

FEBRUARY 28, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	9,992.00	10,476.00	484.00-	23,564.00	20,952.00	2,612.00
DELINQUENT RESID ASSMNT	.00	424.00	424.00-	.00	848.00	848.00-
TOTAL OPERATING INCOME	9,992.00	10,900.00	908.00-	23,564.00	21,800.00	1,764.00
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	2,300.00-	2,300.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	1,200.00-	1,200.00-	.00
TOTAL INCOME	8,242.00	9,150.00	908.00-	20,064.00	18,300.00	1,764.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	2,570.00	2,570.00	.00
WEED CONTROL	.00	.00	.00	70.00	.00	70.00-
PEST CONTROL	72.10	65.00	7.10-	144.20	130.00	14.20-
POOL & FTN MAINT	285.00	315.00	30.00	750.00	630.00	120.00-
POOL REPAIRS	178.56	250.00	71.44	268.56	500.00	231.44
SPRINKLER MAINTENANCE	.00	250.00	250.00	587.00	500.00	87.00-
JANITORIAL	.00	330.00	330.00	330.00	660.00	330.00
CONTRACT SERVICE	484.75	600.00	115.25	484.75	1,200.00	715.25
PARKING PATROL	200.00	.00	200.00-	400.00	.00	400.00-
TOTAL MAINT. & REPAIR	2,505.41	3,095.00	589.59	5,604.51	6,190.00	585.49
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	24.16	150.00	125.84	278.98	300.00	21.02
PLANTS, BUSHES, & TREES	.00	.00	.00	3,740.00	.00	3,740.00-
SCALP & OVERSEEDING	.00	.00	.00	780.00	.00	780.00-
TOTAL PARTS & SUPPLIES	24.16	150.00	125.84	4,798.98	300.00	4,498.98-
UTILITIES						
ELECTRIC	1,111.83	1,330.00	218.17	2,231.67	2,660.00	428.33
PROPANE	981.83	475.00	506.83-	981.83	950.00	31.83-
WATER	1,467.70	1,300.00	167.70-	3,021.24	2,600.00	421.24-
TOTAL UTILITIES	3,561.36	3,105.00	456.36-	6,234.74	6,210.00	24.74-
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	5.00	.00	5.00-	5.00	.00	5.00-
LEGAL & ACCOUNTING	.00	.00	.00	210.00-	135.00	345.00
COLLECTIONS	15.00	100.00	85.00	15.00	200.00	185.00

AVIARA COMMON
INCOME STATEMENT
FEBRUARY 28, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INSURANCE	323.58	.00	323.58-	647.20	550.00	97.20-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	1,095.00	100.00	1,990.00	2,190.00	200.00
PRINTING & REPRODUCTIONS	72.64	.00	72.64-	72.64	.00	72.64-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	162.54	194.00	31.46	325.08	404.00	78.92
POSTAGE	52.20	60.00	7.80	52.20	360.00	307.80
RECORDS STORAGE	50.00	50.00	.00	50.00	100.00	50.00
INCOME TAXES	50.00	.00	50.00-	50.00	.00	50.00-
POOL LICENSE	495.00	.00	495.00-	495.00	.00	495.00-
TOTAL ADMINISTRATIVE	2,220.96	1,499.00	721.96-	3,792.12	4,399.00	606.88
TOTAL OPERATING EXPENSE	8,311.89	7,849.00	462.89-	20,430.35	17,099.00	3,331.35-
NET OPERATING PROFILE/LOSS	69.89-	1,301.00	1,370.89-	366.35-	1,201.00	1,567.35-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	9.99	5.00	4.99	20.66	10.00	10.66
RESERVE EXPENSE	681.15-	.00	681.15-	681.15-	.00	681.15-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	2,300.00	2,300.00	.00
STREET RESERVE	600.00	600.00	.00	1,200.00	1,200.00	.00
TOTAL RESERVE & EXPENSE	1,078.84	1,755.00	676.16-	2,839.51	3,510.00	670.49-
NET PROFIT / (LOSS)	1,008.95	3,056.00	2,047.05-	2,473.16	4,711.00	2,237.84-

FEBRUARY 28, 2022

FEBRUARY 1, 2022 - FEBRUARY 28, 2022

ASSETS

CURRENT ASSETS

CIT OPERATING	29,022.43
CIT RESERVE	21,289.87
CIT STREET RESERVE	54,929.50

TOTAL CURRENT ASSETS	<u>105,241.80</u>
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TOTAL ASSETS	<u><u>105,241.80</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	102,768.64
PROFIT /(LOSS) FOR PERIOD	2,473.16

TOTAL CAPITAL	<u>105,241.80</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>105,241.80</u></u>
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AVIARA TOWNHOMES
INCOME STATEMENT
FEBRUARY 28, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,320.00	2,400.00	80.00-	4,205.00	4,800.00	595.00-
TOTAL OPERATING INCOME	2,320.00	2,400.00	80.00-	4,205.00	4,800.00	595.00-
OPERATING TRANSFER TO RES	.00	600.00-	600.00	1,200.00-	1,200.00-	.00
ROOF RESERVE ALLOC	1,200.00-	600.00-	600.00-	1,200.00-	1,200.00-	.00
TOTAL INCOME	1,120.00	1,200.00	80.00-	1,805.00	2,400.00	595.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	990.00	990.00	.00
PEST CONTROL	27.90	25.00	2.90-	55.80	50.00	5.80-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	150.00	150.00
CONTRACT SERVICE	.00	200.00	200.00	.00	400.00	400.00
TOTAL MAINT. & REPAIR	522.90	795.00	272.10	1,045.80	1,590.00	544.20
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	1,000.00	1,400.00	400.00
TOTAL ADMINISTRATIVE	500.00	700.00	200.00	1,000.00	1,400.00	400.00
TOTAL OPERATING EXPENSE	1,022.90	1,495.00	472.10	2,045.80	2,990.00	944.20
NET OPERATING PROFILE/LOSS	97.10	295.00-	392.10	240.80-	590.00-	349.20
RESERVE INCOME & EXPENSE						
INTEREST INCOME	3.72	1.00-	4.72	8.80	2.00-	10.80
RESERVE ALLOC	.00	.00	.00	1,200.00	.00	1,200.00
ROOF RSV ALLOC	1,200.00	600.00	600.00	1,200.00	1,200.00	.00

AVIARA TOWNHOMES
INCOME STATEMENT
FEBRUARY 28, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL RESERVE & EXPENSE	1,203.72	599.00	604.72	2,408.80	1,198.00	1,210.80
NET PROFIT / (LOSS)	1,300.82	304.00	996.82	2,168.00	608.00	1,560.00

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AVIARA TOWNHOMES
BALANCE SHEET
FEBRUARY 28, 2022
FEBRUARY 1, 2021 - FEBRUARY 28, 2022

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ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	3,275.78
CIT TOWNHOMES RESERVE	32,844.04

TOTAL CURRENT ASSETS	<u>36,119.82</u>
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TOTAL ASSETS	<u><u>36,119.82</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	33,951.82
PROFIT /(LOSS) FOR PERIOD	2,168.00

TOTAL CAPITAL	<u>36,119.82</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>36,119.82</u></u>
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