

AVIARA COMMON
INCOME STATEMENT
JANUARY 31, 2022

| DESCRIPTION | ACTUAL | CURRENT BUDGET | PERIOD VARIANCE | YEAR ACTUAL | TO BUDGET | DATE VARIANCE |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| INCOME | | | | | | |
| OPERATING INCOME | | | | | | |
| RESIDENTIAL ASSESSMENT | 13,572.00 | 10,476.00 | 3,096.00 | 13,572.00 | 10,476.00 | 3,096.00 |
| DELINQUENT RESID ASSMNT | .00 | 424.00 | 424.00- | .00 | 424.00 | 424.00- |
| TOTAL OPERATING INCOME | 13,572.00 | 10,900.00 | 2,672.00 | 13,572.00 | 10,900.00 | 2,672.00 |
| TRANSFER/Common Area Res | 1,150.00- | 1,150.00- | .00 | 1,150.00- | 1,150.00- | .00 |
| TRANSFER/STREET RESERVE | 600.00- | 600.00- | .00 | 600.00- | 600.00- | .00 |
| TOTAL INCOME | 11,822.00 | 9,150.00 | 2,672.00 | 11,822.00 | 9,150.00 | 2,672.00 |
| EXPENSES | | | | | | |
| OPERATING EXPENSES | | | | | | |
| MAINTENANCE & REPAIR | | | | | | |
| LANDSCAPE MAINTENANCE | 1,285.00 | 1,285.00 | .00 | 1,285.00 | 1,285.00 | .00 |
| WEED CONTROL | 70.00 | .00 | 70.00- | 70.00 | .00 | 70.00- |
| PEST CONTROL | 72.10 | 65.00 | 7.10- | 72.10 | 65.00 | 7.10- |
| POOL & FTN MAINT | 465.00 | 315.00 | 150.00- | 465.00 | 315.00 | 150.00- |
| POOL REPAIRS | 90.00 | 250.00 | 160.00 | 90.00 | 250.00 | 160.00 |
| SPRINKLER MAINTENANCE | 587.00 | 250.00 | 337.00- | 587.00 | 250.00 | 337.00- |
| JANITORIAL | 330.00 | 330.00 | .00 | 330.00 | 330.00 | .00 |
| CONTRACT SERVICE | .00 | 600.00 | 600.00 | .00 | 600.00 | 600.00 |
| PARKING ENFORCEMENT | 200.00 | .00 | 200.00- | 200.00 | .00 | 200.00- |
| TOTAL MAINT. & REPAIR | 3,099.10 | 3,095.00 | 4.10- | 3,099.10 | 3,095.00 | 4.10- |
| PARTS & SUPPLIES | | | | | | |
| POOL CHEM & SUPPLIES | 254.82 | 150.00 | 104.82- | 254.82 | 150.00 | 104.82- |
| PLANTS, BUSHES, & TREES | 3,740.00 | .00 | 3,740.00- | 3,740.00 | .00 | 3,740.00- |
| SCALP & OVERSEEDING | 780.00 | .00 | 780.00- | 780.00 | .00 | 780.00- |
| TOTAL PARTS & SUPPLIES | 4,774.82 | 150.00 | 4,624.82- | 4,774.82 | 150.00 | 4,624.82- |
| UTILITIES | | | | | | |
| ELECTRIC | 1,119.84 | 1,330.00 | 210.16 | 1,119.84 | 1,330.00 | 210.16 |
| PROPANE | .00 | 475.00 | 475.00 | .00 | 475.00 | 475.00 |
| WATER | 1,553.54 | 1,300.00 | 253.54- | 1,553.54 | 1,300.00 | 253.54- |
| TOTAL UTILITIES | 2,673.38 | 3,105.00 | 431.62 | 2,673.38 | 3,105.00 | 431.62 |
| ADMINISTRATIVE | | | | | | |
| LEGAL & ACCOUNTING | 210.00- | 135.00 | 345.00 | 210.00- | 135.00 | 345.00 |
| COLLECTIONS | .00 | 100.00 | 100.00 | .00 | 100.00 | 100.00 |
| INSURANCE | 323.62 | 550.00 | 226.38 | 323.62 | 550.00 | 226.38 |

