

Avalon of Naples Master  
Balance Sheet  
Period 02/28/2022

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|                                 | February<br>2022                      | Operating        | Reserve          | Total             |
|---------------------------------|---------------------------------------|------------------|------------------|-------------------|
| <b>Assets</b>                   |                                       |                  |                  |                   |
| <i>Current Assets</i>           |                                       |                  |                  |                   |
| 00103                           | ALLIANCE OP 9008                      | 46,681.25        |                  | 46,681.25         |
| 00113                           | ALLIANCE RES 1681                     |                  | 63,832.79        | 63,832.79         |
| 00122                           | PREPAID INSURANCE                     | 13,293.96        |                  | 13,293.96         |
| 00123                           | PREPAID EXPENSES                      | 4,971.65         |                  | 4,971.65          |
| 00131                           | DEPOSITS - UTILITIES, MISC.           | 3,864.00         |                  | 3,864.00          |
|                                 | <i>Total Current Assets</i>           | 68,810.86        | 63,832.79        | 132,643.65        |
|                                 | <b>TOTAL ASSETS</b>                   | <b>68,810.86</b> | <b>63,832.79</b> | <b>132,643.65</b> |
| <b>Liabilities &amp; Equity</b> |                                       |                  |                  |                   |
| <i>Current Liabilities</i>      |                                       |                  |                  |                   |
| 00210                           | ACCOUNTS PAYABLE                      | 8,024.65         |                  | 8,024.65          |
| 00211                           | ACCRUED PAYABLES                      | 1,725.00         |                  | 1,725.00          |
| 00221                           | DUE TO DEVELOPER                      | 24,288.00        |                  | 24,288.00         |
| 00230                           | INSURANCE FINANCING                   | 12,510.82        |                  | 12,510.82         |
| 00239                           | DEFERRED ASSESSMENTS                  | 41,496.00        |                  | 41,496.00         |
|                                 | <i>Total Current Liabilities</i>      | 88,044.47        |                  | 88,044.47         |
| <i>Liability</i>                |                                       |                  |                  |                   |
| 00300                           | DEF RES-UNALLOCATED INTEREST          |                  | 96.37            | 96.37             |
| 00301                           | DEF RES - IRRIGATION PUMPS            |                  | 12,080.48        | 12,080.48         |
| 00302                           | DEF RES - PAVEMENT RESURFACE          |                  | 10,150.17        | 10,150.17         |
| 00303                           | DEF RES - POOL EQUIPMENT              |                  | 4,794.70         | 4,794.70          |
| 00304                           | DEF RES - POOL RESURFACING            |                  | 7,770.94         | 7,770.94          |
| 00305                           | DEF RES - FITNESS EQUIP & FURN        |                  | 18,128.80        | 18,128.80         |
| 00307                           | DEF RES - CLUBHOUSE PAINT             |                  | 3,024.95         | 3,024.95          |
| 00308                           | DEF RES - ROOF REPLACEMENT            |                  | 2,071.89         | 2,071.89          |
| 00309                           | DEF RES-PERIMETER WALL PAINT          |                  | 5,697.85         | 5,697.85          |
|                                 | <i>Total Liability</i>                |                  | 63,816.15        | 63,816.15         |
| <i>Equity</i>                   |                                       |                  |                  |                   |
| 00350                           | FUND BALANCE                          | (18,447.81)      |                  | (18,447.81)       |
|                                 | Current Year Net Income/(Loss)        | (785.80)         | 16.64            | (769.16)          |
|                                 | <i>Total Equity</i>                   | (19,233.61)      | 16.64            | (19,216.97)       |
|                                 | <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>68,810.86</b> | <b>63,832.79</b> | <b>132,643.65</b> |

