

AVIARA  
Income Statement  
Apr 30, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	9,952.00	11,524.00	1,572.00-	48,161.90	46,096.00	2,065.90
DELINQUENT RESID ASSMNT	.00	456.00	456.00-	673.00	1,824.00	1,151.00-
TOTAL OPERATING INCOME	9,952.00	11,980.00	2,028.00-	48,834.90	47,920.00	914.90
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	4,600.00-	4,600.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	2,400.00-	2,400.00-	.00
TOTAL INCOME	8,202.00	10,230.00	2,028.00-	41,834.90	40,920.00	914.90
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	8,450.00	6,760.00	1,690.00-
PEST CONTROL	.00	75.00	75.00	237.90	300.00	62.10
ELECTRIAL/LIGHTING	475.00	.00	475.00-	475.00	.00	475.00-
POOL & FTN MAINT	344.50	315.00	29.50-	1,336.36	1,260.00	76.36-
POOL REPAIRS	.00	250.00	250.00	2,025.31	1,000.00	1,025.31-
SPRINKLER MAINTENANCE	.00	250.00	250.00	295.00	1,000.00	705.00
TREE TRIMMING	.00	.00	.00	665.79	.00	665.79-
JANITORIAL	481.06	355.00	126.06-	1,546.06	1,420.00	126.06-
CONTRACT SERVICE	305.00	600.00	295.00	1,651.83	2,400.00	748.17
PARKING PATROL	214.00	140.00	74.00-	856.00	560.00	296.00-
TOTAL MAINT. & REPAIR	3,509.56	3,675.00	165.44	17,539.25	14,700.00	2,839.25-
PARTS & SUPPLIES						
POOL SUPPLIES	.00	.00	.00	19.33	.00	19.33-
POOL CHEM & SUPPLIES	.00	225.00	225.00	250.00	900.00	650.00
FERTILIZER	.00	.00	.00	192.00	.00	192.00-
PLANTS, BUSHES, & TREES	995.69	.00	995.69-	1,239.40	.00	1,239.40-
TOTAL PARTS & SUPPLIES	995.69	225.00	770.69-	1,700.73	900.00	800.73-
UTILITIES						
ELECTRIC	1,156.41	1,200.00	43.59	4,616.04	4,800.00	183.96
PROPANE	725.18	475.00	250.18-	3,382.74	1,900.00	1,482.74-
WATER	910.00	900.00	10.00-	3,976.31	3,600.00	376.31-
TOTAL UTILITIES	2,791.59	2,575.00	216.59-	11,975.09	10,300.00	1,675.09-
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	600.00	600.00	275.00	925.00	650.00

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LEGAL & ACCOUNTING	50.00	.00	50.00-	50.00	135.00	85.00
COLLECTIONS	.00	100.00	100.00	65.50	400.00	334.50
LATE FEE NOTICES	30.00	.00	30.00-	165.00	.00	165.00-
BANK SERVICE CHARGES	25.00	.00	25.00-	25.00	.00	25.00-
MEETING ROOM RENT	41.25	.00	41.25-	95.00	.00	95.00-
INSURANCE	544.27	275.00	269.27-	2,162.08	1,100.00	1,062.08-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	4,380.00	4,380.00	.00
PRINTING & REPRODUCTIONS	14.16	.00	14.16-	385.49	.00	385.49-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	162.54	165.00	2.46	648.00	660.00	12.00
POSTAGE	1.26	60.00	58.74	193.59	480.00	286.41
RECORDS STORAGE	52.00	50.00	2.00-	208.00	208.00	.00
INCOME TAXES	60.00	.00	60.00-	110.00	325.00	215.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
<b>TOTAL ADMINISTRATIVE</b>	<b>2,075.48</b>	<b>2,345.00</b>	<b>269.52</b>	<b>9,557.66</b>	<b>9,568.00</b>	<b>10.34</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>9,372.32</b>	<b>8,820.00</b>	<b>552.32-</b>	<b>40,772.73</b>	<b>35,468.00</b>	<b>5,304.73-</b>
<b>NET OPER PROFIT/(LOSS)</b>	<b>1,170.32-</b>	<b>1,410.00</b>	<b>2,580.32-</b>	<b>1,062.17</b>	<b>5,452.00</b>	<b>4,389.83-</b>
<b>RESERVE ALLOCATIONS</b>						
INTEREST INCOME	16.00	5.00	11.00	63.35	20.00	43.35
RESERVE EXPENSE	.00	.00	.00	3,350.00-	.00	3,350.00-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	4,600.00	4,600.00	.00
STREET RESERVE	600.00	600.00	.00	2,400.00	2,400.00	.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>1,766.00</b>	<b>1,755.00</b>	<b>11.00</b>	<b>3,713.35</b>	<b>7,020.00</b>	<b>3,306.65-</b>
<b>NET PROFIT / (LOSS)</b>	<b>595.68</b>	<b>3,165.00</b>	<b>2,569.32-</b>	<b>4,775.52</b>	<b>12,472.00</b>	<b>7,696.48-</b>