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JANUARY 31, 2022

| DESCRIPTION | ACTUAL | CURRENT BUDGET | PERIOD VARIANCE | YEAR ACTUAL | TO BUDGET | DATE VARIANCE |
|-------------------------------------|------------------|-----------------|------------------|------------------|-----------------|------------------|
| WEBSITE | 300.00 | 300.00 | .00 | 300.00 | 300.00 | .00 |
| MANAGEMENT FEES | 995.00 | 1,095.00 | 100.00 | 995.00 | 1,095.00 | 100.00 |
| NEWSLETTERS | .00 | 160.00 | 160.00 | .00 | 160.00 | 160.00 |
| COUPONS/STATEMENTS | 162.54 | 210.00 | 47.46 | 162.54 | 210.00 | 47.46 |
| POSTAGE | .00 | 300.00 | 300.00 | .00 | 300.00 | 300.00 |
| RECORDS STORAGE | .00 | 50.00 | 50.00 | .00 | 50.00 | 50.00 |
| TOTAL ADMINISTRATIVE | 1,571.16 | 2,900.00 | 1,328.84 | 1,571.16 | 2,900.00 | 1,328.84 |
| TOTAL OPERATING EXPENSE | 12,118.46 | 9,250.00 | 2,868.46- | 12,118.46 | 9,250.00 | 2,868.46- |
| NET OPERATING PROFILE/LOSS | 296.46- | 100.00- | 196.46- | 296.46- | 100.00- | 196.46- |
| RESERVE INCOME & EXPENSE | | | | | | |
| INTEREST INCOME | 10.67 | 5.00 | 5.67 | 10.67 | 5.00 | 5.67 |
| COMMON AREA RESERVE | 1,150.00 | 1,150.00 | .00 | 1,150.00 | 1,150.00 | .00 |
| STREET RESERVE | 600.00 | 600.00 | .00 | 600.00 | 600.00 | .00 |
| TOTAL RESERVE & EXPENSE | 1,760.67 | 1,755.00 | 5.67 | 1,760.67 | 1,755.00 | 5.67 |
| NET PROFIT / (LOSS) | 1,464.21 | 1,655.00 | 190.79- | 1,464.21 | 1,655.00 | 190.79- |

JANUARY 31, 2022

JANUARY 1, 2022 - JANUARY 31, 2022

ASSETS

CURRENT ASSETS

| | |
|--------------------|-----------|
| CIT OPERATING | 29,090.94 |
| CIT RESERVE | 20,818.66 |
| CIT STREET RESERVE | 54,323.25 |

| | |
|----------------------|-------------------|
| TOTAL CURRENT ASSETS | <u>104,232.85</u> |
|----------------------|-------------------|

| | |
|--------------|--------------------------|
| TOTAL ASSETS | <u><u>104,232.85</u></u> |
|--------------|--------------------------|

LIABILITIES & CAPITAL

CAPITAL

| | |
|---------------------------|------------|
| RETAINED EARNINGS/COMMON | 102,768.64 |
| PROFIT /(LOSS) FOR PERIOD | 1,464.21 |

| | |
|---------------|-------------------|
| TOTAL CAPITAL | <u>104,232.85</u> |
|---------------|-------------------|

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|-----------------------------|--------------------------|
| TOTAL LIABILITIES & CAPITAL | <u><u>104,232.85</u></u> |
|-----------------------------|--------------------------|

