

AVIARA COMMON
INCOME STATEMENT
JUNE 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	10,404.70	10,476.00	71.30-	65,454.70	62,856.00	2,598.70
DELINQUENT RESID ASSMNT	.00	424.00	424.00-	.00	2,544.00	2,544.00-
TOTAL OPERATING INCOME	10,404.70	10,900.00	495.30-	65,454.70	65,400.00	54.70
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	6,350.00-	6,900.00-	550.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	3,600.00-	3,600.00-	.00
TOTAL INCOME	8,654.70	9,150.00	495.30-	55,504.70	54,900.00	604.70
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,330.00	1,285.00	45.00-	7,800.00	7,710.00	90.00-
LANDSCAPE - OTHER	300.00	.00	300.00-	300.00	.00	300.00-
WEED CONTROL	.00	.00	.00	70.00	.00	70.00-
PEST CONTROL	237.10	65.00	172.10-	597.60	390.00	207.60-
POOL & FTN MAINT	285.00	315.00	30.00	1,991.89	1,890.00	101.89-
POOL REPAIRS	487.26	250.00	237.26-	1,441.46	1,500.00	58.54
SPRINKLER MAINTENANCE	150.00	250.00	100.00	1,085.00	1,500.00	415.00
TREE TRIMMING	318.60	.00	318.60-	318.60	.00	318.60-
JANITORIAL	660.00	330.00	330.00-	1,980.00	1,980.00	.00
CONTRACT SERVICE	545.34	600.00	54.66	3,319.22	3,600.00	280.78
PARKING PATROL	208.00	.00	208.00-	1,208.00	.00	1,208.00-
TOTAL MAINT. & REPAIR	4,521.30	3,095.00	1,426.30-	20,111.77	18,570.00	1,541.77-
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	405.97	150.00	255.97-	1,234.93	900.00	334.93-
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	405.97	150.00	255.97-	6,299.43	1,900.00	4,399.43-
UTILITIES						
ELECTRIC	1,208.17	1,330.00	121.83	6,908.83	7,980.00	1,071.17
PROPANE	.00	475.00	475.00	3,141.55	2,850.00	291.55-
WATER	1,929.94	1,300.00	629.94-	8,234.35	7,800.00	434.35-
TOTAL UTILITIES	3,138.11	3,105.00	33.11-	18,284.73	18,630.00	345.27
ADMINISTRATIVE						

AVIARA COMMON
INCOME STATEMENT
JUNE 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
AUDIT/TAX PREP/STAT AGE	600.00	.00	600.00-	605.00	925.00	320.00
LEGAL & ACCOUNTING	.00	.00	.00	150.00-	270.00	420.00
COLLECTIONS	30.00	100.00	70.00	135.00	600.00	465.00
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-	1,941.52	1,100.00	841.52-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	1,095.00	100.00	5,970.00	6,570.00	600.00
PRINTING & REPRODUCTIONS	277.09	.00	277.09-	965.56	.00	965.56-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	162.54	194.00	31.46	977.40	1,180.00	202.60
POSTAGE	92.22	60.00	32.22-	438.42	600.00	161.58
RECORDS STORAGE	52.00	50.00	2.00-	261.50	300.00	38.50
INCOME TAXES	.00	.00	.00	375.00	325.00	50.00-
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	2,532.43	1,499.00	1,033.43-	12,440.65	12,825.00	384.35
TOTAL OPERATING EXPENSE	10,597.81	7,849.00	2,748.81-	57,136.58	51,925.00	5,211.58-
NET OPERATING PROFILE/LOSS	1,943.11-	1,301.00	3,244.11-	1,631.88-	2,975.00	4,606.88-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	9.89	5.00	4.89	63.15	30.00	33.15
RESERVE EXPENSE	26,969.95-	.00	26,969.95-	32,758.79-	.00	32,758.79-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	6,350.00	6,900.00	550.00-
STREET RESERVE	600.00	600.00	.00	3,600.00	3,600.00	.00
TOTAL RESERVE & EXPENSE	25,210.06-	1,755.00	26,965.06-	22,745.64-	10,530.00	33,275.64-
NET PROFIT / (LOSS)	27,153.17-	3,056.00	30,209.17-	24,377.52-	13,505.00	37,882.52-

JUNE 30, 2022

JUNE 1, 2022 - JUNE 30, 2022

ASSETS

CURRENT ASSETS

CIT OPERATING	27,213.10
CIT RESERVE	3,820.87
CIT STREET RESERVE	47,357.15

TOTAL CURRENT ASSETS	78,391.12
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TOTAL ASSETS	78,391.12
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	102,768.64
PROFIT /(LOSS) FOR PERIOD	(24,377.52)

TOTAL CAPITAL	78,391.12
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TOTAL LIABILITIES & CAPITAL	78,391.12
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AVIARA TOWNHOMES
INCOME STATEMENT
JUNE 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,030.00	2,400.00	370.00-	12,760.00	14,400.00	1,640.00-
TOTAL OPERATING INCOME	2,030.00	2,400.00	370.00-	12,760.00	14,400.00	1,640.00-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	3,600.00-	3,600.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	3,600.00-	3,600.00-	.00
TOTAL INCOME	830.00	1,200.00	370.00-	5,560.00	7,200.00	1,640.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	505.00	495.00	10.00-	2,990.00	2,970.00	20.00-
PEST CONTROL	27.90	25.00	2.90-	167.40	150.00	17.40-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	450.00	450.00
TREE TRIMMING	.00	500.00	500.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	1,200.00	1,200.00
TOTAL MAINT. & REPAIR	532.90	1,295.00	762.10	3,157.40	5,270.00	2,112.60
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	3,000.00	4,200.00	1,200.00
TOTAL ADMINISTRATIVE	500.00	700.00	200.00	3,000.00	4,200.00	1,200.00
TOTAL OPERATING EXPENSE	1,032.90	1,995.00	962.10	6,157.40	9,470.00	3,312.60
NET OPERATING PROFILE/LOSS	202.90-	795.00-	592.10	597.40-	2,270.00-	1,672.60
RESERVE INCOME & EXPENSE						
INTEREST INCOME	4.23	1.00-	5.23	25.85	6.00-	31.85
RESERVE ALLOC	600.00	.00	600.00	3,600.00	.00	3,600.00
ROOF RSV ALLOC	600.00	600.00	.00	3,600.00	3,600.00	.00

AVIARA TOWNHOMES
INCOME STATEMENT
JUNE 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	625.00-	.00	625.00-	3,150.00-	.00	3,150.00-
TOTAL RESERVE & EXPENSE	579.23	599.00	19.77-	4,075.85	3,594.00	481.85
NET PROFIT / (LOSS)	376.33	196.00-	572.33	3,478.45	1,324.00	2,154.45

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

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	2,919.63
CIT TOWNHOMES RESERVE	34,510.64

TOTAL CURRENT ASSETS	<u>37,430.27</u>
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TOTAL ASSETS	<u><u>37,430.27</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	33,951.82
PROFIT /(LOSS) FOR PERIOD	3,478.45

TOTAL CAPITAL	<u>37,430.27</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>37,430.27</u></u>
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