

Avalon of Naples Master
Balance Sheet
Period 09/30/2022

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	September 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 9008	26,915.68		26,915.68
00113	ALLIANCE RES 1681		71,198.48	71,198.48
00121	DUE FROM AV1/AV2/AV3	1,620.00		1,620.00
00122	PREPAID INSURANCE	28,089.61		28,089.61
00123	PREPAID EXPENSES	9,775.55		9,775.55
00131	DEPOSITS - UTILITIES, MISC.	3,864.00		3,864.00
	<i>Total Current Assets</i>	70,264.84	71,198.48	141,463.32
	TOTAL ASSETS	70,264.84	71,198.48	141,463.32
Liabilities & Equity				
<i>Current Liabilities</i>				
00210	ACCOUNTS PAYABLE	6,947.17		6,947.17
00211	ACCRUED PAYABLES	9,436.45		9,436.45
00221	DUE TO DEVELOPER	24,288.00		24,288.00
00230	INSURANCE FINANCING	27,723.41		27,723.41
	<i>Total Current Liabilities</i>	68,395.03		68,395.03
<i>Liability</i>				
00300	DEF RES-UNALLOCATED INTEREST		96.37	96.37
00301	DEF RES - IRRIGATION PUMPS		13,255.98	13,255.98
00302	DEF RES - PAVEMENT RESURFACE		11,110.17	11,110.17
00303	DEF RES - POOL EQUIPMENT		4,836.20	4,836.20
00304	DEF RES - POOL RESURFACING		8,531.94	8,531.94
00305	DEF RES - FITNESS EQUIP & FURN		19,904.80	19,904.80
00307	DEF RES - CLUBHOUSE PAINT		4,848.45	4,848.45
00308	DEF RES - ROOF REPLACEMENT		2,272.39	2,272.39
00309	DEF RES-PERIMETER WALL PAINT		6,255.85	6,255.85
	<i>Total Liability</i>		71,112.15	71,112.15
<i>Equity</i>				
00350	FUND BALANCE	(18,447.81)		(18,447.81)
	Current Year Net Income/(Loss)	20,317.62	86.33	20,403.95
	<i>Total Equity</i>	1,869.81	86.33	1,956.14
	TOTAL LIABILITIES & EQUITY	70,264.84	71,198.48	141,463.32

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	373,464.00	373,464.00	0.00	497,952.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	10,944.00	10,944.00	0.00	14,592.00
00460 MISCELLANEOUS INCOME	50.00	0.00	50.00	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	0.92	0.00	0.92	11.49	0.00	11.49	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(10,944.00)	(10,944.00)	0.00	(14,592.00)
TOTAL Income	41,546.92	41,496.00	50.92	373,941.26	373,464.00	477.26	497,952.00
TOTAL Income	41,546.92	41,496.00	50.92	373,941.26	373,464.00	477.26	497,952.00
Expense							
<u>Common-Administrative</u>							
00500 INSURANCE - COMMON	1,878.72	2,083.00	204.28	17,261.73	18,747.00	1,485.27	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	2,250.00	2,250.00	3,000.00
00506 MANAGEMENT FEES	1,162.83	1,163.00	0.17	10,465.47	10,467.00	1.53	13,954.00
00507 OFFICE EXPENSES	42.37	250.00	207.63	1,515.94	2,250.00	734.06	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	828.00	828.00	1,100.00
00592 LEGAL	0.00	583.00	583.00	2,695.76	5,247.00	2,551.24	7,000.00
TOTAL Common-Administra	3,083.92	4,421.00	1,337.08	35,763.90	40,064.00	4,300.10	53,329.00
<u>Common-Utilities</u>							
00526 CABLE/INTERNET/PHONE	14,985.26	14,833.00	(152.26)	132,730.68	133,497.00	766.32	178,000.00
00528 WATER/SEWER	4,289.23	5,000.00	710.77	43,573.05	45,000.00	1,426.95	60,000.00
00530 ELECTRICITY-MAIN GATE/IRR	461.51	375.00	(86.51)	4,198.72	3,375.00	(823.72)	4,500.00
00532 ELECTRICITY-LAKE WATER FEA	351.01	267.00	(84.01)	2,230.11	2,403.00	172.89	3,200.00
00534 ELECTRICITY-BACK GATE/ENTR	31.41	25.00	(6.41)	261.24	225.00	(36.24)	300.00
00536 ELECTRICITY/LEASE-SL	711.66	667.00	(44.66)	6,404.94	6,003.00	(401.94)	8,000.00
TOTAL Common-Utilities	20,830.08	21,167.00	336.92	189,398.74	190,503.00	1,104.26	254,000.00
<u>Landscaping</u>							
00508 LANDSCAPE MAINTENANCE	3,900.00	3,900.00	0.00	35,275.50	35,100.00	(175.50)	46,800.00
00510 LANDSCAPE REPLACEMENT	0.00	1,250.00	1,250.00	4,720.00	11,250.00	6,530.00	15,000.00
00512 MULCH	0.00	417.00	417.00	0.00	3,753.00	3,753.00	5,000.00
00513 TREE TRIMMING	0.00	583.00	583.00	4,245.00	5,247.00	1,002.00	7,000.00
00514 IRRIGATION R&M	1,200.00	292.00	(908.00)	4,709.00	2,628.00	(2,081.00)	3,500.00
TOTAL Landscaping	5,100.00	6,442.00	1,342.00	48,949.50	57,978.00	9,028.50	77,300.00
<u>Maintenance and Repairs</u>							
00516 LAKE FOUNTAIN CONTRACT	109.17	125.00	15.83	929.16	1,125.00	195.84	1,500.00
00518 LAKE/PRESERVE CONTRACT	1,188.00	858.00	(330.00)	9,756.44	7,722.00	(2,034.44)	10,300.00
00519 LAKE & FOUNTAIN R&M	130.00	917.00	787.00	10,392.44	8,253.00	(2,139.44)	11,000.00
00520 GATE MONITORING	2,103.62	2,167.00	63.38	18,932.58	19,503.00	570.42	26,000.00

