

Avalon of Naples Master
Balance Sheet
Period 09/30/2021

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	September 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 9008	20,171.12		20,171.12
00113	ALLIANCE RES 1681		65,986.33	65,986.33
00121	DUE FROM AV1/AV2/AV3	1,620.00		1,620.00
00122	PREPAID INSURANCE	610.92		610.92
00123	PREPAID EXPENSES	3,600.12		3,600.12
00131	DEPOSITS - UTILITIES, MISC.	3,864.00		3,864.00
	<i>Total Current Assets</i>	29,866.16	65,986.33	95,852.49
	TOTAL ASSETS	29,866.16	65,986.33	95,852.49
Liabilities & Equity				
<i>Current Liabilities</i>				
00210	ACCOUNTS PAYABLE	8,063.61		8,063.61
00221	DUE TO DEVELOPER	24,288.00		24,288.00
	<i>Total Current Liabilities</i>	32,351.61		32,351.61
<i>Liability</i>				
00300	DEF RES-UNALLOCATED INTEREST		96.37	96.37
00301	DEF RES - IRRIGATION PUMPS		10,903.73	10,903.73
00302	DEF RES - PAVEMENT RESURFACE		9,189.47	9,189.47
00303	DEF RES - POOL EQUIPMENT		13,355.90	13,355.90
00304	DEF RES - POOL RESURFACING		7,008.54	7,008.54
00305	DEF RES - FITNESS EQUIP & FURN		16,351.60	16,351.60
00307	DEF RES - CLUBHOUSE PAINT		2,003.00	2,003.00
00308	DEF RES - ROOF REPLACEMENT		1,870.94	1,870.94
00309	DEF RES-PERIMETER WALL PAINT		5,139.55	5,139.55
	<i>Total Liability</i>		65,919.10	65,919.10
<i>Equity</i>				
00350	FUND BALANCE	(16,908.03)		(16,908.03)
	Current Year Net Income/(Loss)	14,422.58	67.23	14,489.81
	<i>Total Equity</i>	(2,485.45)	67.23	(2,418.22)
	TOTAL LIABILITIES & EQUITY	29,866.16	65,986.33	95,852.49

Avalon of Naples Master Income & Expense Statement

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	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00410 MAINTENANCE ASSESSMENTS	37,041.90	37,042.00	(0.10)	333,377.04	333,378.00	(0.96)	444,501.20
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	15,549.60	15,549.60	0.00	20,732.80
00460 MISCELLANEOUS INCOME	12.00	0.00	12.00	1,431.21	0.00	1,431.21	0.00
00496 INTEREST - UTIL DEPOSITS	0.00	0.00	0.00	115.08	0.00	115.08	0.00
00497 INTEREST INCOME	0.75	0.00	0.75	13.41	0.00	13.41	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(15,549.60)	(15,549.60)	0.00	(20,732.80)
TOTAL Income	37,054.65	37,042.00	12.65	334,936.74	333,378.00	1,558.74	444,501.20
TOTAL Income	37,054.65	37,042.00	12.65	334,936.74	333,378.00	1,558.74	444,501.20
Expense							
<u>Common-Administrative</u>							
00500 INSURANCE - COMMON	1,120.92	1,348.00	227.08	11,518.13	12,132.00	613.87	16,175.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00504 LEGAL FEES	299.00	500.00	201.00	1,225.00	4,500.00	3,275.00	6,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	10,465.47	10,467.00	1.53	13,954.00
00507 OFFICE EXPENSES	79.19	167.00	87.81	2,088.87	1,503.00	(585.87)	2,000.00
00591 WEBSITE	0.00	92.00	92.00	0.00	828.00	828.00	1,100.00
00592 LEGAL	(299.00)	0.00	299.00	0.00	0.00	0.00	0.00
TOTAL Common-Administra	2,362.94	3,270.00	907.06	25,572.47	29,705.00	4,132.53	39,504.00
<u>Common-Utilities</u>							
00526 CABLE/INTERNET/PHONE	14,271.36	14,167.00	(104.36)	127,507.32	127,503.00	(4.32)	170,000.00
00528 WATER/SEWER	4,078.63	4,408.00	329.37	39,698.42	39,672.00	(26.42)	52,895.00
00530 ELECTRICITY-MAIN GATE/IRR	398.84	375.00	(23.84)	3,566.69	3,375.00	(191.69)	4,500.00
00531 ELECTRICITY-LIFT	0.00	50.00	50.00	56.51	450.00	393.49	600.00
00532 ELECTRICITY-LAKE WATER FEA	230.14	583.00	352.86	2,197.73	5,247.00	3,049.27	7,000.00
00534 ELECTRICITY-BACK GATE/ENTR	23.02	25.00	1.98	209.59	225.00	15.41	300.00
00536 ELECTRICITY/LEASE-SL	661.44	667.00	5.56	5,922.58	6,003.00	80.42	8,000.00
TOTAL Common-Utilities	19,663.43	20,275.00	611.57	179,158.84	182,475.00	3,316.16	243,295.00
<u>Landscaping</u>							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	35,100.00	35,100.00	0.00	46,800.00
00510 LANDSCAPE REPLACEMENT	0.00	833.00	833.00	1,120.00	7,497.00	6,377.00	10,000.00
00512 MULCH	0.00	417.00	417.00	(330.00)	3,753.00	4,083.00	5,000.00
00513 TREE TRIMMING	0.00	333.00	333.00	3,995.00	2,997.00	(998.00)	4,000.00
00514 IRRIGATION R&M	210.00	250.00	40.00	2,637.50	2,250.00	(387.50)	3,000.00
TOTAL Landscaping	4,110.00	5,733.00	1,623.00	42,522.50	51,597.00	9,074.50	68,800.00
<u>Maintenance and Repairs</u>							
00516 LAKE FOUNTAIN CONTRACT	277.00	95.00	(182.00)	554.00	855.00	301.00	1,141.00
00518 LAKE/PRESERVE CONTRACT	829.99	806.00	(23.99)	7,339.32	7,254.00	(85.32)	9,669.00
00519 LAKE & FOUNTAIN R&M	0.00	417.00	417.00	3,337.12	3,753.00	415.88	5,000.00
00520 GATE MONITORING	2,103.62	1,866.00	(237.62)	18,932.58	16,794.00	(2,138.58)	22,392.00

