Avalon of Naples Master
Balance Sheet
Period 10/31/2022

	October 2022	Operating	Reserve	Total
	Assets			
	Current Assets			
00103	ALLIANCE OP 9008	29,155.66		29,155.66
00113	ALLIANCE RES 1681		71,213.40	71,213.40
00112	A/R - OWNER ASSESSMENTS	128,136.00		128,136.00
00119	DUE TO/(FROM) RESERVES	(3,648.00)	3,648.00	
00121	DUE FROM AV1/AV2/AV3	1,620.00		1,620.00
00122	PREPAID INSURANCE	25,684.00		25,684.00
00123	PREPAID EXPENSES	9,373.91		9,373.91
00131	DEPOSITS - UTILITIES, MISC.	3,864.00		3,864.00
	Total Current Assets	194,185.57	74,861.40	269,046.97
	TOTAL ASSETS	**194,185.57**	**74,861.40**	**269,046.97**
	Liabilities & Equity			
	Current Liabilities			
00210	ACCOUNTS PAYABLE	5,334.05	3,195.37	8,529.42
00211	ACCRUED PAYABLES	46,651.66		46,651.66
00221	DUE TO DEVELOPER	24,288.00		24,288.00
00230	INSURANCE FINANCING	27,723.41		27,723.41
00239	DEFERRED ASSESSMENTS	82,992.00		82,992.00
	Total Current Liabilities	186,989.12	3,195.37	190,184.49
	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)	25,644.26	(3,094.12)	22,550.14
	Total Equity	7,196.45	(3,094.12)	4,102.33
	TOTAL LIABILITIES & EQUITY	**194,185.57**	**74,861.40**	**269,046.97**

Avalon of Naples Master
Income & Expense Statement
Posted 10/1/2022 To 10/31/2022 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	414,960.00	414,960.00	0.00	497,952.00
00420 RESERVE ASSESSMENT	3,648.00	3,648.00	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	0.76	0.00	0.76	12.25	0.00	12.25	0.00
00499 RESERVE TRANSFER	(3,648.00)	(3,648.00)	0.00	(14,592.00)	(14,592.00)	0.00	(14,592.00)
TOTAL Income	41,496.76	41,496.00	0.76	415,438.02	414,960.00	478.02	497,952.00
TOTAL Income	41,496.76	41,496.00	0.76	415,438.02	414,960.00	478.02	497,952.00
Expense							
Common-Administrative							
00500 INSURANCE - COMMON	2,405.61	2,083.00	(322.61)	19,667.34	20,830.00	1,162.66	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	2,500.00	2,500.00	3,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	11,628.30	11,630.00	1.70	13,954.00
00507 OFFICE EXPENSES	76.05	250.00	173.95	1,591.99	2,500.00	908.01	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	920.00	920.00	1,100.00
00592 LEGAL	0.00	583.00	583.00	2,695.76	5,830.00	3,134.24	7,000.00
TOTAL Common-Administra	3,644.49	4,421.00	776.51	39,408.39	44,485.00	5,076.61	53,329.00
Common-Utilities							
00526 CABLE/INTERNET/PHONE	14,985.26	14,833.00	(152.26)	147,715.94	148,330.00	614.06	178,000.00
00528 WATER/SEWER	4,100.00	5,000.00	900.00	47,673.05	50,000.00	2,326.95	60,000.00
00530 ELECTRICITY-MAIN GATE/IRR	415.00	375.00	(40.00)	4,613.72	3,750.00	(863.72)	4,500.00
00532 ELECTRICITY-LAKE WATER FEA	335.00	267.00	(68.00)	2,565.11	2,670.00	104.89	3,200.00
00534 ELECTRICITY-BACK GATE/ENTR	31.00	25.00	(6.00)	292.24	250.00	(42.24)	300.00
00536 ELECTRICITY/LEASE-SL	711.66	667.00	(44.66)	7,116.60	6,670.00	(446.60)	8,000.00
TOTAL Common-Utilities	20,577.92	21,167.00	589.08	209,976.66	211,670.00	1,693.34	254,000.00
Landscaping							
00508 LANDSCAPE MAINTENANCE	4,250.00	3,900.00	(350.00)	39,525.50	39,000.00	(525.50)	46,800.00
00510 LANDSCAPE REPLACEMENT	0.00	1,250.00	1,250.00	4,720.00	12,500.00	7,780.00	15,000.00
00512 MULCH	0.00	417.00	417.00	0.00	4,170.00	4,170.00	5,000.00
00513 TREE TRIMMING	0.00	583.00	583.00	4,245.00	5,830.00	1,585.00	7,000.00
00514 IRRIGATION R&M	1,048.00	292.00	(756.00)	5,757.00	2,920.00	(2,837.00)	3,500.00
TOTAL Landscaping	5,298.00	6,442.00	1,144.00	54,247.50	64,420.00	10,172.50	77,300.00
Maintenance and Repairs							
00516 LAKE FOUNTAIN CONTRACT	109.17	125.00	15.83	1,038.33	1,250.00	211.67	1,500.00
00518 LAKE/PRESERVE CONTRACT	1,188.00	858.00	(330.00)	10,944.44	8,580.00	(2,364.44)	10,300.00
00519 LAKE & FOUNTAIN R&M	0.00	917.00	917.00	10,392.44	9,170.00	(1,222.44)	11,000.00
00520 GATE MONITORING	2,103.62	2,167.00	63.38	21,036.20	21,670.00	633.80	26,000.00