Avalon of Naples Master Income & Expense Statement

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	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00524 GATE R&M	367.50	583.00	215.50	4,603.30	5,247.00	643.70	7,000.00
TOTAL Maintenance and Re	3,898.29	4,650.00	751.71	44,613.92	41,850.00	(2,763.92)	55,800.00
<u>Other Expense</u>							
00602 LICENSES/FEES	875.35	83.00	(792.35)	936.60	747.00	(189.60)	1,000.00
00604 MAINTENANCE	532.50	500.00	(32.50)	5,551.27	4,500.00	(1,051.27)	6,000.00
00606 JANITORIAL SERVICE/SUPPLIES	650.00	458.00	(192.00)	5,304.48	4,122.00	(1,182.48)	5,500.00
00608 PEST CONTROL	0.00	42.00	42.00	114.00	378.00	264.00	500.00
00613 TRASH	0.00	17.00	17.00	(162.12)	153.00	315.12	200.00
00615 FIRE EQUIPMENT INSPECTION	0.00	60.00	60.00	720.00	540.00	(180.00)	720.00
00616 PRESSURE WASHING	0.00	83.00	83.00	1,375.00	747.00	(628.00)	1,000.00
TOTAL Other Expense	2,057.85	1,243.00	(814.85)	13,839.23	11,187.00	(2,652.23)	14,920.00
<u>Pool</u>							
00618 POOL MAINTENANCE	660.00	667.00	7.00	5,820.00	6,003.00	183.00	8,000.00
00620 POOL REPAIRS	0.00	1,083.00	1,083.00	8,536.00	9,747.00	1,211.00	13,000.00
00622 POOL/SPA HEATING	0.00	1,250.00	1,250.00	69.42	11,250.00	11,180.58	15,000.00
TOTAL Pool	660.00	3,000.00	2,340.00	14,425.42	27,000.00	12,574.58	36,000.00
<u>Public Utilities</u>							
00610 ELECTRICITY - CLUBHOUSE	567.00	550.00	(17.00)	6,632.93	4,950.00	(1,682.93)	6,603.00
TOTAL Public Utilities	567.00	550.00	(17.00)	6,632.93	4,950.00	(1,682.93)	6,603.00
TOTAL Expense	36,197.14	41,473.00	5,275.86	353,623.64	373,532.00	19,908.36	497,952.00
Excess Revenue / Expense	5,349.78	23.00	5,326.78	20,317.62	(68.00)	20,385.62	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	11.71	0.00	11.71	86.33	0.00	86.33	0.00
TOTAL Income	11.71	0.00	11.71	86.33	0.00	86.33	0.00
TOTAL Income	11.71	0.00	11.71	86.33	0.00	86.33	0.00
Excess Revenue / Expense	11.71	0.00	11.71	86.33	0.00	86.33	0.00