

AVIARA COMMON
INCOME STATEMENT
SEPTEMBER 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	10,905.60	10,476.00	429.60	99,675.00	94,284.00	5,391.00
DELINQUENT RESID ASSMNT	.00	424.00	424.00-	.00	3,816.00	3,816.00-
TOTAL OPERATING INCOME	10,905.60	10,900.00	5.60	99,675.00	98,100.00	1,575.00
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	10,350.00-	10,350.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	5,400.00-	5,400.00-	.00
TOTAL INCOME	9,155.60	9,150.00	5.60	83,925.00	82,350.00	1,575.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,285.00	405.00-	12,150.00	11,565.00	585.00-
LANDSCAPE - OTHER	.00	.00	.00	300.00	.00	300.00-
WEED CONTROL	.00	.00	.00	70.00	.00	70.00-
PEST CONTROL	.00	65.00	65.00	741.80	585.00	156.80-
STREET SWEEPING	.00	.00	.00	450.00	.00	450.00-
ELECTRIAL/LIGHTING	133.50	.00	133.50-	133.50	.00	133.50-
POOL & FTN MAINT	285.00	315.00	30.00	2,846.89	2,835.00	11.89-
POOL REPAIRS	712.40	250.00	462.40-	2,378.86	2,250.00	128.86-
SPRINKLER MAINTENANCE	.00	250.00	250.00	1,274.00	2,250.00	976.00
TREE TRIMMING	2,338.26	.00	2,338.26-	9,481.63	7,500.00	1,981.63-
JANITORIAL	561.66	330.00	231.66-	3,201.66	2,970.00	231.66-
CONTRACT SERVICE	533.00	600.00	67.00	7,277.38	5,400.00	1,877.38-
PARKING PATROL	208.00	.00	208.00-	1,728.00	.00	1,728.00-
TOTAL MAINT. & REPAIR	6,461.82	3,095.00	3,366.82-	42,033.72	35,355.00	6,678.72-
PARTS & SUPPLIES						
LIGHT BULBS	575.84	.00	575.84-	575.84	.00	575.84-
POOL CHEM & SUPPLIES	344.53	150.00	194.53-	2,018.18	1,350.00	668.18-
FERTILIZER	.00	.00	.00	459.50	.00	459.50-
PLANTS, BUSHES, & TREES	770.00	1,000.00	230.00	4,595.00	2,000.00	2,595.00-
SCALP & OVERSEEDING	.00	.00	.00	780.00	.00	780.00-
TOTAL PARTS & SUPPLIES	1,690.37	1,150.00	540.37-	8,428.52	3,350.00	5,078.52-
UTILITIES						
ELECTRIC	1,205.13	1,330.00	124.87	10,559.42	11,970.00	1,410.58
PROPANE	.00	475.00	475.00	3,599.68	4,275.00	675.32
WATER	2,293.18	1,300.00	993.18-	14,722.91	11,700.00	3,022.91-

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TOTAL UTILITIES	3,498.31	3,105.00	393.31-	28,882.01	27,945.00	937.01-
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	605.00	925.00	320.00
LEGAL & ACCOUNTING	.00	135.00	135.00	150.00-	405.00	555.00
COLLECTIONS	45.00	100.00	55.00	300.00	900.00	600.00
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-	2,912.26	1,650.00	1,262.26-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	9,055.00	9,855.00	800.00
PRINTING & REPRODUCTIONS	33.67	.00	33.67-	1,014.96	.00	1,014.96-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	162.54	194.00	31.46	1,462.86	1,762.00	299.14
POSTAGE	4.80	60.00	55.20	475.86	780.00	304.14
RECORDS STORAGE	52.00	50.00	2.00-	417.50	450.00	32.50
INCOME TAXES	.00	.00	.00	375.00	375.00	.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	1,716.59	1,634.00	82.59-	17,389.69	18,217.00	827.31
TOTAL OPERATING EXPENSE	13,367.09	8,984.00	4,383.09-	96,733.94	84,867.00	11,866.94-
NET OPERATING PROFILE/LOSS	4,211.49-	166.00	4,377.49-	12,808.94-	2,517.00-	10,291.94-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	14.16	5.00	9.16	105.36	45.00	60.36
RESERVE EXPENSE	255.18-	.00	255.18-	34,028.97-	.00	34,028.97-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	10,350.00	10,350.00	.00
STREET RESERVE	600.00	600.00	.00	5,400.00	5,400.00	.00
TOTAL RESERVE & EXPENSE	1,508.98	1,755.00	246.02-	18,173.61-	15,795.00	33,968.61-
NET PROFIT / (LOSS)	2,702.51-	1,921.00	4,623.51-	30,982.55-	13,278.00	44,260.55-

SEPTEMBER 30, 2022

SEPTEMBER 1, 2022 - SEPTEMBER 30, 2022

ASSETS

CURRENT ASSETS

CIT OPERATING	16,589.75
CIT RESERVE	6,003.85
CIT STREET RESERVE	49,192.49

TOTAL CURRENT ASSETS	<u>71,786.09</u>
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TOTAL ASSETS	<u><u>71,786.09</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	102,768.64
PROFIT /(LOSS) FOR PERIOD	(30,982.55)

TOTAL CAPITAL	<u>71,786.09</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>71,786.09</u></u>
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AVIARA TOWNHOMES
INCOME STATEMENT
SEPTEMBER 30, 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-	20,300.00	21,600.00	1,300.00-
TOTAL OPERATING INCOME	2,320.00	2,400.00	80.00-	20,300.00	21,600.00	1,300.00-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	5,400.00-	5,400.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	5,400.00-	5,400.00-	.00
TOTAL INCOME	1,120.00	1,200.00	80.00-	9,500.00	10,800.00	1,300.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	495.00	155.00-	4,650.00	4,455.00	195.00-
PEST CONTROL	.00	25.00	25.00	223.20	225.00	1.80
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	675.00	675.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	1,800.00	1,800.00
TOTAL MAINT. & REPAIR	650.00	795.00	145.00	4,873.20	7,655.00	2,781.80
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	4,500.00	6,300.00	1,800.00
TOTAL ADMINISTRATIVE	500.00	700.00	200.00	4,500.00	6,300.00	1,800.00
TOTAL OPERATING EXPENSE	1,150.00	1,495.00	345.00	9,373.20	13,955.00	4,581.80
NET OPERATING PROFILE/LOSS	30.00-	295.00-	265.00	126.80	3,155.00-	3,281.80
RESERVE INCOME & EXPENSE						
INTEREST INCOME	9.21	1.00-	10.21	52.47	9.00-	61.47
RESERVE ALLOC	600.00	.00	600.00	5,400.00	.00	5,400.00
ROOF RSV ALLOC	600.00	600.00	.00	5,400.00	5,400.00	.00

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RESERVE EXPENSE	.00	.00	.00	3,150.00-	.00	3,150.00-
TOTAL RESERVE & EXPENSE	1,209.21	599.00	610.21	7,702.47	5,391.00	2,311.47
NET PROFIT / (LOSS)	1,179.21	304.00	875.21	7,829.27	2,236.00	5,593.27

SEPTEMBER 1, 2022 - SEPTEMBER 30, 2022

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING 3,644.06

CIT TOWNHOMES RESERVE 38,137.03

TOTAL CURRENT ASSETS 41,781.09

TOTAL ASSETS 41,781.09

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES 33,951.82

PROFIT/(LOSS) FOR PERIOD 7,829.27

TOTAL CAPITAL 41,781.09

TOTAL LIABILITIES & CAPITAL 41,781.09