

AVIARA COMMON
INCOME STATEMENT
NOVEMBER 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	9,898.50	10,476.00	577.50-	118,639.10	115,236.00	3,403.10
DELINQUENT RESID ASSMNT	.00	424.00	424.00-	.00	4,664.00	4,664.00-
TOTAL OPERATING INCOME	9,898.50	10,900.00	1,001.50-	118,639.10	119,900.00	1,260.90-
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	12,650.00-	12,650.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	6,600.00-	6,600.00-	.00
TOTAL INCOME	8,148.50	9,150.00	1,001.50-	99,389.10	100,650.00	1,260.90-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,285.00	405.00-	15,530.00	14,135.00	1,395.00-
LANDSCAPE - OTHER	.00	.00	.00	300.00	.00	300.00-
WEED CONTROL	70.00	.00	70.00-	140.00	.00	140.00-
PEST CONTROL	72.10	65.00	7.10-	958.10	715.00	243.10-
STREET SWEEPING	.00	.00	.00	450.00	.00	450.00-
ELECTRIAL/LIGHTING	.00	.00	.00	133.50	.00	133.50-
POOL & FTN MAINT	285.00	315.00	30.00	3,416.89	3,465.00	48.11
POOL REPAIRS	.00	250.00	250.00	2,518.86	2,750.00	231.14
SPRINKLER MAINTENANCE	600.00	250.00	350.00-	2,434.01	2,750.00	315.99
TREE TRIMMING	487.00	.00	487.00-	9,968.63	7,500.00	2,468.63-
JANITORIAL	330.00	330.00	.00	3,861.66	3,630.00	231.66-
CONTRACT SERVICE	527.49	600.00	72.51	7,248.77	6,600.00	648.77-
PARKING PATROL	208.00	.00	208.00-	2,040.00	.00	2,040.00-
TOTAL MAINT. & REPAIR	4,269.59	3,095.00	1,174.59-	49,000.42	41,545.00	7,455.42-
PARTS & SUPPLIES						
LIGHT BULBS	.00	.00	.00	575.84	.00	575.84-
POOL CHEM & SUPPLIES	286.11	150.00	136.11-	2,691.67	1,650.00	1,041.67-
FERTILIZER	112.50	.00	112.50-	572.00	.00	572.00-
PLANTS, BUSHES, & TREES	.00	.00	.00	4,595.00	2,000.00	2,595.00-
SCALP & OVERSEEDING	862.50	.00	862.50-	1,642.50	.00	1,642.50-
TOTAL PARTS & SUPPLIES	1,261.11	150.00	1,111.11-	10,077.01	3,650.00	6,427.01-
UTILITIES						
ELECTRIC	1,147.48	1,330.00	182.52	12,867.44	14,630.00	1,762.56
PROPANE	528.97	475.00	53.97-	4,420.61	5,225.00	804.39
WATER	1,662.31	1,300.00	362.31-	18,284.43	14,300.00	3,984.43-

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NOVEMBER 30, 2022

DESCRIPTION	CURRENT ACTUAL	BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL UTILITIES	3,338.76	3,105.00	233.76-	35,572.48	34,155.00	1,417.48-
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	605.00	925.00	320.00
LEGAL & ACCOUNTING	.00	.00	.00	150.00-	405.00	555.00
COLLECTIONS	230.50	100.00	130.50-	598.00	1,100.00	502.00
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-	3,559.42	2,200.00	1,359.42-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	11,245.00	12,045.00	800.00
PRINTING & REPRODUCTIONS	11.57	.00	11.57-	1,124.12	.00	1,124.12-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	163.62	194.00	30.38	1,790.10	2,150.00	359.90
POSTAGE	3.00	60.00	57.00	549.78	900.00	350.22
RECORDS STORAGE	52.00	50.00	2.00-	521.50	550.00	28.50
INCOME TAXES	.00	.00	.00	375.00	375.00	.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
PROPERTY TAX	.00	.00	.00	29.56	55.00	25.44
TOTAL ADMINISTRATIVE	1,879.27	1,499.00	380.27-	21,168.73	21,820.00	651.27
TOTAL OPERATING EXPENSE	10,748.73	7,849.00	2,899.73-	115,818.64	101,170.00	14,648.64-
NET OPERATING PROFILE/LOSS	2,600.23-	1,301.00	3,901.23-	16,429.54-	520.00-	15,909.54-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	14.84	5.00	9.84	135.20	55.00	80.20
RESERVE EXPENSE	1,295.00-	.00	1,295.00-	35,323.97-	.00	35,323.97-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	12,650.00	12,650.00	.00
STREET RESERVE	600.00	600.00	.00	6,600.00	6,600.00	.00
TOTAL RESERVE & EXPENSE	469.84	1,755.00	1,285.16-	15,938.77-	19,305.00	35,243.77-
NET PROFIT / (LOSS)	2,130.39-	3,056.00	5,186.39-	32,368.31-	18,785.00	51,153.31-

