Avalon of Naples Master
Balance Sheet
Period 03/31/2022

	March 2022	Operating	Reserve	Total
	Assets			
	Current Assets			
00103	ALLIANCE OP 9008	6,477.36		6,477.36
00113	ALLIANCE RES 1681		63,840.92	63,840.92
00122	PREPAID INSURANCE	11,331.52		11,331.52
00123	PREPAID EXPENSES	4,499.39		4,499.39
00131	DEPOSITS - UTILITIES, MISC.	3,864.00		3,864.00
	Total Current Assets	26,172.27	63,840.92	90,013.19
	TOTAL ASSETS	**26,172.27**	**63,840.92**	**90,013.19**
	Liabilities & Equity			
	Current Liabilities			
00210	ACCOUNTS PAYABLE	9,254.90		9,254.90
00221	DUE TO DEVELOPER	24,288.00		24,288.00
00230	INSURANCE FINANCING	8,936.30		8,936.30
	Total Current Liabilities	42,479.20		42,479.20
	Liability			
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
	Total Liability		63,816.15	63,816.15
	Equity			
00350	FUND BALANCE	(18,447.81)		(18,447.81)
	Current Year Net Income/(Loss)	2,140.88	24.77	2,165.65
	Total Equity	(16,306.93)	24.77	(16,282.16)
	TOTAL LIABILITIES & EQUITY	**26,172.27**	**63,840.92**	**90,013.19**

Avalon of Naples Master
Income & Expense Statement
Posted 3/1/2022 To 3/31/2022 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
00410 MAINTENANCE ASSESSMENTS	41,496.00	41,496.00	0.00	124,488.00	124,488.00	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	204.00	0.00	204.00	0.00
00497 INTEREST INCOME	0.70	0.00	0.70	3.29	0.00	3.29	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(3,648.00)	(3,648.00)	0.00	(14,592.00)
TOTAL Income	41,551.70	41,496.00	55.70	124,695.29	124,488.00	207.29	497,952.00
TOTAL Income	41,551.70	41,496.00	55.70	124,695.29	124,488.00	207.29	497,952.00
Expense							
Common-Administrative							
00500 INSURANCE - COMMON	1,962.44	2,083.00	120.56	5,697.41	6,249.00	551.59	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	750.00	750.00	3,000.00
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	61.68	250.00	188.32	1,210.65	750.00	(460.65)	3,000.00
00560 RESERVE STUDY	0.00	0.00	0.00	3,550.00	0.00	(3,550.00)	0.00
00591 WEBSITE	0.00	92.00	92.00	0.00	276.00	276.00	1,100.00
00592 LEGAL	693.75	583.00	(110.75)	1,293.75	1,749.00	455.25	7,000.00
TOTAL Common-Administra	3,880.70	4,421.00	540.30	15,240.30	13,263.00	(1,977.30)	53,329.00
Common-Utilities							
00526 CABLE/INTERNET/PHONE	14,273.04	14,833.00	559.96	42,819.12	44,499.00	1,679.88	178,000.00
00528 WATER/SEWER	5,765.37	5,000.00	(765.37)	16,411.07	15,000.00	(1,411.07)	60,000.00
00530 ELECTRICITY-MAIN GATE/IRR	539.73	375.00	(164.73)	1,461.03	1,125.00	(336.03)	4,500.00
00532 ELECTRICITY-LAKE WATER FEA	129.69	267.00	137.31	651.52	801.00	149.48	3,200.00
00534 ELECTRICITY-BACK GATE/ENTR	28.09	25.00	(3.09)	82.29	75.00	(7.29)	300.00
00536 ELECTRICITY/LEASE-SL	711.66	667.00	(44.66)	2,134.98	2,001.00	(133.98)	8,000.00
TOTAL Common-Utilities	21,447.58	21,167.00	(280.58)	63,560.01	63,501.00	(59.01)	254,000.00
Landscaping							
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	1,250.00	1,250.00	4,720.00	3,750.00	(970.00)	15,000.00
00512 MULCH	0.00	417.00	417.00	0.00	1,251.00	1,251.00	5,000.00
00513 TREE TRIMMING	1,420.00	583.00	(837.00)	1,420.00	1,749.00	329.00	7,000.00
00514 IRRIGATION R&M	199.00	292.00	93.00	795.00	876.00	81.00	3,500.00
TOTAL Landscaping	5,519.00	6,442.00	923.00	18,635.00	19,326.00	691.00	77,300.00
Maintenance and Repairs							
00516 LAKE FOUNTAIN CONTRACT	258.31	125.00	(133.31)	258.31	375.00	116.69	1,500.00
00518 LAKE/PRESERVE CONTRACT	804.89	858.00	53.11	2,481.04	2,574.00	92.96	10,300.00
00519 LAKE & FOUNTAIN R&M	0.00	917.00	917.00	0.00	2,751.00	2,751.00	11,000.00
00520 GATE MONITORING	2,103.62	2,167.00	63.38	6,310.86	6,501.00	190.14	26,000.00
00524 GATE R&M	814.95	583.00	(231.95)	1,194.95	1,749.00	554.05	7,000.00

