Avalon of Naples Master
Balance Sheet
Period 11/30/2022

	November 2022	Operating	Reserve	Total
	Assets			
	Current Assets			
00103	ALLIANCE OP 9008	89,282.28		89,282.28
00113	ALLIANCE RES 1681		64,227.58	64,227.58
00105	DUE TO/(FROM) OPERATING	(6,999.89)	6,999.89	
00119	DUE TO/(FROM) RESERVES	(3,648.00)	3,648.00	
00121	DUE FROM AV1/AV2/AV3	3,052.00		3,052.00
00122	PREPAID INSURANCE	23,356.00		23,356.00
00123	PREPAID EXPENSES	9,109.49		9,109.49
00125	DUE FROM BANK	10.00		10.00
00131	DEPOSITS - UTILITIES, MISC.	3,864.00		3,864.00
	Total Current Assets	118,025.88	74,875.47	192,901.35
	TOTAL ASSETS	**118,025.88**	**74,875.47**	**192,901.35**
	Liabilities & Equity			
	Current Liabilities			
00210	ACCOUNTS PAYABLE	17,406.05		17,406.05
00211	ACCRUED PAYABLES	6,483.60		6,483.60
00221	DUE TO DEVELOPER	24,288.00		24,288.00
00230	INSURANCE FINANCING	22,682.79		22,682.79
00239	DEFERRED ASSESSMENTS	41,496.00		41,496.00
	Total Current Liabilities	112,356.44		112,356.44
	Liability			
00300	DEF RES-UNALLOCATED INTEREST		96.37	96.37
00301	DEF RES - IRRIGATION PUMPS		13,843.73	13,843.73
00302	DEF RES - PAVEMENT RESURFACE		11,590.17	11,590.17
00303	DEF RES - POOL EQUIPMENT		4,856.95	4,856.95
00304	DEF RES - POOL RESURFACING		8,912.44	8,912.44
00305	DEF RES - FITNESS EQUIP & FURN		20,792.80	20,792.80
00307	DEF RES - CLUBHOUSE PAINT		5,760.20	5,760.20
00308	DEF RES - ROOF REPLACEMENT		2,372.64	2,372.64
00309	DEF RES-PERIMETER WALL PAINT		6,534.85	6,534.85
	Total Liability		74,760.15	74,760.15
	Equity			
00350	FUND BALANCE	(18,447.81)		(18,447.81)
	Current Year Net Income/(Loss)	24,117.25	115.32	24,232.57
	Total Equity	5,669.44	115.32	5,784.76
	TOTAL LIABILITIES & EQUITY	**118,025.88**	**74,875.47**	**192,901.35**

Avalon of Naples Master
Income & Expense Statement
Posted 11/1/2022 To 11/30/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
00410 MAINTENANCE ASSESSMENTS	41,496.00	41,496.00	0.00	456,456.00	456,456.00	0.00	497,952.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	14,592.00	14,592.00	0.00	14,592.00
00460 MISCELLANEOUS INCOME	0.00	0.00	0.00	350.00	0.00	350.00	0.00
00496 INTEREST - UTIL DEPOSITS	0.00	0.00	0.00	115.77	0.00	115.77	0.00
00497 INTEREST INCOME	14.35	0.00	14.35	127.85	0.00	127.85	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(14,592.00)	(14,592.00)	0.00	(14,592.00)
TOTAL Income	41,510.35	41,496.00	14.35	457,049.62	456,456.00	593.62	497,952.00
TOTAL Income	41,510.35	41,496.00	14.35	457,049.62	456,456.00	593.62	497,952.00
Expense							
Common-Administrative							
00500 INSURANCE - COMMON	2,342.70	2,083.00	(259.70)	22,010.04	22,913.00	902.96	25,000.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00505 AUDIT FEES	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	12,791.13	12,793.00	1.87	13,954.00
00507 OFFICE EXPENSES	200.94	250.00	49.06	1,792.93	2,750.00	957.07	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	1,012.00	1,012.00	1,100.00