Avalon of Naples Master
Income & Expense Statement
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	This Month: Operating Actual	Budget	$ Var	YTD: Operating Actual	Budget	$ Var	Annual
00524 GATE R&M	137.50	583.00	445.50	4,740.80	5,830.00	1,089.20	7,000.00
TOTAL Maintenance and Re	3,538.29	4,650.00	1,111.71	48,152.21	46,500.00	(1,652.21)	55,800.00
Other Expense							
00602 LICENSES/FEES	0.00	83.00	83.00	936.60	830.00	(106.60)	1,000.00
00604 MAINTENANCE	292.50	500.00	207.50	5,843.77	5,000.00	(843.77)	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	770.00	458.00	(312.00)	6,074.48	4,580.00	(1,494.48)	5,500.00
00608 PEST CONTROL	550.00	42.00	(508.00)	664.00	420.00	(244.00)	500.00
00613 TRASH	19.92	17.00	(2.92)	(142.20)	170.00	312.20	200.00
00615 FIRE EQUIPMENT INSPECTION	0.00	60.00	60.00	720.00	600.00	(120.00)	720.00
00616 PRESSURE WASHING	0.00	83.00	83.00	1,375.00	830.00	(545.00)	1,000.00
TOTAL Other Expense	1,632.42	1,243.00	(389.42)	15,471.65	12,430.00	(3,041.65)	14,920.00
Pool							
00618 POOL MAINTENANCE	660.00	667.00	7.00	6,480.00	6,670.00	190.00	8,000.00
00620 POOL REPAIRS	224.00	1,083.00	859.00	8,760.00	10,830.00	2,070.00	13,000.00
00622 POOL/SPA HEATING	0.00	1,250.00	1,250.00	69.42	12,500.00	12,430.58	15,000.00
TOTAL Pool	884.00	3,000.00	2,116.00	15,309.42	30,000.00	14,690.58	36,000.00
Public Utilities							
00610 ELECTRICITY - CLUBHOUSE	595.00	550.00	(45.00)	7,227.93	5,500.00	(1,727.93)	6,603.00
TOTAL Public Utilities	595.00	550.00	(45.00)	7,227.93	5,500.00	(1,727.93)	6,603.00
TOTAL Expense	36,170.12	41,473.00	5,302.88	389,793.76	415,005.00	25,211.24	497,952.00
Excess Revenue / Expense	5,326.64	23.00	5,303.64	25,644.26	(45.00)	25,689.26	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	14.92	0.00	14.92	101.25	0.00	101.25	0.00
TOTAL Income	14.92	0.00	14.92	101.25	0.00	101.25	0.00
TOTAL Income	14.92	0.00	14.92	101.25	0.00	101.25	0.00
Expense							
Reserve							
00983 RES EXPENSE - POOL EQUIPME	3,195.37	0.00	(3,195.37)	3,195.37	0.00	(3,195.37)	0.00
TOTAL Reserve	3,195.37	0.00	(3,195.37)	3,195.37	0.00	(3,195.37)	0.00
TOTAL Expense	3,195.37	0.00	(3,195.37)	3,195.37	0.00	(3,195.37)	0.00
Excess Revenue / Expense	(3,180.45)	0.00	(3,180.45)	(3,094.12)	0.00	(3,094.12)	0.00