NOVEMBER 30, 2022

NOVEMBER 1, 2022 - NOVEMBER 30, 2022

ASSETS

CURRENT ASSETS

CIT OPERATING	12,970.89
CIT RESERVE	7,012.19
CIT STREET RESERVE	50,417.25

TOTAL CURRENT ASSETS	70,400.33
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TOTAL ASSETS	70,400.33
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	102,768.64
PROFIT /(LOSS) FOR PERIOD	(32,368.31)

TOTAL CAPITAL	70,400.33
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TOTAL LIABILITIES & CAPITAL	70,400.33
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AVIARA TOWNHOMES
INCOME STATEMENT
NOVEMBER 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	1,740.00	2,400.00	660.00-	23,780.00	26,400.00	2,620.00-
TOTAL OPERATING INCOME	1,740.00	2,400.00	660.00-	23,780.00	26,400.00	2,620.00-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	6,600.00-	6,600.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	6,600.00-	6,600.00-	.00
TOTAL INCOME	540.00	1,200.00	660.00-	10,580.00	13,200.00	2,620.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	495.00	155.00-	5,950.00	5,445.00	505.00-
PEST CONTROL	27.90	25.00	2.90-	306.90	275.00	31.90-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	825.00	825.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	2,200.00	2,200.00
TOTAL MAINT. & REPAIR	677.90	795.00	117.10	6,256.90	9,245.00	2,988.10
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	5,500.00	7,700.00	2,200.00
TOTAL ADMINISTRATIVE	500.00	700.00	200.00	5,500.00	7,700.00	2,200.00
TOTAL OPERATING EXPENSE	1,177.90	1,495.00	317.10	11,756.90	16,945.00	5,188.10
NET OPERATING PROFILE/LOSS	637.90-	295.00-	342.90-	1,176.90-	3,745.00-	2,568.10
RESERVE INCOME & EXPENSE						
INTEREST INCOME	9.48	1.00-	10.48	71.75	11.00-	82.75
RESERVE ALLOC	600.00	.00	600.00	6,600.00	.00	6,600.00
ROOF RSV ALLOC	600.00	600.00	.00	6,600.00	6,600.00	.00

AVIARA TOWNHOMES
INCOME STATEMENT
NOVEMBER 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	.00	.00	.00	4,375.00-	.00	4,375.00-
TOTAL RESERVE & EXPENSE	1,209.48	599.00	610.48	8,896.75	6,589.00	2,307.75
NET PROFIT / (LOSS)	571.58	304.00	267.58	7,719.85	2,844.00	4,875.85

AVIARA TOWNHOMES
BALANCE SHEET
NOVEMBER 30, 2022
NOVEMBER 1, 2022 - NOVEMBER 30, 2022

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING 2,340.52

CIT TOWNHOMES RESERVE 39,331.15

TOTAL CURRENT ASSETS 41,671.67

TOTAL ASSETS 41,671.67

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES 33,951.82

PROFIT /(LOSS) FOR PERIOD 7,719.85

TOTAL CAPITAL 41,671.67

TOTAL LIABILITIES & CAPITAL 41,671.67