## ASSETS

## CURRENT ASSETS

CIT OPERATING 18,390.33

## RESERVE ACCOUNTS

CIT RESERVE 8,731.65

CIT STREET RESERVE 53,481.43

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TOTAL CURRENT ASSETS 80,603.41

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TOTAL ASSETS 80,603.41

## LIABILITIES &amp; CAPITAL

## CAPITAL

RETAINED EARNINGS/COMMON 75,827.89

PROFIT /(LOSS) FOR PERIOD 4,775.52TOTAL CAPITAL 80,603.41TOTAL LIABILITIES & CAPITAL 80,603.41

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INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	1,874.00	2,512.00	638.00-	12,085.00	10,048.00	2,037.00
TOTAL OPERATING INCOME	1,874.00	2,512.00	638.00-	12,085.00	10,048.00	2,037.00
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	2,400.00-	2,400.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	2,400.00-	2,400.00-	.00
TOTAL INCOME	674.00	1,312.00	638.00-	7,285.00	5,248.00	2,037.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	2,600.00	2,600.00	.00
PEST CONTROL	30.70	30.00	.70-	92.10	120.00	27.90
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	300.00	300.00
CONTRACT SERVICE	.00	150.00	150.00	475.00	600.00	125.00
TOTAL MAINT. & REPAIR	680.70	905.00	224.30	3,167.10	3,620.00	452.90
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	.00	270.00	270.00	.00	1,080.00	1,080.00
TOTAL ADMINISTRATIVE	.00	270.00	270.00	.00	1,080.00	1,080.00
TOTAL OPERATING EXPENSE	680.70	1,175.00	494.30	3,167.10	4,700.00	1,532.90
NET OPER PROFIT/LOSS	6.70-	137.00	143.70-	4,117.90	548.00	3,569.90
RESERVE ALLOCATIONS						
INTEREST INCOME	10.86	1.00-	11.86	41.40	4.00-	45.40
RESERVE ALLOC	600.00	600.00	.00	2,400.00	2,400.00	.00
ROOF RSV ALLOC	875.00-	600.00	1,475.00-	925.00	2,400.00	1,475.00-
TOTAL RESERVE & EXPENSE	264.14-	1,199.00	1,463.14-	3,366.40	4,796.00	1,429.60-

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DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
NET PROFIT / (LOSS)	270.84-	1,336.00	1,606.84-	7,484.30	5,344.00	2,140.30

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	7,533.30
RESERVE ACCOUNTS	
CIT TOWNHOMES RESERVE	42,706.83

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TOTAL CURRENT ASSETS	50,240.13
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TOTAL ASSETS	<u>50,240.13</u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	42,755.83
PROFIT /(LOSS) FOR PERIOD	7,484.30

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TOTAL CAPITAL	<u>50,240.13</u>
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TOTAL LIABILITIES & CAPITAL	<u>50,240.13</u>
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