

AVIARA COMMON
INCOME STATEMENT
DECEMBER 31, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	13,381.00	10,476.00	2,905.00	132,020.10	125,712.00	6,308.10
DELINQUENT RESID ASSMNT	.00	424.00	424.00-	.00	5,088.00	5,088.00-
TOTAL OPERATING INCOME	13,381.00	10,900.00	2,481.00	132,020.10	130,800.00	1,220.10
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	13,800.00-	13,800.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	7,200.00-	7,200.00-	.00
TOTAL INCOME	11,631.00	9,150.00	2,481.00	111,020.10	109,800.00	1,220.10
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	.00	1,285.00	1,285.00	15,530.00	15,420.00	110.00-
LANDSCAPE - OTHER	.00	.00	.00	300.00	.00	300.00-
WEED CONTROL	.00	.00	.00	140.00	.00	140.00-
PEST CONTROL	347.10	65.00	282.10-	1,305.20	780.00	525.20-
STREET SWEEPING	120.00	.00	120.00-	570.00	.00	570.00-
ELECTRIAL/LIGHTING	.00	.00	.00	133.50	.00	133.50-
POOL & FTN MAINT	285.00	315.00	30.00	3,701.89	3,780.00	78.11
POOL REPAIRS	.00	250.00	250.00	2,518.86	3,000.00	481.14
SPRINKLER MAINTENANCE	1,111.00	250.00	861.00-	3,545.01	3,000.00	545.01-
TREE TRIMMING	.00	.00	.00	9,968.63	7,500.00	2,468.63-
JANITORIAL	330.00	330.00	.00	4,191.66	3,960.00	231.66-
CONTRACT SERVICE	195.00	600.00	405.00	7,443.77	7,200.00	243.77-
PARKING PATROL	208.00	.00	208.00-	2,248.00	.00	2,248.00-
TOTAL MAINT. & REPAIR	2,596.10	3,095.00	498.90	51,596.52	44,640.00	6,956.52-
PARTS & SUPPLIES						
LIGHT BULBS	.00	.00	.00	575.84	.00	575.84-
POOL CHEM & SUPPLIES	17.22	150.00	132.78	2,708.89	1,800.00	908.89-
FERTILIZER	.00	.00	.00	572.00	.00	572.00-
PLANTS, BUSHES, & TREES	525.00	.00	525.00-	5,120.00	2,000.00	3,120.00-
SCALP & OVERSEEDING	.00	.00	.00	1,642.50	.00	1,642.50-
TOTAL PARTS & SUPPLIES	542.22	150.00	392.22-	10,619.23	3,800.00	6,819.23-
UTILITIES						
ELECTRIC	1,181.25	1,330.00	148.75	14,048.69	15,960.00	1,911.31
PROPANE	429.63	475.00	45.37	4,850.24	5,700.00	849.76
WATER	1,423.81	1,300.00	123.81-	19,708.24	15,600.00	4,108.24-

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INCOME STATEMENT
DECEMBER 31, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL UTILITIES	3,034.69	3,105.00	70.31	38,607.17	37,260.00	1,347.17-
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	75.00	100.00	25.00	673.00	1,200.00	527.00
BANK SERVICE CHARGES	25.00	.00	25.00-	50.00	.00	50.00-
MEETING ROOM RENT	.00	.00	.00	101.25	.00	101.25-
INSURANCE	323.58	.00	323.58-	3,883.00	2,200.00	1,683.00-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	12,340.00	13,140.00	800.00
PRINTING & REPRODUCTIONS	46.10	.00	46.10-	1,170.22	.00	1,170.22-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	162.54	194.00	31.46	1,952.64	2,344.00	391.36
POSTAGE	16.80	60.00	43.20	566.58	960.00	393.42
RECORDS STORAGE	52.00	50.00	2.00-	573.50	600.00	26.50
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	1,796.02	1,499.00	297.02-	22,964.75	23,319.00	354.25
TOTAL OPERATING EXPENSE	7,969.03	7,849.00	120.03-	123,787.67	109,019.00	14,768.67-
NET OPERATING PROFILE/LOSS	3,661.97	1,301.00	2,360.97	12,767.57-	781.00	13,548.57-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	15.59	5.00	10.59	150.79	60.00	90.79
RESERVE EXPENSE	.00	.00	.00	35,323.97-	.00	35,323.97-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	13,800.00	13,800.00	.00
STREET RESERVE	600.00	600.00	.00	7,200.00	7,200.00	.00
TOTAL RESERVE & EXPENSE	1,765.59	1,755.00	10.59	14,173.18-	21,060.00	35,233.18-
NET PROFIT / (LOSS)	5,427.56	3,056.00	2,371.56	26,940.75-	21,841.00	48,781.75-

DECEMBER 1, 2022 - DECEMBER 31, 2022

ASSETS

CURRENT ASSETS

CIT OPERATING	17,323.80
CIT RESERVE	7,473.98
CIT STREET RESERVE	51,030.11

TOTAL CURRENT ASSETS 75,827.89

TOTAL ASSETS 75,827.89

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	102,768.64
PROFIT /(LOSS) FOR PERIOD	(26,940.75)

TOTAL CAPITAL 75,827.89

TOTAL LIABILITIES & CAPITAL 75,827.89

AVIARA TOWNHOMES
INCOME STATEMENT
DECEMBER 31, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,755.00	2,400.00	355.00	26,535.00	28,800.00	2,265.00-
TOTAL OPERATING INCOME	2,755.00	2,400.00	355.00	26,535.00	28,800.00	2,265.00-
OPERATING TRANSFER TO RES	.00	600.00-	600.00	6,600.00-	7,200.00-	600.00
ROOF RESERVE ALLOC	.00	600.00-	600.00	6,600.00-	7,200.00-	600.00
TOTAL INCOME	2,755.00	1,200.00	1,555.00	13,335.00	14,400.00	1,065.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	495.00	155.00-	6,600.00	5,940.00	660.00-
PEST CONTROL	530.90	25.00	505.90-	837.80	300.00	537.80-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	900.00	900.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	2,400.00	2,400.00
TOTAL MAINT. & REPAIR	1,180.90	795.00	385.90-	7,437.80	10,040.00	2,602.20
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	6,000.00	8,400.00	2,400.00
TOTAL ADMINISTRATIVE	500.00	700.00	200.00	6,000.00	8,400.00	2,400.00
TOTAL OPERATING EXPENSE	1,680.90	1,495.00	185.90-	13,437.80	18,440.00	5,002.20
NET OPERATING PROFILE/LOSS	1,074.10	295.00-	1,369.10	102.80-	4,040.00-	3,937.20
RESERVE INCOME & EXPENSE						
INTEREST INCOME	10.07	1.00-	11.07	81.82	12.00-	93.82
RESERVE ALLOC	.00	.00	.00	6,600.00	.00	6,600.00
ROOF RSV ALLOC	.00	600.00	600.00-	6,600.00	7,200.00	600.00-

AVIARA TOWNHOMES
INCOME STATEMENT
DECEMBER 31, 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	10.07	599.00	588.93-	8,906.82	7,188.00	1,718.82
NET PROFIT / (LOSS)	1,084.17	304.00	780.17	8,804.02	3,148.00	5,656.02

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

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	3,414.67
CIT TOWNHOMES RESERVE	39,341.17
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TOTAL CURRENT ASSETS	42,755.84
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TOTAL ASSETS	42,755.84
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	33,951.82
PROFIT /(LOSS) FOR PERIOD	8,804.02
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TOTAL CAPITAL	42,755.84
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TOTAL LIABILITIES & CAPITAL	42,755.84
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