Avalon of Naples Master

Income & Expense Statement

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	This Month: Operating			YTD: Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
TOTAL Maintenance and Re	3,981.77	4,650.00	668.23	10,245.16	13,950.00	3,704.84	55,800.00
Other Expense							
00602 LICENSES/FEES	61.25	83.00	21.75	61.25	249.00	187.75	1,000.00
00604 MAINTENANCE	539.00	500.00	(39.00)	2,475.77	1,500.00	(975.77)	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	468.16	458.00	(10.16)	1,404.48	1,374.00	(30.48)	5,500.00
00608 PEST CONTROL	30.00	42.00	12.00	30.00	126.00	96.00	500.00
00613 TRASH	0.00	17.00	17.00	0.00	51.00	51.00	200.00
00615 FIRE EQUIPMENT INSPECTION	720.00	60.00	(660.00)	720.00	180.00	(540.00)	720.00
00616 PRESSURE WASHING	0.00	83.00	83.00	0.00	249.00	249.00	1,000.00
TOTAL Other Expense	1,818.41	1,243.00	(575.41)	4,691.50	3,729.00	(962.50)	14,920.00
Pool							
00618 POOL MAINTENANCE	660.00	667.00	7.00	1,860.00	2,001.00	141.00	8,000.00
00620 POOL REPAIRS	483.00	1,083.00	600.00	5,550.50	3,249.00	(2,301.50)	13,000.00
00622 POOL/SPA HEATING	0.00	1,250.00	1,250.00	69.42	3,750.00	3,680.58	15,000.00
TOTAL Pool	1,143.00	3,000.00	1,857.00	7,479.92	9,000.00	1,520.08	36,000.00
Public Utilities							
00610 ELECTRICITY - CLUBHOUSE	834.56	550.00	(284.56)	2,702.52	1,650.00	(1,052.52)	6,603.00
TOTAL Public Utilities	834.56	550.00	(284.56)	2,702.52	1,650.00	(1,052.52)	6,603.00
TOTAL Expense	38,625.02	41,473.00	2,847.98	122,554.41	124,419.00	1,864.59	497,952.00
Excess Revenue / Expense	2,926.68	23.00	2,903.68	2,140.88	69.00	2,071.88	0.00

Avalon of Naples Master

Income & Expense Statement

Posted 3/1/2022 To 3/31/2022 11:59:00 PM

	This Month: Reserve			YTD: Reserve			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
00497 INTEREST INCOME	8.13	0.00	8.13	24.77	0.00	24.77	0.00
TOTAL Income	8.13	0.00	8.13	24.77	0.00	24.77	0.00
TOTAL Income	8.13	0.00	8.13	24.77	0.00	24.77	0.00
Excess Revenue / Expense	8.13	0.00	8.13	24.77	0.00	24.77	0.00