Landscaping	5,020.00	5,733.00	713.00	20,733.00	28,665.00	7,932.00	68,800.00
Maintenance and Repairs							
00516 LAKE FOUNTAIN CONTRACT	0.00	95.00	95.00	277.00	475.00	198.00	1,141.00
00518 LAKE/PRESERVE CONTRACT	813.66	806.00	(7.66)	4,068.33	4,030.00	(38.33)	9,669.00
00519 LAKE & FOUNTAIN R&M	203.42	417.00	213.58	1,437.43	2,085.00	647.57	5,000.00
00520 GATE MONITORING	2,103.62	1,866.00	(237.62)	10,518.10	9,330.00	(1,188.10)	22,392.00
00524 GATE R&M	42.50	583.00	540.50	3,297.32	2,915.00	(382.32)	7,000.00

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
TOTAL Maintenance and Re	3,163.20	3,767.00	603.80	19,598.18	18,835.00	(763.18)	45,202.00
Other Expense							
00602 LICENSES/FEES	875.35	83.00	(792.35)	936.60	415.00	(521.60)	1,000.00
00604 MAINTENANCE	646.20	500.00	(146.20)	1,672.20	2,500.00	827.80	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	554.65	417.00	(137.65)	2,272.65	2,085.00	(187.65)	5,000.00
00608 PEST CONTROL	0.00	42.00	42.00	199.00	210.00	11.00	500.00
00613 TRASH	148.38	117.00	(31.38)	735.06	585.00	(150.06)	1,400.00
00615 FIRE EQUIPMENT INSPECTION	0.00	42.00	42.00	0.00	210.00	210.00	500.00
00616 PRESSURE WASHING	0.00	208.00	208.00	0.00	1,040.00	1,040.00	2,500.00
TOTAL Other Expense	2,224.58	1,409.00	(815.58)	5,815.51	7,045.00	1,229.49	16,900.00
Pool							
00618 POOL MAINTENANCE	600.00	650.00	50.00	4,242.00	3,250.00	(992.00)	7,800.00
00620 POOL REPAIRS	0.00	250.00	250.00	261.00	1,250.00	989.00	3,000.00
00622 POOL/SPA HEATING	(575.00)	667.00	1,242.00	7,510.00	3,335.00	(4,175.00)	8,000.00
TOTAL Pool	25.00	1,567.00	1,542.00	12,013.00	7,835.00	(4,178.00)	18,800.00
Public Utilities							
00610 ELECTRICITY - CLUBHOUSE	491.20	1,000.00	508.80	2,367.30	5,000.00	2,632.70	12,000.00
TOTAL Public Utilities	491.20	1,000.00	508.80	2,367.30	5,000.00	2,632.70	12,000.00
TOTAL Expense	34,324.04	37,021.00	2,696.96	176,616.29	185,380.00	8,763.71	444,501.00
Excess Revenue / Expense	3,855.27	21.00	3,834.27	9,985.96	(170.00)	10,155.96	0.20

Avalon of Naples Master
Income & Expense Statement
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Income							
Income							
00410 MAINTENANCE ASSESSMENTS	37,041.89	37,042.00	(0.11)	185,209.46	185,210.00	(0.54)	444,501.20
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	10,366.40	10,366.40	0.00	20,732.80
00460 MISCELLANEOUS INCOME	1,128.21	0.00	1,128.21	1,349.21	0.00	1,349.21	0.00
00496 INTEREST - UTIL DEPOSITS	0.00	0.00	0.00	0.25	0.00	0.25	0.00
00497 INTEREST INCOME	1.47	0.00	1.47	8.23	0.00	8.23	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(10,366.40)	(10,366.40)	0.00	(20,732.80)
TOTAL Income	38,171.57	37,042.00	1,129.57	186,567.15	185,210.00	1,357.15	444,501.20
TOTAL Income	38,171.57	37,042.00	1,129.57	186,567.15	185,210.00	1,357.15	444,501.20
Expense							
Common-Administrative							
00500 INSURANCE - COMMON	1,330.42	1,348.00	17.58	6,448.84	6,740.00	291.16	16,175.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00504 LEGAL FEES	634.50	500.00	(134.50)	926.00	2,500.00	1,574.00	6,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	5,814.15	5,815.00	0.85	13,954.00
00507 OFFICE EXPENSES	272.54	167.00	(105.54)	1,431.59	835.00	(596.59)	2,000.00
00591 WEBSITE	0.00	92.00	92.00	0.00	460.00	460.00	1,100.00
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00528 WATER/SEWER	4,408.96	4,408.00	(0.96)	24,094.61	22,040.00	(2,054.61)	52,895.00
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00531 ELECTRICITY-LIFT	0.00	50.00	50.00	56.51	250.00	193.49	600.00
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00536 ELECTRICITY/LEASE-SL	661.46	667.00	5.54	3,276.78	3,335.00	58.22	8,000.00
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00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	19,500.00	19,500.00	0.00	46,800.00
00510 LANDSCAPE REPLACEMENT	1,120.00	833.00	(287.00)	1,120.00	4,165.00	3,045.00	10,000.00
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00606 JANITORIAL SERVICE/SUPPLIES	554.65	417.00	(137.65)	2,272.65	2,085.00	(187.65)	5,000.00
00608 PEST CONTROL	0.00	42.00	42.00	199.00	210.00	11.00	500.00
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00615 FIRE EQUIPMENT INSPECTION	0.00	42.00	42.00	0.00	210.00	210.00	500.00
00616 PRESSURE WASHING	0.00	208.00	208.00	0.00	1,040.00	1,040.00	2,500.00
TOTAL Other Expense	2,224.58	1,409.00	(815.58)	5,815.51	7,045.00	1,229.49	16,900.00
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TOTAL Expense	34,324.04	37,021.00	2,696.96	176,616.29	185,380.00	8,763.71	444,501.00
Excess Revenue / Expense	3,847.53	21.00	3,826.53	9,950.86	(170.00)	10,120.86	0.20

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	This Month: Reserve			YTD: Reserve			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
00497 INTEREST INCOME	7.74	0.00	7.74	35.10	0.00	35.10	0.00
TOTAL Income	7.74	0.00	7.74	35.10	0.00	35.10	0.00
TOTAL Income	7.74	0.00	7.74	35.10	0.00	35.10	0.00
Excess Revenue / Expense	7.74	0.00	7.74	35.10	0.00	35.10	0.00