# Avalon of Naples Master Income & Expense Statement

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|                                       | This Month: Operating |           |            | YTD: Operating |            |            |             |
|---------------------------------------|-----------------------|-----------|------------|----------------|------------|------------|-------------|
|                                       | Actual                | Budget    | \$ Var     | Actual         | Budget     | \$ Var     | Annual      |
| <b>Income</b>                         |                       |           |            |                |            |            |             |
| <b><u>Income</u></b>                  |                       |           |            |                |            |            |             |
| 00410 MAINTENANCE ASSESSMENTS         | 41,496.00             | 41,496.00 | 0.00       | 82,992.00      | 82,992.00  | 0.00       | 497,952.00  |
| 00420 RESERVE ASSESSMENT              | 0.00                  | 0.00      | 0.00       | 3,648.00       | 3,648.00   | 0.00       | 14,592.00   |
| 00460 MISCELLANEOUS INCOME            | 55.00                 | 0.00      | 55.00      | 149.00         | 0.00       | 149.00     | 0.00        |
| 00497 INTEREST INCOME                 | 1.47                  | 0.00      | 1.47       | 2.59           | 0.00       | 2.59       | 0.00        |
| 00499 RESERVE TRANSFER                | 0.00                  | 0.00      | 0.00       | (3,648.00)     | (3,648.00) | 0.00       | (14,592.00) |
| TOTAL Income                          | 41,552.47             | 41,496.00 | 56.47      | 83,143.59      | 82,992.00  | 151.59     | 497,952.00  |
| TOTAL Income                          | 41,552.47             | 41,496.00 | 56.47      | 83,143.59      | 82,992.00  | 151.59     | 497,952.00  |
| <b>Expense</b>                        |                       |           |            |                |            |            |             |
| <b><u>Common-Administrative</u></b>   |                       |           |            |                |            |            |             |
| 00500 INSURANCE - COMMON              | 1,772.53              | 2,083.00  | 310.47     | 3,734.97       | 4,166.00   | 431.03     | 25,000.00   |
| 00503 TAXES & TAX PREP                | 0.00                  | 0.00      | 0.00       | 0.00           | 0.00       | 0.00       | 275.00      |
| 00505 AUDIT FEES                      | 0.00                  | 250.00    | 250.00     | 0.00           | 500.00     | 500.00     | 3,000.00    |
| 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                 | 748.47                | 250.00    | (498.47)   | 1,148.97       | 500.00     | (648.97)   | 3,000.00    |
| 00560 RESERVE STUDY                   | 1,725.00              | 0.00      | (1,725.00) | 3,550.00       | 0.00       | (3,550.00) | 0.00        |
| 00591 WEBSITE                         | 0.00                  | 92.00     | 92.00      | 0.00           | 184.00     | 184.00     | 1,100.00    |
| 00592 LEGAL                           | 600.00                | 583.00    | (17.00)    | 600.00         | 1,166.00   | 566.00     | 7,000.00    |
| TOTAL Common-Administra               | 6,008.83              | 4,421.00  | (1,587.83) | 11,359.60      | 8,842.00   | (2,517.60) | 53,329.00   |
| <b><u>Common-Utilities</u></b>        |                       |           |            |                |            |            |             |
| 00526 CABLE/INTERNET/PHONE            | 14,273.04             | 14,833.00 | 559.96     | 28,546.08      | 29,666.00  | 1,119.92   | 178,000.00  |
| 00528 WATER/SEWER                     | 5,155.40              | 5,000.00  | (155.40)   | 10,645.70      | 10,000.00  | (645.70)   | 60,000.00   |
| 00530 ELECTRICITY-MAIN GATE/IRR       | 471.49                | 375.00    | (96.49)    | 921.30         | 750.00     | (171.30)   | 4,500.00    |
| 00532 ELECTRICITY-LAKE WATER FEA      | 265.26                | 267.00    | 1.74       | 521.83         | 534.00     | 12.17      | 3,200.00    |
| 00534 ELECTRICITY-BACK GATE/ENTR      | 27.38                 | 25.00     | (2.38)     | 54.20          | 50.00      | (4.20)     | 300.00      |
| 00536 ELECTRICITY/LEASE-SL            | 711.66                | 667.00    | (44.66)    | 1,423.32       | 1,334.00   | (89.32)    | 8,000.00    |
| TOTAL Common-Utilities                | 20,904.23             | 21,167.00 | 262.77     | 42,112.43      | 42,334.00  | 221.57     | 254,000.00  |
| <b><u>Landscaping</u></b>             |                       |           |            |                |            |            |             |
| 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           | 4,300.00              | 1,250.00  | (3,050.00) | 4,720.00       | 2,500.00   | (2,220.00) | 15,000.00   |
| 00512 MULCH                           | 0.00                  | 417.00    | 417.00     | 0.00           | 834.00     | 834.00     | 5,000.00    |
| 00513 TREE TRIMMING                   | 0.00                  | 583.00    | 583.00     | 0.00           | 1,166.00   | 1,166.00   | 7,000.00    |
| 00514 IRRIGATION R&M                  | 455.00                | 292.00    | (163.00)   | 596.00         | 584.00     | (12.00)    | 3,500.00    |
| TOTAL Landscaping                     | 8,655.00              | 6,442.00  | (2,213.00) | 13,116.00      | 12,884.00  | (232.00)   | 77,300.00   |
| <b><u>Maintenance and Repairs</u></b> |                       |           |            |                |            |            |             |
| 00516 LAKE FOUNTAIN CONTRACT          | 0.00                  | 125.00    | 125.00     | 0.00           | 250.00     | 250.00     | 1,500.00    |
| 00518 LAKE/PRESERVE CONTRACT          | 838.07                | 858.00    | 19.93      | 1,676.15       | 1,716.00   | 39.85      | 10,300.00   |
| 00519 LAKE & FOUNTAIN R&M             | 0.00                  | 917.00    | 917.00     | 0.00           | 1,834.00   | 1,834.00   | 11,000.00   |
| 00520 GATE MONITORING                 | 2,103.62              | 2,167.00  | 63.38      | 4,207.24       | 4,334.00   | 126.76     | 26,000.00   |
| 00524 GATE R&M                        | 242.50                | 583.00    | 340.50     | 380.00         | 1,166.00   | 786.00     | 7,000.00    |

