

AVIARA COMMON
INCOME STATEMENT
AUGUST 31, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	10,627.00	10,476.00	151.00	88,769.40	83,808.00	4,961.40
DELINQUENT RESID ASSMNT	.00	424.00	424.00-	.00	3,392.00	3,392.00-
TOTAL OPERATING INCOME	10,627.00	10,900.00	273.00-	88,769.40	87,200.00	1,569.40
TRANSFER/Common Area Res	1,700.00-	1,150.00-	550.00-	9,200.00-	9,200.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	4,800.00-	4,800.00-	.00
TOTAL INCOME	8,327.00	9,150.00	823.00-	74,769.40	73,200.00	1,569.40
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,330.00	1,285.00	45.00-	10,460.00	10,280.00	180.00-
LANDSCAPE - OTHER	.00	.00	.00	300.00	.00	300.00-
WEED CONTROL	.00	.00	.00	70.00	.00	70.00-
PEST CONTROL	144.20	65.00	79.20-	741.80	520.00	221.80-
STREET SWEEPING	450.00	.00	450.00-	450.00	.00	450.00-
POOL & FTN MAINT	285.00	315.00	30.00	2,561.89	2,520.00	41.89-
POOL REPAIRS	225.00	250.00	25.00	1,666.46	2,000.00	333.54
SPRINKLER MAINTENANCE	.00	250.00	250.00	1,274.00	2,000.00	726.00
TREE TRIMMING	.00	.00	.00	7,143.37	7,500.00	356.63
JANITORIAL	330.00	330.00	.00	2,640.00	2,640.00	.00
CONTRACT SERVICE	2,645.46	600.00	2,045.46-	6,744.38	4,800.00	1,944.38-
PARKING PATROL	104.00	.00	104.00-	1,520.00	.00	1,520.00-
TOTAL MAINT. & REPAIR	5,513.66	3,095.00	2,418.66-	35,571.90	32,260.00	3,311.90-
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	428.82	150.00	278.82-	1,673.65	1,200.00	473.65-
FERTILIZER	.00	.00	.00	459.50	.00	459.50-
PLANTS, BUSHES, & TREES	.00	.00	.00	3,825.00	1,000.00	2,825.00-
SCALP & OVERSEEDING	.00	.00	.00	780.00	.00	780.00-
TOTAL PARTS & SUPPLIES	428.82	150.00	278.82-	6,738.15	2,200.00	4,538.15-
UTILITIES						
ELECTRIC	1,190.30	1,330.00	139.70	9,354.29	10,640.00	1,285.71
PROPANE	.00	475.00	475.00	3,599.68	3,800.00	200.32
WATER	2,269.17	1,300.00	969.17-	12,429.73	10,400.00	2,029.73-
TOTAL UTILITIES	3,459.47	3,105.00	354.47-	25,383.70	24,840.00	543.70-

AVIARA COMMON
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AUGUST 31, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	605.00	925.00	320.00
LEGAL & ACCOUNTING	.00	.00	.00	150.00-	270.00	420.00
COLLECTIONS	75.00	100.00	25.00	255.00	800.00	545.00
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
MEETING ROOM RENT	.00	.00	.00	101.25	.00	101.25-
INSURANCE	323.58	.00	323.58-	2,588.68	1,650.00	938.68-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	1,095.00	100.00	7,960.00	8,760.00	800.00
PRINTING & REPRODUCTIONS	86.62	.00	86.62-	981.29	.00	981.29-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	161.46	194.00	32.54	1,300.32	1,568.00	267.68
POSTAGE	22.20	60.00	37.80	471.06	720.00	248.94
RECORDS STORAGE	52.00	50.00	2.00-	365.50	400.00	34.50
INCOME TAXES	.00	.00	.00	375.00	375.00	.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	1,715.86	1,499.00	216.86-	15,673.10	16,583.00	909.90
TOTAL OPERATING EXPENSE	11,117.81	7,849.00	3,268.81-	83,366.85	75,883.00	7,483.85-
NET OPERATING PROFILE/LOSS	2,790.81-	1,301.00	4,091.81-	8,597.45-	2,683.00-	5,914.45-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	14.51	5.00	9.51	91.20	40.00	51.20
RESERVE EXPENSE	.00	.00	.00	33,773.79-	.00	33,773.79-
COMMON AREA RESERVE	1,700.00	1,150.00	550.00	9,200.00	9,200.00	.00
STREET RESERVE	600.00	600.00	.00	4,800.00	4,800.00	.00
TOTAL RESERVE & EXPENSE	2,314.51	1,755.00	559.51	19,682.59-	14,040.00	33,722.59-
NET PROFIT / (LOSS)	476.30-	3,056.00	3,532.30-	28,280.04-	11,357.00	39,637.04-