00592 LEGAL	900.00	583.00	(317.00)	3,595.76	6,413.00	2,817.24	7,000.00
TOTAL Common-Administra	4,606.47	4,421.00	(185.47)	44,014.86	48,906.00	4,891.14	53,329.00
Common-Utilities							
00526 CABLE/INTERNET/PHONE	14,985.26	14,833.00	(152.26)	162,701.20	163,163.00	461.80	178,000.00
00528 WATER/SEWER	4,155.33	5,000.00	844.67	51,828.38	55,000.00	3,171.62	60,000.00
00530 ELECTRICITY-MAIN GATE/IRR	434.41	375.00	(59.41)	5,048.13	4,125.00	(923.13)	4,500.00
00532 ELECTRICITY-LAKE WATER FEA	342.65	267.00	(75.65)	2,907.76	2,937.00	29.24	3,200.00
00534 ELECTRICITY-BACK GATE/ENTR	31.49	25.00	(6.49)	323.73	275.00	(48.73)	300.00
00536 ELECTRICITY/LEASE-SL	711.66	667.00	(44.66)	7,828.26	7,337.00	(491.26)	8,000.00
TOTAL Common-Utilities	20,660.80	21,167.00	506.20	230,637.46	232,837.00	2,199.54	254,000.00
Landscaping							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	43,425.50	42,900.00	(525.50)	46,800.00
00510 LANDSCAPE REPLACEMENT	0.00	1,250.00	1,250.00	4,720.00	13,750.00	9,030.00	15,000.00
00512 MULCH	0.00	417.00	417.00	0.00	4,587.00	4,587.00	5,000.00
00513 TREE TRIMMING	0.00	583.00	583.00	4,245.00	6,413.00	2,168.00	7,000.00
00514 IRRIGATION R&M	0.00	292.00	292.00	5,757.00	3,212.00	(2,545.00)	3,500.00
TOTAL Landscaping	3,900.00	6,442.00	2,542.00	58,147.50	70,862.00	12,714.50	77,300.00
Maintenance and Repairs							
00516 LAKE FOUNTAIN CONTRACT	109.17	125.00	15.83	1,147.50	1,375.00	227.50	1,500.00
00518 LAKE/PRESERVE CONTRACT	1,188.00	858.00	(330.00)	12,132.44	9,438.00	(2,694.44)	10,300.00
00519 LAKE & FOUNTAIN R&M	0.00	917.00	917.00	10,392.44	10,087.00	(305.44)	11,000.00
00520 GATE MONITORING	2,103.62	2,167.00	63.38	23,139.82	23,837.00	697.18	26,000.00

	This Month: Consolidated			YTD: Consolidated			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
00524 GATE R&M	137.50	583.00	445.50	4,878.30	6,413.00	1,534.70	7,000.00
TOTAL Maintenance and Re	3,538.29	4,650.00	1,111.71	51,690.50	51,150.00	(540.50)	55,800.00
Other Expense							
00602 LICENSES/FEES	0.00	83.00	83.00	936.60	913.00	(23.60)	1,000.00
00604 MAINTENANCE	78.56	500.00	421.44	5,922.33	5,500.00	(422.33)	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	650.00	458.00	(192.00)	6,724.48	5,038.00	(1,686.48)	5,500.00
00608 PEST CONTROL	(478.00)	42.00	520.00	186.00	462.00	276.00	500.00
00613 TRASH	19.92	17.00	(2.92)	(122.28)	187.00	309.28	200.00
00615 FIRE EQUIPMENT INSPECTION	0.00	60.00	60.00	720.00	660.00	(60.00)	720.00
00616 PRESSURE WASHING	0.00	83.00	83.00	1,375.00	913.00	(462.00)	1,000.00
TOTAL Other Expense	270.48	1,243.00	972.52	15,742.13	13,673.00	(2,069.13)	14,920.00
Pool							
00618 POOL MAINTENANCE	660.00	667.00	7.00	7,140.00	7,337.00	197.00	8,000.00
00620 POOL REPAIRS	8,530.37	1,083.00	(7,447.37)	17,290.37	11,913.00	(5,377.37)	13,000.00
00622 POOL/SPA HEATING	0.00	1,250.00	1,250.00	69.42	13,750.00	13,680.58	15,000.00
