

AVIARA COMMON  
INCOME STATEMENT  
Feb 28, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	11,415.00	11,524.00	109.00-	25,595.90	23,048.00	2,547.90
DELINQUENT RESID ASSMNT	.00	456.00	456.00-	.00	912.00	912.00-
TOTAL OPERATING INCOME	11,415.00	11,980.00	565.00-	25,595.90	23,960.00	1,635.90
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	2,300.00-	2,300.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	1,200.00-	1,200.00-	.00
TOTAL INCOME	9,665.00	10,230.00	565.00-	22,095.90	20,460.00	1,635.90
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	3,380.00	1,690.00	1,690.00-	5,070.00	3,380.00	1,690.00-
PEST CONTROL	79.30	75.00	4.30-	158.60	150.00	8.60-
POOL & FTN MAINT	330.93	315.00	15.93-	660.93	630.00	30.93-
POOL REPAIRS	.00	250.00	250.00	1,718.31	500.00	1,218.31-
SPRINKLER MAINTENANCE	175.00	250.00	75.00	175.00	500.00	325.00
TREE TRIMMING	250.00	.00	250.00-	250.00	.00	250.00-
JANITORIAL	355.00	355.00	.00	710.00	710.00	.00
CONTRACT SERVICE	289.83	600.00	310.17	676.83	1,200.00	523.17
PARKING PATROL	214.00	140.00	74.00-	428.00	280.00	148.00-
TOTAL MAINT. & REPAIR	5,074.06	3,675.00	1,399.06-	9,847.67	7,350.00	2,497.67-
PARTS & SUPPLIES						
POOL SUPPLIES	.00	.00	.00	19.33	.00	19.33-
POOL CHEM & SUPPLIES	.00	225.00	225.00	.00	450.00	450.00
TOTAL PARTS & SUPPLIES	.00	225.00	225.00	19.33	450.00	430.67
UTILITIES						
ELECTRIC	1,124.22	1,200.00	75.78	2,334.58	2,400.00	65.42
PROPANE	433.77	475.00	41.23	1,874.32	950.00	924.32-
WATER	996.48	900.00	96.48-	2,211.76	1,800.00	411.76-
TOTAL UTILITIES	2,554.47	2,575.00	20.53	6,420.66	5,150.00	1,270.66-
ADMINISTRATIVE						
LEGAL & ACCOUNTING	.00	.00	.00	.00	135.00	135.00
COLLECTIONS	.00	100.00	100.00	65.50	200.00	134.50
LATE FEE NOTICES	60.00	.00	60.00-	60.00	.00	60.00-
MEETING ROOM RENT	.00	.00	.00	53.75	.00	53.75-

AVIARA COMMON  
INCOME STATEMENT

Feb 28, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INSURANCE	.00	275.00	275.00	1,078.54	550.00	528.54-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	2,190.00	2,190.00	.00
PRINTING & REPRODUCTIONS	164.18	.00	164.18-	272.58	.00	272.58-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	161.46	165.00	3.54	324.00	330.00	6.00
POSTAGE	88.49	60.00	28.49-	174.69	360.00	185.31
RECORDS STORAGE	52.00	50.00	2.00-	104.00	108.00	4.00
INCOME TAXES	50.00	.00	50.00-	50.00	.00	50.00-
POOL LICENSE	495.00	.00	495.00-	495.00	.00	495.00-
<b>TOTAL ADMINISTRATIVE</b>	<b>2,166.13</b>	<b>1,745.00</b>	<b>421.13-</b>	<b>5,168.06</b>	<b>4,333.00</b>	<b>835.06-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>9,794.66</b>	<b>8,220.00</b>	<b>1,574.66-</b>	<b>21,455.72</b>	<b>17,283.00</b>	<b>4,172.72-</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>129.66-</b>	<b>2,010.00</b>	<b>2,139.66-</b>	<b>640.18</b>	<b>3,177.00</b>	<b>2,536.82-</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	15.01	5.00	10.01	31.06	10.00	21.06
COMMON AREA RESERVE	1,150.00	1,150.00	.00	2,300.00	2,300.00	.00
STREET RESERVE	600.00	600.00	.00	1,200.00	1,200.00	.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>1,765.01</b>	<b>1,755.00</b>	<b>10.01</b>	<b>3,531.06</b>	<b>3,510.00</b>	<b>21.06</b>
<b>NET PROFIT / (LOSS)</b>	<b>1,635.35</b>	<b>3,765.00</b>	<b>2,129.65-</b>	<b>4,171.24</b>	<b>6,687.00</b>	<b>2,515.76-</b>