AVIARA COMMON
BALANCE SHEET
AUGUST 31, 2022
AUGUST 1, 2022 - AUGUST 31, 2022

ASSETS

CURRENT ASSETS

CIT OPERATING	20,800.29
CIT RESERVE	5,107.80
CIT STREET RESERVE	48,580.51

TOTAL CURRENT ASSETS 74,488.60

TOTAL ASSETS 74,488.60

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	102,768.64
PROFIT /(LOSS) FOR PERIOD	(28,280.04)

TOTAL CAPITAL 74,488.60

TOTAL LIABILITIES & CAPITAL 74,488.60

AVIARA TOWNHOMES
INCOME STATEMENT
AUGUST 31, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,900.00	2,400.00	500.00	17,980.00	19,200.00	1,220.00-
TOTAL OPERATING INCOME	2,900.00	2,400.00	500.00	17,980.00	19,200.00	1,220.00-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	4,800.00-	4,800.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	4,800.00-	4,800.00-	.00
TOTAL INCOME	1,700.00	1,200.00	500.00	8,380.00	9,600.00	1,220.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	505.00	495.00	10.00-	4,000.00	3,960.00	40.00-
PEST CONTROL	55.80	25.00	30.80-	223.20	200.00	23.20-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	600.00	600.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	1,600.00	1,600.00
TOTAL MAINT. & REPAIR	560.80	795.00	234.20	4,223.20	6,860.00	2,636.80
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	4,000.00	5,600.00	1,600.00
TOTAL ADMINISTRATIVE	500.00	700.00	200.00	4,000.00	5,600.00	1,600.00
TOTAL OPERATING EXPENSE	1,060.80	1,495.00	434.20	8,223.20	12,460.00	4,236.80
NET OPERATING PROFILE/LOSS	639.20	295.00-	934.20	156.80	2,860.00-	3,016.80
RESERVE INCOME & EXPENSE						
INTEREST INCOME	9.23	1.00-	10.23	43.26	8.00-	51.26
RESERVE ALLOC	600.00	.00	600.00	4,800.00	.00	4,800.00
ROOF RSV ALLOC	600.00	600.00	.00	4,800.00	4,800.00	.00

AVIARA TOWNHOMES
INCOME STATEMENT
AUGUST 31, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	.00	.00	.00	3,150.00-	.00	3,150.00-
TOTAL RESERVE & EXPENSE	1,209.23	599.00	610.23	6,493.26	4,792.00	1,701.26
NET PROFIT / (LOSS)	1,848.43	304.00	1,544.43	6,650.06	1,932.00	4,718.06

AVIARA TOWNHOMES
BALANCE SHEET
AUGUST 31, 2022
AUGUST 1, 2022 - AUGUST 31, 2022

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	3,673.97
CIT TOWNHOMES RESERVE	36,927.91

TOTAL CURRENT ASSETS	<u>40,601.88</u>
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TOTAL ASSETS	<u><u>40,601.88</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	33,951.82
PROFIT /(LOSS) FOR PERIOD	6,650.06

TOTAL CAPITAL	<u>40,601.88</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>40,601.88</u></u>
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