

AVIARA COMMON
INCOME STATEMENT

Mar 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	12,614.00	11,524.00	1,090.00	38,209.90	34,572.00	3,637.90
DELINQUENT RESID ASSMNT	673.00	456.00	217.00	673.00	1,368.00	695.00-
TOTAL OPERATING INCOME	13,287.00	11,980.00	1,307.00	38,882.90	35,940.00	2,942.90
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	3,450.00-	3,450.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	1,800.00-	1,800.00-	.00
TOTAL INCOME	11,537.00	10,230.00	1,307.00	33,632.90	30,690.00	2,942.90
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	6,760.00	5,070.00	1,690.00-
PEST CONTROL	79.30	75.00	4.30-	237.90	225.00	12.90-
POOL & FTN MAINT	330.93	315.00	15.93-	991.86	945.00	46.86-
POOL REPAIRS	307.00	250.00	57.00-	2,025.31	750.00	1,275.31-
SPRINKLER MAINTENANCE	120.00	250.00	130.00	295.00	750.00	455.00
TREE TRIMMING	415.79	.00	415.79-	665.79	.00	665.79-
JANITORIAL	355.00	355.00	.00	1,065.00	1,065.00	.00
CONTRACT SERVICE	670.00	600.00	70.00-	1,346.83	1,800.00	453.17
PARKING PATROL	214.00	140.00	74.00-	642.00	420.00	222.00-
TOTAL MAINT. & REPAIR	4,182.02	3,675.00	507.02-	14,029.69	11,025.00	3,004.69-
PARTS & SUPPLIES						
POOL SUPPLIES	.00	.00	.00	19.33	.00	19.33-
POOL CHEM & SUPPLIES	250.00	225.00	25.00-	250.00	675.00	425.00
FERTILIZER	192.00	.00	192.00-	192.00	.00	192.00-
PLANTS, BUSHES, & TREES	243.71	.00	243.71-	243.71	.00	243.71-
TOTAL PARTS & SUPPLIES	685.71	225.00	460.71-	705.04	675.00	30.04-
UTILITIES						
ELECTRIC	1,125.05	1,200.00	74.95	3,459.63	3,600.00	140.37
PROPANE	783.24	475.00	308.24-	2,657.56	1,425.00	1,232.56-
WATER	854.55	900.00	45.45	3,066.31	2,700.00	366.31-
TOTAL UTILITIES	2,762.84	2,575.00	187.84-	9,183.50	7,725.00	1,458.50-
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	275.00	325.00	50.00	275.00	325.00	50.00
LEGAL & ACCOUNTING	.00	.00	.00	.00	135.00	135.00

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DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
COLLECTIONS	.00	100.00	100.00	65.50	300.00	234.50
LATE FEE NOTICES	75.00	.00	75.00-	135.00	.00	135.00-
MEETING ROOM RENT	.00	.00	.00	53.75	.00	53.75-
INSURANCE	539.27	275.00	264.27-	1,617.81	825.00	792.81-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	3,285.00	3,285.00	.00
PRINTING & REPRODUCTIONS	98.75	.00	98.75-	371.33	.00	371.33-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	161.46	165.00	3.54	485.46	495.00	9.54
POSTAGE	17.64	60.00	42.36	192.33	420.00	227.67
RECORDS STORAGE	52.00	50.00	2.00-	156.00	158.00	2.00
INCOME TAXES	.00	325.00	325.00	50.00	325.00	275.00
POOL LICENSE	.00	495.00	495.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	2,314.12	2,890.00	575.88	7,482.18	7,223.00	259.18-
TOTAL OPERATING EXPENSE	9,944.69	9,365.00	579.69-	31,400.41	26,648.00	4,752.41-
NET OPERATING PROFILE/LOSS	1,592.31	865.00	727.31	2,232.49	4,042.00	1,809.51-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	16.29	5.00	11.29	47.35	15.00	32.35
RESERVE EXPENSE	3,350.00-	.00	3,350.00-	3,350.00-	.00	3,350.00-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	3,450.00	3,450.00	.00
STREET RESERVE	600.00	600.00	.00	1,800.00	1,800.00	.00
TOTAL RESERVE & EXPENSE	1,583.71-	1,755.00	3,338.71-	1,947.35	5,265.00	3,317.65-
NET PROFIT / (LOSS)	8.60	2,620.00	2,611.40-	4,179.84	9,307.00	5,127.16-

Mar 31, 2023

ASSETS

CURRENT ASSETS

CIT OPERATING	19,559.63
CIT RESERVE	7,579.73
CIT STREET RESERVE	52,868.37

TOTAL CURRENT ASSETS	<u>80,007.73</u>
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TOTAL ASSETS	<u><u>80,007.73</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	75,827.89
PROFIT /(LOSS) FOR PERIOD	4,179.84

TOTAL CAPITAL	<u>80,007.73</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>80,007.73</u></u>
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Mar 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	3,505.00	2,512.00	993.00	10,211.00	7,536.00	2,675.00
TOTAL OPERATING INCOME	3,505.00	2,512.00	993.00	10,211.00	7,536.00	2,675.00
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	1,800.00-	1,800.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	1,800.00-	1,800.00-	.00
TOTAL INCOME	2,305.00	1,312.00	993.00	6,611.00	3,936.00	2,675.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	1,950.00	1,950.00	.00
PEST CONTROL	.00	30.00	30.00	61.40	90.00	28.60
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	225.00	225.00
CONTRACT SERVICE	.00	150.00	150.00	475.00	450.00	25.00-
TOTAL MAINT. & REPAIR	650.00	905.00	255.00	2,486.40	2,715.00	228.60
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	810.00	810.00
TOTAL ADMINISTRATIVE	.00	270.00	270.00	.00	810.00	810.00
TOTAL OPERATING EXPENSE	650.00	1,175.00	525.00	2,486.40	3,525.00	1,038.60
NET OPERATING PROFILE/LOSS	1,655.00	137.00	1,518.00	4,124.60	411.00	3,713.60
RESERVE INCOME & EXPENSE						
INTEREST INCOME	10.91	1.00-	11.91	30.54	3.00-	33.54
RESERVE ALLOC	600.00	600.00	.00	1,800.00	1,800.00	.00
ROOF RSV ALLOC	600.00	600.00	.00	1,800.00	1,800.00	.00

AVIARA TOWNHOMES
INCOME STATEMENT
Mar 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL RESERVE & EXPENSE	1,210.91	1,199.00	11.91	3,630.54	3,597.00	33.54
NET PROFIT / (LOSS)	2,865.91	1,336.00	1,529.91	7,755.14	4,008.00	3,747.14

AVIARA TOWNHOMES
BALANCE SHEET
Mar 31, 2023

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	7,539.71
CIT TOWNHOMES RESERVE	42,971.26

TOTAL CURRENT ASSETS	<u>50,510.97</u>
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TOTAL ASSETS	<u><u>50,510.97</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	42,755.83
PROFIT /(LOSS) FOR PERIOD	7,755.14

TOTAL CAPITAL	<u>50,510.97</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>50,510.97</u></u>
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