

Avalon of Naples Master
Balance Sheet
Period 04/30/2022

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	April 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 9008	95,396.26		95,396.26
00113	ALLIANCE RES 1681		67,497.03	67,497.03
00122	PREPAID INSURANCE	9,432.38		9,432.38
00123	PREPAID EXPENSES	3,927.13		3,927.13
00131	DEPOSITS - UTILITIES, MISC.	3,864.00		3,864.00
	<i>Total Current Assets</i>	112,619.77	67,497.03	180,116.80
	TOTAL ASSETS	112,619.77	67,497.03	180,116.80
Liabilities & Equity				
<i>Current Liabilities</i>				
00210	ACCOUNTS PAYABLE	9,674.58		9,674.58
00221	DUE TO DEVELOPER	24,288.00		24,288.00
00230	INSURANCE FINANCING	7,149.04		7,149.04
00239	DEFERRED ASSESSMENTS	82,992.00		82,992.00
	<i>Total Current Liabilities</i>	124,103.62		124,103.62
<i>Liability</i>				
00300	DEF RES-UNALLOCATED INTEREST		96.37	96.37
00301	DEF RES - IRRIGATION PUMPS		12,668.23	12,668.23
00302	DEF RES - PAVEMENT RESURFACE		10,630.17	10,630.17
00303	DEF RES - POOL EQUIPMENT		4,815.45	4,815.45
00304	DEF RES - POOL RESURFACING		8,151.44	8,151.44
00305	DEF RES - FITNESS EQUIP & FURN		19,016.80	19,016.80
00307	DEF RES - CLUBHOUSE PAINT		3,936.70	3,936.70
00308	DEF RES - ROOF REPLACEMENT		2,172.14	2,172.14
00309	DEF RES-PERIMETER WALL PAINT		5,976.85	5,976.85
	<i>Total Liability</i>		67,464.15	67,464.15
<i>Equity</i>				
00350	FUND BALANCE	(18,447.81)		(18,447.81)
	Current Year Net Income/(Loss)	6,963.96	32.88	6,996.84
	<i>Total Equity</i>	(11,483.85)	32.88	(11,450.97)
	TOTAL LIABILITIES & EQUITY	112,619.77	67,497.03	180,116.80

