

AVIARA COMMON
INCOME STATEMENT
JULY 31, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	12,687.70	10,476.00	2,211.70	78,142.40	73,332.00	4,810.40
DELINQUENT RESID ASSMNT	.00	424.00	424.00-	.00	2,968.00	2,968.00-
TOTAL OPERATING INCOME	12,687.70	10,900.00	1,787.70	78,142.40	76,300.00	1,842.40
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	7,500.00-	8,050.00-	550.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	4,200.00-	4,200.00-	.00
TOTAL INCOME	10,937.70	9,150.00	1,787.70	66,442.40	64,050.00	2,392.40
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,330.00	1,285.00	45.00-	9,130.00	8,995.00	135.00-
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	597.60	455.00	142.60-
POOL & FTN MAINT	285.00	315.00	30.00	2,276.89	2,205.00	71.89-
POOL REPAIRS	.00	250.00	250.00	1,441.46	1,750.00	308.54
SPRINKLER MAINTENANCE	189.00	250.00	61.00	1,274.00	1,750.00	476.00
TREE TRIMMING	6,824.77	7,500.00	675.23	7,143.37	7,500.00	356.63
JANITORIAL	330.00	330.00	.00	2,310.00	2,310.00	.00
CONTRACT SERVICE	779.70	600.00	179.70-	4,098.92	4,200.00	101.08
PARKING PATROL	208.00	.00	208.00-	1,416.00	.00	1,416.00-
TOTAL MAINT. & REPAIR	9,946.47	10,595.00	648.53	30,058.24	29,165.00	893.24-
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	9.90	150.00	140.10	1,244.83	1,050.00	194.83-
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	9.90	150.00	140.10	6,309.33	2,050.00	4,259.33-
UTILITIES						
ELECTRIC	1,255.16	1,330.00	74.84	8,163.99	9,310.00	1,146.01
PROPANE	458.13	475.00	16.87	3,599.68	3,325.00	274.68-
WATER	1,926.21	1,300.00	626.21-	10,160.56	9,100.00	1,060.56-
TOTAL UTILITIES	3,639.50	3,105.00	534.50-	21,924.23	21,735.00	189.23-
ADMINISTRATIVE						

AVIARA COMMON
INCOME STATEMENT

JULY 31, 2022

DESCRIPTION	CURRENT ACTUAL	BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
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	45.00	100.00	55.00	180.00	700.00	520.00
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	550.00	226.42	2,265.10	1,650.00	615.10-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	1,095.00	100.00	6,965.00	7,665.00	700.00
PRINTING & REPRODUCTIONS	70.89-	.00	70.89	894.67	.00	894.67-
NEWSLETTERS	.00	160.00	160.00	.00	320.00	320.00
COUPONS/STATEMENTS	161.46	194.00	32.54	1,138.86	1,374.00	235.14
POSTAGE	10.44	60.00	49.56	448.86	660.00	211.14
RECORDS STORAGE	52.00	50.00	2.00-	313.50	350.00	36.50
INCOME TAXES	.00	50.00	50.00	375.00	375.00	.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	1,516.59	2,259.00	742.41	13,957.24	15,084.00	1,126.76
TOTAL OPERATING EXPENSE	15,112.46	16,109.00	996.54	72,249.04	68,034.00	4,215.04-
NET OPERATING PROFILE/LOSS	4,174.76-	6,959.00-	2,784.24	5,806.64-	3,984.00-	1,822.64-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	13.54	5.00	8.54	76.69	35.00	41.69
RESERVE EXPENSE	1,015.00-	.00	1,015.00-	33,773.79-	.00	33,773.79-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	7,500.00	8,050.00	550.00-
STREET RESERVE	600.00	600.00	.00	4,200.00	4,200.00	.00
TOTAL RESERVE & EXPENSE	748.54	1,755.00	1,006.46-	21,997.10-	12,285.00	34,282.10-
NET PROFIT / (LOSS)	3,426.22-	5,204.00-	1,777.78	27,803.74-	8,301.00	36,104.74-

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

ASSETS

CURRENT ASSETS

CIT OPERATING	23,039.90
CIT RESERVE	3,956.74
CIT STREET RESERVE	47,968.26

TOTAL CURRENT ASSETS 74,964.90

TOTAL ASSETS 74,964.90

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	102,768.64
PROFIT /(LOSS) FOR PERIOD	(27,803.74)

TOTAL CAPITAL 74,964.90

TOTAL LIABILITIES & CAPITAL 74,964.90

AVIARA TOWNHOMES
INCOME STATEMENT
JULY 31, 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-	15,080.00	16,800.00	1,720.00-
TOTAL OPERATING INCOME	2,320.00	2,400.00	80.00-	15,080.00	16,800.00	1,720.00-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	4,200.00-	4,200.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	4,200.00-	4,200.00-	.00
TOTAL INCOME	1,120.00	1,200.00	80.00-	6,680.00	8,400.00	1,720.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	505.00	495.00	10.00-	3,495.00	3,465.00	30.00-
PEST CONTROL	.00	25.00	25.00	167.40	175.00	7.60
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	525.00	525.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	1,400.00	1,400.00
TOTAL MAINT. & REPAIR	505.00	795.00	290.00	3,662.40	6,065.00	2,402.60
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	3,500.00	4,900.00	1,400.00
TOTAL ADMINISTRATIVE	500.00	700.00	200.00	3,500.00	4,900.00	1,400.00
TOTAL OPERATING EXPENSE	1,005.00	1,495.00	490.00	7,162.40	10,965.00	3,802.60
NET OPERATING PROFILE/LOSS	115.00	295.00-	410.00	482.40-	2,565.00-	2,082.60
RESERVE INCOME & EXPENSE						
INTEREST INCOME	8.18	1.00-	9.18	34.03	7.00-	41.03
RESERVE ALLOC	600.00	.00	600.00	4,200.00	.00	4,200.00
ROOF RSV ALLOC	600.00	600.00	.00	4,200.00	4,200.00	.00

AVIARA TOWNHOMES
INCOME STATEMENT
JULY 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	1,208.18	599.00	609.18	5,284.03	4,193.00	1,091.03
NET PROFIT / (LOSS)	1,323.18	304.00	1,019.18	4,801.63	1,628.00	3,173.63

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AVIARA TOWNHOMES

BALANCE SHEET

JULY 31, 2022

JULY 1, 2022 - JULY 31, 2022

Page

1/1

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING 3,034.70

CIT TOWNHOMES RESERVE 35,718.75

TOTAL CURRENT ASSETS 38,753.45

TOTAL ASSETS 38,753.45

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES 33,951.82

PROFIT /(LOSS) FOR PERIOD 4,801.63

TOTAL CAPITAL 38,753.45

TOTAL LIABILITIES & CAPITAL 38,753.45