ASSETS

CURRENT ASSETS

CIT OPERATING	17,966.18
CIT RESERVE	9,777.92
CIT STREET RESERVE	52,255.03

TOTAL CURRENT ASSETS	<u>79,999.13</u>
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TOTAL ASSETS	<u><u>79,999.13</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	75,827.89
PROFIT /(LOSS) FOR PERIOD	4,171.24

TOTAL CAPITAL	<u>79,999.13</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>79,999.13</u></u>
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AVIARA TOWNHOMES  
INCOME STATEMENT  
Feb 28, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	2,238.00	2,512.00	274.00-	6,706.00	5,024.00	1,682.00
<b>TOTAL OPERATING INCOME</b>	<b>2,238.00</b>	<b>2,512.00</b>	<b>274.00-</b>	<b>6,706.00</b>	<b>5,024.00</b>	<b>1,682.00</b>
<b>OPERATING TRANSFER TO RES</b>						
ROOF RESERVE ALLOC	600.00-	600.00-	.00	1,200.00-	1,200.00-	.00
<b>TOTAL INCOME</b>	<b>1,038.00</b>	<b>1,312.00</b>	<b>274.00-</b>	<b>4,306.00</b>	<b>2,624.00</b>	<b>1,682.00</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	1,300.00	1,300.00	.00
PEST CONTROL	30.70	30.00	.70-	61.40	60.00	1.40-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	150.00	150.00
CONTRACT SERVICE	.00	150.00	150.00	475.00	300.00	175.00-
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>680.70</b>	<b>905.00</b>	<b>224.30</b>	<b>1,836.40</b>	<b>1,810.00</b>	<b>26.40-</b>
<b>PARTS &amp; SUPPLIES</b>						
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>UTILITIES</b>						
<b>TOTAL UTILITIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>ADMINISTRATIVE</b>						
INSURANCE	.00	270.00	270.00	.00	540.00	540.00
<b>TOTAL ADMINISTRATIVE</b>	<b>.00</b>	<b>270.00</b>	<b>270.00</b>	<b>.00</b>	<b>540.00</b>	<b>540.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>680.70</b>	<b>1,175.00</b>	<b>494.30</b>	<b>1,836.40</b>	<b>2,350.00</b>	<b>513.60</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>357.30</b>	<b>137.00</b>	<b>220.30</b>	<b>2,469.60</b>	<b>274.00</b>	<b>2,195.60</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	9.52	1.00-	10.52	19.63	2.00-	21.63
RESERVE ALLOC	600.00	600.00	.00	1,200.00	1,200.00	.00
ROOF RSV ALLOC	600.00	600.00	.00	1,200.00	1,200.00	.00

AVIARA TOWNHOMES  
INCOME STATEMENT  
Feb 28, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL RESERVE & EXPENSE	1,209.52	1,199.00	10.52	2,419.63	2,398.00	21.63
NET PROFIT / (LOSS)	1,566.82	1,336.00	230.82	4,889.23	2,672.00	2,217.23

AVIARA TOWNHOMES  
BALANCE SHEET  
Feb 28, 2023

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	5,884.48
CIT TOWNHOMES RESERVE	<u>41,760.58</u>

TOTAL CURRENT ASSETS	<u>47,645.06</u>
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TOTAL ASSETS	<u><u>47,645.06</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	42,755.83
PROFIT /(LOSS) FOR PERIOD	<u>4,889.23</u>

TOTAL CAPITAL	<u>47,645.06</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>47,645.06</u></u>
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