# Avalon of Naples Master Income & Expense Statement

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|                                   | This Month: Operating |           |          | YTD: Operating |           |            | Annual     |
|-----------------------------------|-----------------------|-----------|----------|----------------|-----------|------------|------------|
|                                   | Actual                | Budget    | \$ Var   | Actual         | Budget    | \$ Var     |            |
| TOTAL Maintenance and Re          | 3,184.19              | 4,650.00  | 1,465.81 | 6,263.39       | 9,300.00  | 3,036.61   | 55,800.00  |
| <b><u>Other Expense</u></b>       |                       |           |          |                |           |            |            |
| 00602 LICENSES/FEES               | 0.00                  | 83.00     | 83.00    | 0.00           | 166.00    | 166.00     | 1,000.00   |
| 00604 MAINTENANCE                 | 538.77                | 500.00    | (38.77)  | 1,936.77       | 1,000.00  | (936.77)   | 6,000.00   |
| 00606 JANITORIAL SERVICE/SUPPLIES | 468.16                | 458.00    | (10.16)  | 936.32         | 916.00    | (20.32)    | 5,500.00   |
| 00608 PEST CONTROL                | 0.00                  | 42.00     | 42.00    | 0.00           | 84.00     | 84.00      | 500.00     |
| 00613 TRASH                       | 0.00                  | 17.00     | 17.00    | 0.00           | 34.00     | 34.00      | 200.00     |
| 00615 FIRE EQUIPMENT INSPECTION   | 0.00                  | 60.00     | 60.00    | 0.00           | 120.00    | 120.00     | 720.00     |
| 00616 PRESSURE WASHING            | 0.00                  | 83.00     | 83.00    | 0.00           | 166.00    | 166.00     | 1,000.00   |
| TOTAL Other Expense               | 1,006.93              | 1,243.00  | 236.07   | 2,873.09       | 2,486.00  | (387.09)   | 14,920.00  |
| <b><u>Pool</u></b>                |                       |           |          |                |           |            |            |
| 00618 POOL MAINTENANCE            | 600.00                | 667.00    | 67.00    | 1,200.00       | 1,334.00  | 134.00     | 8,000.00   |
| 00620 POOL REPAIRS                | 0.00                  | 1,083.00  | 1,083.00 | 5,067.50       | 2,166.00  | (2,901.50) | 13,000.00  |
| 00622 POOL/SPA HEATING            | 69.42                 | 1,250.00  | 1,180.58 | 69.42          | 2,500.00  | 2,430.58   | 15,000.00  |
| TOTAL Pool                        | 669.42                | 3,000.00  | 2,330.58 | 6,336.92       | 6,000.00  | (336.92)   | 36,000.00  |
| <b><u>Public Utilities</u></b>    |                       |           |          |                |           |            |            |
| 00610 ELECTRICITY - CLUBHOUSE     | 938.45                | 550.00    | (388.45) | 1,867.96       | 1,100.00  | (767.96)   | 6,603.00   |
| TOTAL Public Utilities            | 938.45                | 550.00    | (388.45) | 1,867.96       | 1,100.00  | (767.96)   | 6,603.00   |
| TOTAL Expense                     | 41,367.05             | 41,473.00 | 105.95   | 83,929.39      | 82,946.00 | (983.39)   | 497,952.00 |
| Excess Revenue / Expense          | 185.42                | 23.00     | 162.42   | (785.80)       | 46.00     | (831.80)   | 0.00       |

# Avalon of Naples Master Income & Expense Statement

Posted 2/1/2022 To 2/28/2022 11:59:00 PM

|                          | This Month: Reserve |        |        | YTD: Reserve |        |        | Annual |
|--------------------------|---------------------|--------|--------|--------------|--------|--------|--------|
|                          | Actual              | Budget | \$ Var | Actual       | Budget | \$ Var |        |
| <b>Income</b>            |                     |        |        |              |        |        |        |
| <b><u>Income</u></b>     |                     |        |        |              |        |        |        |
| 00497 INTEREST INCOME    | 7.35                | 0.00   | 7.35   | 16.64        | 0.00   | 16.64  | 0.00   |
| TOTAL Income             | 7.35                | 0.00   | 7.35   | 16.64        | 0.00   | 16.64  | 0.00   |
| TOTAL Income             | 7.35                | 0.00   | 7.35   | 16.64        | 0.00   | 16.64  | 0.00   |
| Excess Revenue / Expense | 7.35                | 0.00   | 7.35   | 16.64        | 0.00   | 16.64  | 0.00   |