AVIARA TOWNHOMES
INCOME STATEMENT
JANUARY 31, 2022

| DESCRIPTION | ACTUAL | CURRENT BUDGET | PERIOD VARIANCE | YEAR ACTUAL | TO BUDGET | DATE VARIANCE |
|---|------------------|--------------------|--------------------|------------------|--------------------|-------------------|
| INCOME | | | | | | |
| OPERATING INCOME | | | | | | |
| RESIDENTIAL ASSESSMENT | 1,885.00 | 2,400.00 | 515.00- | 1,885.00 | 2,400.00 | 515.00- |
| TOTAL OPERATING INCOME | 1,885.00 | 2,400.00 | 515.00- | 1,885.00 | 2,400.00 | 515.00- |
| OPERATING TRANSFER TO RES ROOF RESERVE ALLOC | 1,200.00- .00 | 600.00- 600.00- | 600.00- 600.00 | 1,200.00- .00 | 600.00- 600.00- | 600.00- 600.00 |
| TOTAL INCOME | 685.00 | 1,200.00 | 515.00- | 685.00 | 1,200.00 | 515.00- |
| EXPENSES | | | | | | |
| OPERATING EXPENSES | | | | | | |
| MAINTENANCE & REPAIR | | | | | | |
| LANDSCAPE MAINTENANCE | 495.00 | 495.00 | .00 | 495.00 | 495.00 | .00 |
| PEST CONTROL | 27.90 | 25.00 | 2.90- | 27.90 | 25.00 | 2.90- |
| SPRINKLER MAINTENANCE | .00 | 75.00 | 75.00 | .00 | 75.00 | 75.00 |
| CONTRACT SERVICE | .00 | 200.00 | 200.00 | .00 | 200.00 | 200.00 |
| TOTAL MAINT. & REPAIR | 522.90 | 795.00 | 272.10 | 522.90 | 795.00 | 272.10 |
| PARTS & SUPPLIES | | | | | | |
| TOTAL PARTS & SUPPLIES | .00 | .00 | .00 | .00 | .00 | .00 |
| UTILITIES | | | | | | |
| TOTAL UTILITIES | .00 | .00 | .00 | .00 | .00 | .00 |
| ADMINISTRATIVE | | | | | | |
| INSURANCE | 500.00 | 700.00 | 200.00 | 500.00 | 700.00 | 200.00 |
| TOTAL ADMINISTRATIVE | 500.00 | 700.00 | 200.00 | 500.00 | 700.00 | 200.00 |
| TOTAL OPERATING EXPENSE | 1,022.90 | 1,495.00 | 472.10 | 1,022.90 | 1,495.00 | 472.10 |
| NET OPERATING PROFILE/LOSS | 337.90- | 295.00- | 42.90- | 337.90- | 295.00- | 42.90- |
| RESERVE INCOME & EXPENSE | | | | | | |
| INTEREST INCOME | 5.08 | 1.00- | 6.08 | 5.08 | 1.00- | 6.08 |
| RESERVE ALLOC | 1,200.00 | .00 | 1,200.00 | 1,200.00 | .00 | 1,200.00 |
| ROOF RSV ALLOC | .00 | 600.00 | 600.00- | .00 | 600.00 | 600.00- |

AVIARA TOWNHOMES
INCOME STATEMENT
JANUARY 31, 2022

| DESCRIPTION | ACTUAL | CURRENT BUDGET | PERIOD VARIANCE | YEAR ACTUAL | TO BUDGET | DATE VARIANCE |
|-------------------------|----------|-------------------|--------------------|----------------|--------------|------------------|
| TOTAL RESERVE & EXPENSE | 1,205.08 | 599.00 | 606.08 | 1,205.08 | 599.00 | 606.08 |
| NET PROFIT / (LOSS) | 867.18 | 304.00 | 563.18 | 867.18 | 304.00 | 563.18 |

AVIARA TOWNHOMES
BALANCE SHEET
JANUARY 31, 2022
JANUARY 1, 2021 - JANUARY 31, 2022

ASSETS

CURRENT ASSETS

| | |
|-------------------------|-------------|
| CIT TOWNHOMES OPERATING | 3,178.60 |
| CIT TOWNHOMES RESERVE | 31,640.40 |
| | <hr/> |
| TOTAL CURRENT ASSETS | 34,819.00 |
| | <hr/> |
| TOTAL ASSETS | 34,819.00 |
| | <hr/> <hr/> |

LIABILITIES & CAPITAL

CAPITAL

| | |
|-----------------------------|-------------|
| RETAINED EARNINGS/TOWNHOMES | 33,951.82 |
| PROFIT /(LOSS) FOR PERIOD | 867.18 |
| | <hr/> |
| TOTAL CAPITAL | 34,819.00 |
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| TOTAL LIABILITIES & CAPITAL | 34,819.00 |
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