TOTAL Pool	9,190.37	3,000.00	(6,190.37)	24,499.79	33,000.00	8,500.21	36,000.00
Public Utilities							
00610 ELECTRICITY - CLUBHOUSE	856.88	550.00	(306.88)	8,084.81	6,050.00	(2,034.81)	6,603.00
TOTAL Public Utilities	856.88	550.00	(306.88)	8,084.81	6,050.00	(2,034.81)	6,603.00
Reserve							
00983 RES EXPENSE - POOL EQUIPME	(3,195.37)	0.00	3,195.37	0.00	0.00	0.00	0.00
TOTAL Reserve	(3,195.37)	0.00	3,195.37	0.00	0.00	0.00	0.00
TOTAL Expense	39,827.92	41,473.00	1,645.08	432,817.05	456,478.00	23,660.95	497,952.00
Excess Revenue / Expense	1,682.43	23.00	1,659.43	24,232.57	(22.00)	24,254.57	0.00

Avalon of Naples Master
Income & Expense Statement
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	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	456,456.00	456,456.00	0.00	497,952.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	14,592.00	14,592.00	0.00	14,592.00
00460 MISCELLANEOUS INCOME	0.00	0.00	0.00	350.00	0.00	350.00	0.00
00496 INTEREST - UTIL DEPOSITS	0.00	0.00	0.00	115.77	0.00	115.77	0.00
00497 INTEREST INCOME	0.28	0.00	0.28	12.53	0.00	12.53	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(14,592.00)	(14,592.00)	0.00	(14,592.00)
TOTAL Income	41,496.28	41,496.00	0.28	456,934.30	456,456.00	478.30	497,952.00
TOTAL Income	41,496.28	41,496.00	0.28	456,934.30	456,456.00	478.30	497,952.00
Expense							
Common-Administrative							
00500 INSURANCE - COMMON	2,342.70	2,083.00	(259.70)	22,010.04	22,913.00	902.96	25,000.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00505 AUDIT FEES	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	12,791.13	12,793.00	1.87	13,954.00
00507 OFFICE EXPENSES	200.94	250.00	49.06	1,792.93	2,750.00	957.07	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	1,012.00	1,012.00	1,100.00
00592 LEGAL	900.00	583.00	(317.00)	3,595.76	6,413.00	2,817.24	7,000.00
TOTAL Common-Administra	4,606.47	4,421.00	(185.47)	44,014.86	48,906.00	4,891.14	53,329.00
Common-Utilities							
00526 CABLE/INTERNET/PHONE	14,985.26	14,833.00	(152.26)	162,701.20	163,163.00	461.80	178,000.00
00528 WATER/SEWER	4,155.33	5,000.00	844.67	51,828.38	55,000.00	3,171.62	60,000.00
00530 ELECTRICITY-MAIN GATE/IRR	434.41	375.00	(59.41)	5,048.13	4,125.00	(923.13)	4,500.00
00532 ELECTRICITY-LAKE WATER FEA	342.65	267.00	(75.65)	2,907.76	2,937.00	29.24	3,200.00
00534 ELECTRICITY-BACK GATE/ENTR	31.49	25.00	(6.49)	323.73	275.00	(48.73)	300.00
00536 ELECTRICITY/LEASE-SL	711.66	667.00	(44.66)	7,828.26	7,337.00	(491.26)	8,000.00
TOTAL Common-Utilities	20,660.80	21,167.00	506.20	230,637.46	232,837.00	2,199.54	254,000.00
Landscaping							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	43,425.50	42,900.00	(525.50)	46,800.00
00510 LANDSCAPE REPLACEMENT	0.00	1,250.00	1,250.00	4,720.00	13,750.00	9,030.00	15,000.00
00512 MULCH	0.00	417.00	417.00	0.00	4,587.00	4,587.00	5,000.00
00513 TREE TRIMMING	0.00	583.00	583.00	4,245.00	6,413.00	2,168.00	7,000.00
