

Avalon of Naples Master
Balance Sheet
Period 12/31/2021

Page 1 of 1

	December 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 9008	(3,751.83)		(3,751.83)
00113	ALLIANCE RES 1681		71,196.15	71,196.15
00119	DUE TO/(FROM) RESERVES	11,028.00	(11,028.00)	
00122	PREPAID INSURANCE	17,028.93		17,028.93
00123	PREPAID EXPENSES	6,278.62		6,278.62
00131	DEPOSITS - UTILITIES, MISC.	3,864.00		3,864.00
	<i>Total Current Assets</i>	34,447.72	60,168.15	94,615.87
	TOTAL ASSETS	34,447.72	60,168.15	94,615.87
Liabilities & Equity				
<i>Current Liabilities</i>				
00210	ACCOUNTS PAYABLE	11,650.38		11,650.38
00211	ACCRUED PAYABLES	2,659.07		2,659.07
00221	DUE TO DEVELOPER	24,288.00		24,288.00
00230	INSURANCE FINANCING	14,298.08		14,298.08
	<i>Total Current Liabilities</i>	52,895.53		52,895.53
<i>Liability</i>				
00300	DEF RES-UNALLOCATED INTEREST		96.37	96.37
00301	DEF RES - IRRIGATION PUMPS		11,492.73	11,492.73
00302	DEF RES - PAVEMENT RESURFACE		9,670.17	9,670.17
00303	DEF RES - POOL EQUIPMENT		4,773.95	4,773.95
00304	DEF RES - POOL RESURFACING		7,390.44	7,390.44
00305	DEF RES - FITNESS EQUIP & FURN		17,240.80	17,240.80
00307	DEF RES - CLUBHOUSE PAINT		2,113.20	2,113.20
00308	DEF RES - ROOF REPLACEMENT		1,971.64	1,971.64
00309	DEF RES-PERIMETER WALL PAINT		5,418.85	5,418.85
	<i>Total Liability</i>		60,168.15	60,168.15
<i>Equity</i>				
00350	FUND BALANCE	(16,908.03)		(16,908.03)
	Current Year Net Income/(Loss)	(1,539.78)		(1,539.78)
	<i>Total Equity</i>	(18,447.81)		(18,447.81)
	TOTAL LIABILITIES & EQUITY	34,447.72	60,168.15	94,615.87

Avalon of Naples Master Income & Expense Statement

Posted 12/1/2021 To 12/31/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
Income							
00410 MAINTENANCE ASSESSMENTS	37,041.90	37,039.20	2.70	444,502.72	444,501.20	1.52	444,501.20
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	20,732.80	20,732.80	0.00	20,732.80
00460 MISCELLANEOUS INCOME	15.00	0.00	15.00	1,519.21	0.00	1,519.21	0.00
00496 INTEREST - UTIL DEPOSITS	0.00	0.00	0.00	115.08	0.00	115.08	0.00
00497 INTEREST INCOME	0.71	0.00	0.71	17.12	0.00	17.12	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(20,732.80)	(20,732.80)	0.00	(20,732.80)
TOTAL Income	37,057.61	37,039.20	18.41	446,154.13	444,501.20	1,652.93	444,501.20
TOTAL Income	37,057.61	37,039.20	18.41	446,154.13	444,501.20	1,652.93	444,501.20
Expense							
Common-Administrative							
00500 INSURANCE - COMMON	2,051.80	1,347.00	(704.80)	17,616.34	16,175.00	(1,441.34)	16,175.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00504 LEGAL FEES	0.00	500.00	500.00	2,037.50	6,000.00	3,962.50	6,000.00
00506 MANAGEMENT FEES	1,162.83	1,161.00	(1.83)	13,953.96	13,954.00	0.04	13,954.00
00507 OFFICE EXPENSES	265.84	163.00	(102.84)	2,774.58	2,000.00	(774.58)	2,000.00
00591 WEBSITE	0.00	88.00	88.00	1,040.00	1,100.00	60.00	1,100.00
00592 LEGAL	260.00	0.00	(260.00)	260.00	0.00	(260.00)	0.00
TOTAL Common-Administra	3,740.47	3,259.00	(481.47)	37,957.38	39,504.00	1,546.62	39,504.00
Common-Utilities							
00526 CABLE/INTERNET/PHONE	14,273.04	14,163.00	(110.04)	170,324.76	170,000.00	(324.76)	170,000.00
00528 WATER/SEWER	5,095.61	4,407.00	(688.61)	53,399.08	52,895.00	(504.08)	52,895.00
00530 ELECTRICITY-MAIN GATE/IRR	422.13	375.00	(47.13)	4,828.02	4,500.00	(328.02)	4,500.00
00531 ELECTRICITY-LIFT	0.00	50.00	50.00	56.51	600.00	543.49	600.00
00532 ELECTRICITY-LAKE WATER FEA	222.15	587.00	364.85	2,873.90	7,000.00	4,126.10	7,000.00
00534 ELECTRICITY-BACK GATE/ENTR	23.20	25.00	1.80	279.68	300.00	20.32	300.00
00536 ELECTRICITY/LEASE-SL	660.81	663.00	2.19	7,905.64	8,000.00	94.36	8,000.00
TOTAL Common-Utilities	20,696.94	20,270.00	(426.94)	239,667.59	243,295.00	3,627.41	243,295.00
Landscaping							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	46,800.00	46,800.00	0.00	46,800.00
00510 LANDSCAPE REPLACEMENT	150.00	837.00	687.00	1,270.00	10,000.00	8,730.00	10,000.00
00512 MULCH	0.00	413.00	413.00	4,383.75	5,000.00	616.25	5,000.00
00513 TREE TRIMMING	1,000.00	337.00	(663.00)	7,800.00	4,000.00	(3,800.00)	4,000.00
00514 IRRIGATION R&M	0.00	250.00	250.00	2,637.50	3,000.00	362.50	3,000.00
TOTAL Landscaping	5,050.00	5,737.00	687.00	62,891.25	68,800.00	5,908.75	68,800.00
Maintenance and Repairs							
00516 LAKE FOUNTAIN CONTRACT	480.42	96.00	(384.42)	1,034.42	1,141.00	106.58	1,141.00
00518 LAKE/PRESERVE CONTRACT	829.99	803.00	(26.99)	9,829.28	9,669.00	(160.28)	9,669.00
00519 LAKE & FOUNTAIN R&M	1,475.00	413.00	(1,062.00)	9,981.95	5,000.00	(4,981.95)	5,000.00
00520 GATE MONITORING	2,103.62	1,866.00	(237.62)	25,243.44	22,392.00	(2,851.44)	22,392.00