Avalon of Naples Master Income & Expense Statement

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	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00524 GATE R&M	137.50	583.00	445.50	4,410.37	5,247.00	836.63	7,000.00
TOTAL Maintenance and Re	3,348.11	3,767.00	418.89	34,573.39	33,903.00	(670.39)	45,202.00
<u>Other Expense</u>							
00602 LICENSES/FEES	0.00	83.00	83.00	936.60	747.00	(189.60)	1,000.00
00604 MAINTENANCE	565.50	500.00	(65.50)	5,227.20	4,500.00	(727.20)	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	629.50	417.00	(212.50)	4,465.65	3,753.00	(712.65)	5,000.00
00608 PEST CONTROL	30.00	42.00	12.00	271.00	378.00	107.00	500.00
00613 TRASH	162.16	117.00	(45.16)	735.06	1,053.00	317.94	1,400.00
00615 FIRE EQUIPMENT INSPECTION	0.00	42.00	42.00	0.00	378.00	378.00	500.00
00616 PRESSURE WASHING	0.00	208.00	208.00	0.00	1,872.00	1,872.00	2,500.00
TOTAL Other Expense	1,387.16	1,409.00	21.84	11,635.51	12,681.00	1,045.49	16,900.00
<u>Pool</u>							
00618 POOL MAINTENANCE	600.00	650.00	50.00	6,642.00	5,850.00	(792.00)	7,800.00
00620 POOL REPAIRS	1,750.00	250.00	(1,500.00)	5,281.00	2,250.00	(3,031.00)	3,000.00
00622 POOL/SPA HEATING	573.78	667.00	93.22	10,572.43	6,003.00	(4,569.43)	8,000.00
TOTAL Pool	2,923.78	1,567.00	(1,356.78)	22,495.43	14,103.00	(8,392.43)	18,800.00
<u>Public Utilities</u>							
00610 ELECTRICITY - CLUBHOUSE	539.54	1,000.00	460.46	4,556.02	9,000.00	4,443.98	12,000.00
TOTAL Public Utilities	539.54	1,000.00	460.46	4,556.02	9,000.00	4,443.98	12,000.00
TOTAL Expense	34,334.96	37,021.00	2,686.04	320,514.16	333,464.00	12,949.84	444,501.00
Excess Revenue / Expense	2,719.69	21.00	2,698.69	14,422.58	(86.00)	14,508.58	0.20

Avalon of Naples Master Income & Expense Statement

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	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00497 INTEREST INCOME	8.13	0.00	8.13	67.23	0.00	67.23	0.00
TOTAL Income	8.13	0.00	8.13	67.23	0.00	67.23	0.00
TOTAL Income	8.13	0.00	8.13	67.23	0.00	67.23	0.00
Excess Revenue / Expense	8.13	0.00	8.13	67.23	0.00	67.23	0.00