

AVIARA COMMON
INCOME STATEMENT
MAY 31, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	9,326.00	10,476.00	1,150.00-	55,050.00	52,380.00	2,670.00
DELINQUENT RESID ASSMNT	.00	424.00	424.00-	.00	2,120.00	2,120.00-
TOTAL OPERATING INCOME	9,326.00	10,900.00	1,574.00-	55,050.00	54,500.00	550.00
TRANSFER/COMMON AREA RES	600.00-	1,150.00-	550.00	5,200.00-	5,750.00-	550.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	3,000.00-	3,000.00-	.00
TOTAL INCOME	8,126.00	9,150.00	1,024.00-	46,850.00	45,750.00	1,100.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,330.00	1,285.00	45.00-	6,470.00	6,425.00	45.00-
WEED CONTROL	.00	.00	.00	70.00	.00	70.00-
PEST CONTROL	72.10	65.00	7.10-	360.50	325.00	35.50-
POOL & FTN MAINT	386.89	315.00	71.89-	1,706.89	1,575.00	131.89-
POOL REPAIRS	.00	250.00	250.00	954.20	1,250.00	295.80
SPRINKLER MAINTENANCE	160.00	250.00	90.00	935.00	1,250.00	315.00
JANITORIAL	330.00	330.00	.00	1,320.00	1,650.00	330.00
CONTRACT SERVICE	1,242.77	600.00	642.77-	2,773.88	3,000.00	226.12
PARKING PATROL	200.00	.00	200.00-	1,000.00	.00	1,000.00-
TOTAL MAINT. & REPAIR	3,721.76	3,095.00	626.76-	15,590.47	15,475.00	115.47-
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	534.33	150.00	384.33-	828.96	750.00	78.96-
FERTILIZER	267.50	.00	267.50-	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	801.83	150.00	651.83-	5,893.46	1,750.00	4,143.46-
UTILITIES						
ELECTRIC	1,226.45	1,330.00	103.55	5,700.66	6,650.00	949.34
PROPANE	1,224.58	475.00	749.58-	3,141.55	2,375.00	766.55-
WATER	1,579.40	1,300.00	279.40-	6,304.41	6,500.00	195.59
TOTAL UTILITIES	4,030.43	3,105.00	925.43-	15,146.62	15,525.00	378.38
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	5.00	925.00	920.00
LEGAL & ACCOUNTING	60.00	135.00	75.00	150.00-	270.00	420.00

AVIARA COMMON
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MAY 31, 2022

DESCRIPTION	CURRENT ACTUAL	BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
COLLECTIONS	45.00	100.00	55.00	105.00	500.00	395.00
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
MEETING ROOM RENT	53.75	.00	53.75-	101.25	.00	101.25-
INSURANCE	323.58	.00	323.58-	1,617.94	1,100.00	517.94-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	1,095.00	100.00	4,975.00	5,475.00	500.00
PRINTING & REPRODUCTIONS	122.21	.00	122.21-	688.47	.00	688.47-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	163.62	194.00	30.38	814.86	986.00	171.14
POSTAGE	5.31	60.00	54.69	346.20	540.00	193.80
RECORDS STORAGE	52.00	50.00	2.00-	209.50	250.00	40.50
INCOME TAXES	50.00	.00	50.00-	375.00	325.00	50.00-
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	1,870.47	1,634.00	236.47-	9,908.22	11,326.00	1,417.78
TOTAL OPERATING EXPENSE	10,424.49	7,984.00	2,440.49-	46,538.77	44,076.00	2,462.77-
NET OPERATING PROFILE/LOSS	2,298.49-	1,166.00	3,464.49-	311.23	1,674.00	1,362.77-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	11.03	5.00	6.03	53.26	25.00	28.26
RESERVE EXPENSE	.00	.00	.00	5,788.84-	.00	5,788.84-
COMMON AREA RESERVE	600.00	1,150.00	550.00-	5,200.00	5,750.00	550.00-
STREET RESERVE	600.00	600.00	.00	3,000.00	3,000.00	.00
TOTAL RESERVE & EXPENSE	1,211.03	1,755.00	543.97-	2,464.42	8,775.00	6,310.58-
NET PROFIT / (LOSS)	1,087.46-	2,921.00	4,008.46-	2,775.65	10,449.00	7,673.35-

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

ASSETS

CURRENT ASSETS

CIT OPERATING	29,154.63
CIT RESERVE	19,639.14
CIT STREET RESERVE	56,750.52

TOTAL CURRENT ASSETS 105,544.29

TOTAL ASSETS 105,544.29

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	102,768.64
PROFIT /(LOSS) FOR PERIOD	2,775.65

TOTAL CAPITAL 105,544.29

TOTAL LIABILITIES & CAPITAL 105,544.29

AVIARA TOWNHOMES
INCOME STATEMENT
MAY 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-	10,730.00	12,000.00	1,270.00-
TOTAL OPERATING INCOME	1,885.00	2,400.00	515.00-	10,730.00	12,000.00	1,270.00-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	3,000.00-	3,000.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	3,000.00-	3,000.00-	.00
TOTAL INCOME	685.00	1,200.00	515.00-	4,730.00	6,000.00	1,270.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	505.00	495.00	10.00-	2,485.00	2,475.00	10.00-
PEST CONTROL	27.90	25.00	2.90-	139.50	125.00	14.50-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	375.00	375.00
CONTRACT SERVICE	.00	200.00	200.00	.00	1,000.00	1,000.00
TOTAL MAINT. & REPAIR	532.90	795.00	262.10	2,624.50	3,975.00	1,350.50
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	2,500.00	3,500.00	1,000.00
TOTAL ADMINISTRATIVE	500.00	700.00	200.00	2,500.00	3,500.00	1,000.00
TOTAL OPERATING EXPENSE	1,032.90	1,495.00	462.10	5,124.50	7,475.00	2,350.50
NET OPERATING PROFILE/LOSS	347.90-	295.00-	52.90-	394.50-	1,475.00-	1,080.50
RESERVE INCOME & EXPENSE						
INTEREST INCOME	4.31	1.00-	5.31	21.62	5.00-	26.62
RESERVE ALLOC	600.00	.00	600.00	3,000.00	.00	3,000.00
ROOF RSV ALLOC	600.00	600.00	.00	3,000.00	3,000.00	.00
RESERVE EXPENSE	.00	.00	.00	2,525.00-	.00	2,525.00-

AVIARA TOWNHOMES
INCOME STATEMENT
MAY 31, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL RESERVE & EXPENSE	1,204.31	599.00	605.31	3,496.62	2,995.00	501.62
NET PROFIT / (LOSS)	856.41	304.00	552.41	3,102.12	1,520.00	1,582.12

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

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	3,122.44
CIT TOWNHOMES RESERVE	33,931.50

TOTAL CURRENT ASSETS	<u>37,053.94</u>
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TOTAL ASSETS	<u><u>37,053.94</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	33,951.82
PROFIT /(LOSS) FOR PERIOD	3,102.12

TOTAL CAPITAL	<u>37,053.94</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>37,053.94</u></u>
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