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	41,496.00	41,496.00	0.00	165,984.00	165,984.00	0.00	497,952.00
00420 RESERVE ASSESSMENT	3,648.00	3,648.00	0.00	7,296.00	7,296.00	0.00	14,592.00
00460 MISCELLANEOUS INCOME	24.00	0.00	24.00	228.00	0.00	228.00	0.00
00497 INTEREST INCOME	1.54	0.00	1.54	4.83	0.00	4.83	0.00
00499 RESERVE TRANSFER	(3,648.00)	(3,648.00)	0.00	(7,296.00)	(7,296.00)	0.00	(14,592.00)
TOTAL Income	41,521.54	41,496.00	25.54	166,216.83	165,984.00	232.83	497,952.00
TOTAL Income	41,521.54	41,496.00	25.54	166,216.83	165,984.00	232.83	497,952.00
Expense							
<u>Common-Administrative</u>							
00500 INSURANCE - COMMON	1,899.14	2,083.00	183.86	7,596.55	8,332.00	735.45	25,000.00
00503 TAXES & TAX PREP	0.00	275.00	275.00	0.00	275.00	275.00	275.00
00505 AUDIT FEES	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	4,651.32	4,652.00	0.68	13,954.00
00507 OFFICE EXPENSES	60.74	250.00	189.26	1,271.39	1,000.00	(271.39)	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	368.00	368.00	1,100.00
00592 LEGAL	558.26	583.00	24.74	1,852.01	2,332.00	479.99	7,000.00
TOTAL Common-Administra	3,680.97	4,696.00	1,015.03	18,921.27	17,959.00	(962.27)	53,329.00
<u>Common-Utilities</u>							
00526 CABLE/INTERNET/PHONE	14,985.26	14,833.00	(152.26)	57,804.38	59,332.00	1,527.62	178,000.00
00528 WATER/SEWER	6,076.33	5,000.00	(1,076.33)	22,487.40	20,000.00	(2,487.40)	60,000.00
00530 ELECTRICITY-MAIN GATE/IRR	484.44	375.00	(109.44)	1,945.47	1,500.00	(445.47)	4,500.00
00532 ELECTRICITY-LAKE WATER FEA	16.98	267.00	250.02	668.50	1,068.00	399.50	3,200.00
00534 ELECTRICITY-BACK GATE/ENTR	26.48	25.00	(1.48)	108.77	100.00	(8.77)	300.00
00536 ELECTRICITY/LEASE-SL	711.66	667.00	(44.66)	2,846.64	2,668.00	(178.64)	8,000.00
TOTAL Common-Utilities	22,301.15	21,167.00	(1,134.15)	85,861.16	84,668.00	(1,193.16)	254,000.00
<u>Landscaping</u>							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	15,600.00	15,600.00	0.00	46,800.00
00510 LANDSCAPE REPLACEMENT	0.00	1,250.00	1,250.00	4,720.00	5,000.00	280.00	15,000.00
00512 MULCH	0.00	417.00	417.00	0.00	1,668.00	1,668.00	5,000.00
00513 TREE TRIMMING	0.00	583.00	583.00	1,420.00	2,332.00	912.00	7,000.00
00514 IRRIGATION R&M	216.00	292.00	76.00	1,011.00	1,168.00	157.00	3,500.00
TOTAL Landscaping	4,116.00	6,442.00	2,326.00	22,751.00	25,768.00	3,017.00	77,300.00
<u>Maintenance and Repairs</u>							
00516 LAKE FOUNTAIN CONTRACT	0.00	125.00	125.00	258.31	500.00	241.69	1,500.00
00518 LAKE/PRESERVE CONTRACT	904.89	858.00	(46.89)	3,385.93	3,432.00	46.07	10,300.00
00519 LAKE & FOUNTAIN R&M	0.00	917.00	917.00	0.00	3,668.00	3,668.00	11,000.00
00520 GATE MONITORING	2,103.62	2,167.00	63.38	8,414.48	8,668.00	253.52	26,000.00
00524 GATE R&M	609.65	583.00	(26.65)	1,804.60	2,332.00	527.40	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	3,618.16	4,650.00	1,031.84	13,863.32	18,600.00	4,736.68	55,800.00
<u>Other Expense</u>							
00602 LICENSES/FEES	0.00	83.00	83.00	61.25	332.00	270.75	1,000.00
00604 MAINTENANCE	1,070.50	500.00	(570.50)	3,546.27	2,000.00	(1,546.27)	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	650.00	458.00	(192.00)	2,054.48	1,832.00	(222.48)	5,500.00
00608 PEST CONTROL	12.00	42.00	30.00	42.00	168.00	126.00	500.00
00613 TRASH	(162.12)	17.00	179.12	(162.12)	68.00	230.12	200.00
00615 FIRE EQUIPMENT INSPECTION	0.00	60.00	60.00	720.00	240.00	(480.00)	720.00
00616 PRESSURE WASHING	0.00	83.00	83.00	0.00	332.00	332.00	1,000.00
TOTAL Other Expense	1,570.38	1,243.00	(327.38)	6,261.88	4,972.00	(1,289.88)	14,920.00
<u>Pool</u>							
00618 POOL MAINTENANCE	660.00	667.00	7.00	2,520.00	2,668.00	148.00	8,000.00
00620 POOL REPAIRS	0.00	1,083.00	1,083.00	5,550.50	4,332.00	(1,218.50)	13,000.00
00622 POOL/SPA HEATING	0.00	1,250.00	1,250.00	69.42	5,000.00	4,930.58	15,000.00
TOTAL Pool	660.00	3,000.00	2,340.00	8,139.92	12,000.00	3,860.08	36,000.00
<u>Public Utilities</u>							
00610 ELECTRICITY - CLUBHOUSE	751.80	550.00	(201.80)	3,454.32	2,200.00	(1,254.32)	6,603.00
TOTAL Public Utilities	751.80	550.00	(201.80)	3,454.32	2,200.00	(1,254.32)	6,603.00
TOTAL Expense	36,698.46	41,748.00	5,049.54	159,252.87	166,167.00	6,914.13	497,952.00
Excess Revenue / Expense	4,823.08	(252.00)	5,075.08	6,963.96	(183.00)	7,146.96	0.00

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	8.11	0.00	8.11	32.88	0.00	32.88	0.00
TOTAL Income	8.11	0.00	8.11	32.88	0.00	32.88	0.00
TOTAL Income	8.11	0.00	8.11	32.88	0.00	32.88	0.00
Excess Revenue / Expense	8.11	0.00	8.11	32.88	0.00	32.88	0.00