Avalon of Naples Master Income & Expense Statement

Posted 12/1/2021 To 12/31/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00524 GATE R&M	430.45	587.00	156.55	8,101.27	7,000.00	(1,101.27)	7,000.00
TOTAL Maintenance and Re	5,319.48	3,765.00	(1,554.48)	54,190.36	45,202.00	(8,988.36)	45,202.00
<u>Other Expense</u>							
00602 LICENSES/FEES	0.00	87.00	87.00	936.60	1,000.00	63.40	1,000.00
00604 MAINTENANCE	1,161.50	500.00	(661.50)	9,592.86	6,000.00	(3,592.86)	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	429.50	413.00	(16.50)	5,754.15	5,000.00	(754.15)	5,000.00
00608 PEST CONTROL	42.00	38.00	(4.00)	355.00	500.00	145.00	500.00
00613 TRASH	0.00	113.00	113.00	964.26	1,400.00	435.74	1,400.00
00615 FIRE EQUIPMENT INSPECTION	0.00	38.00	38.00	0.00	500.00	500.00	500.00
00616 PRESSURE WASHING	0.00	212.00	212.00	1,000.00	2,500.00	1,500.00	2,500.00
TOTAL Other Expense	1,633.00	1,401.00	(232.00)	18,602.87	16,900.00	(1,702.87)	16,900.00
<u>Pool</u>							
00618 POOL MAINTENANCE	600.00	650.00	50.00	8,442.00	7,800.00	(642.00)	7,800.00
00620 POOL REPAIRS	0.00	250.00	250.00	6,832.00	3,000.00	(3,832.00)	3,000.00
00622 POOL/SPA HEATING	1,194.32	663.00	(531.32)	12,613.01	8,000.00	(4,613.01)	8,000.00
TOTAL Pool	1,794.32	1,563.00	(231.32)	27,887.01	18,800.00	(9,087.01)	18,800.00
<u>Public Utilities</u>							
00610 ELECTRICITY - CLUBHOUSE	799.29	1,000.00	200.71	6,497.45	12,000.00	5,502.55	12,000.00
TOTAL Public Utilities	799.29	1,000.00	200.71	6,497.45	12,000.00	5,502.55	12,000.00
TOTAL Expense	39,033.50	36,995.00	(2,038.50)	447,693.91	444,501.00	(3,192.91)	444,501.00
Excess Revenue / Expense	(1,975.89)	44.20	(2,020.09)	(1,539.78)	0.20	(1,539.98)	0.20

Avalon of Naples Master

Income & Expense Statement

Posted 12/1/2021 To 12/31/2021 11:59:00 PM

	This Month: Reserve			YTD: Reserve			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00490 RESERVE - INCOME	10,934.15	0.00	10,934.15	10,934.15	0.00	10,934.15	0.00
00497 INTEREST INCOME	9.07	0.00	9.07	93.85	0.00	93.85	0.00
TOTAL Income	10,943.22	0.00	10,943.22	11,028.00	0.00	11,028.00	0.00
TOTAL Income	10,943.22	0.00	10,943.22	11,028.00	0.00	11,028.00	0.00
Expense							
<u>Reserve</u>							
00983 RES EXPENSE - POOL EQUIPME	11,028.00	0.00	(11,028.00)	11,028.00	0.00	(11,028.00)	0.00
TOTAL Reserve	11,028.00	0.00	(11,028.00)	11,028.00	0.00	(11,028.00)	0.00
TOTAL Expense	11,028.00	0.00	(11,028.00)	11,028.00	0.00	(11,028.00)	0.00
Excess Revenue / Expense	(84.78)	0.00	(84.78)	0.00	0.00	0.00	0.00