00514 IRRIGATION R&M	0.00	292.00	292.00	5,757.00	3,212.00	(2,545.00)	3,500.00
TOTAL Landscaping	3,900.00	6,442.00	2,542.00	58,147.50	70,862.00	12,714.50	77,300.00
Maintenance and Repairs							
00516 LAKE FOUNTAIN CONTRACT	109.17	125.00	15.83	1,147.50	1,375.00	227.50	1,500.00
00518 LAKE/PRESERVE CONTRACT	1,188.00	858.00	(330.00)	12,132.44	9,438.00	(2,694.44)	10,300.00
00519 LAKE & FOUNTAIN R&M	0.00	917.00	917.00	10,392.44	10,087.00	(305.44)	11,000.00
00520 GATE MONITORING	2,103.62	2,167.00	63.38	23,139.82	23,837.00	697.18	26,000.00

	This Month: Operating			YTD: Operating			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
00524 GATE R&M	137.50	583.00	445.50	4,878.30	6,413.00	1,534.70	7,000.00
TOTAL Maintenance and Re	3,538.29	4,650.00	1,111.71	51,690.50	51,150.00	(540.50)	55,800.00
Other Expense							
00602 LICENSES/FEES	0.00	83.00	83.00	936.60	913.00	(23.60)	1,000.00
00604 MAINTENANCE	78.56	500.00	421.44	5,922.33	5,500.00	(422.33)	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	650.00	458.00	(192.00)	6,724.48	5,038.00	(1,686.48)	5,500.00
00608 PEST CONTROL	(478.00)	42.00	520.00	186.00	462.00	276.00	500.00
00613 TRASH	19.92	17.00	(2.92)	(122.28)	187.00	309.28	200.00
00615 FIRE EQUIPMENT INSPECTION	0.00	60.00	60.00	720.00	660.00	(60.00)	720.00
00616 PRESSURE WASHING	0.00	83.00	83.00	1,375.00	913.00	(462.00)	1,000.00
TOTAL Other Expense	270.48	1,243.00	972.52	15,742.13	13,673.00	(2,069.13)	14,920.00
Pool							
00618 POOL MAINTENANCE	660.00	667.00	7.00	7,140.00	7,337.00	197.00	8,000.00
00620 POOL REPAIRS	8,530.37	1,083.00	(7,447.37)	17,290.37	11,913.00	(5,377.37)	13,000.00
00622 POOL/SPA HEATING	0.00	1,250.00	1,250.00	69.42	13,750.00	13,680.58	15,000.00
TOTAL Pool	9,190.37	3,000.00	(6,190.37)	24,499.79	33,000.00	8,500.21	36,000.00
Public Utilities							
00610 ELECTRICITY - CLUBHOUSE	856.88	550.00	(306.88)	8,084.81	6,050.00	(2,034.81)	6,603.00
TOTAL Public Utilities	856.88	550.00	(306.88)	8,084.81	6,050.00	(2,034.81)	6,603.00
TOTAL Expense	43,023.29	41,473.00	(1,550.29)	432,817.05	456,478.00	23,660.95	497,952.00
Excess Revenue / Expense	(1,527.01)	23.00	(1,550.01)	24,117.25	(22.00)	24,139.25	0.00

Avalon of Naples Master
Income & Expense Statement
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	This Month: Reserve			YTD: Reserve			
	Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income							
Income							
00497 INTEREST INCOME	14.07	0.00	14.07	115.32	0.00	115.32	0.00
TOTAL Income	14.07	0.00	14.07	115.32	0.00	115.32	0.00
TOTAL Income	14.07	0.00	14.07	115.32	0.00	115.32	0.00
Expense							
Reserve							
00983 RES EXPENSE - POOL EQUIPME	(3,195.37)	0.00	3,195.37	0.00	0.00	0.00	0.00
TOTAL Reserve	(3,195.37)	0.00	3,195.37	0.00	0.00	0.00	0.00
TOTAL Expense	(3,195.37)	0.00	3,195.37	0.00	0.00	0.00	0.00
Excess Revenue / Expense	3,209.44	0.00	3,209.44	115.32	0.00	115.32	0.00