

AVIARA COMMON
INCOME STATEMENT
OCTOBER 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	10,254.00	10,083.00	171.00	103,950.00	100,830.00	3,120.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	5,370.00	5,370.00-
MISCELLANEOUS INCOME	.00	.00	.00	35.00	.00	35.00
TOTAL OPERATING INCOME	10,254.00	10,620.00	366.00-	103,985.00	106,200.00	2,215.00-
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	11,500.00-	11,500.00-	.00
TRANSFER/STREET RESERVE	600.00-	.00	600.00-	6,000.00-	.00	6,000.00-
TOTAL INCOME	8,504.00	9,470.00	966.00-	86,485.00	94,700.00	8,215.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	12,850.00	12,850.00	.00
PEST CONTROL	.00	62.00	62.00	760.00	798.00	38.00
POOL & FTN MAINT	285.00	285.00	.00	3,501.15	2,850.00	651.15-
POOL REPAIRS	.00	250.00	250.00	1,130.01	2,500.00	1,369.99
SPRINKLER MAINTENANCE	.00	160.00	160.00	3,094.00	1,600.00	1,494.00-
TREE TRIMMING	.00	.00	.00	6,604.20	7,500.00	895.80
JANITORIAL	628.00	314.00	314.00-	3,454.00	3,140.00	314.00-
CONTRACT SERVICE	488.75	600.00	111.25	6,112.57	6,000.00	112.57-
PARKING ENFORCEMENT	200.00	.00	200.00-	200.00	.00	200.00-
TOTAL MAINT. & REPAIR	2,886.75	2,956.00	69.25	37,705.93	37,238.00	467.93-
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	2.23	150.00	147.77	966.38	1,500.00	533.62
FERTILIZER	.00	.00	.00	300.00	.00	300.00-
PLANTS, BUSHES, & TREES	.00	.00	.00	1,730.00	2,000.00	270.00
MISC. PARTS & SUPPLIES	.00	.00	.00	124.51	.00	124.51-
TOTAL PARTS & SUPPLIES	2.23	150.00	147.77	3,120.89	3,500.00	379.11
UTILITIES						
ELECTRIC	1,175.76	1,330.00	154.24	11,905.67	13,300.00	1,394.33
PROPANE	.00	475.00	475.00	3,031.97	4,750.00	1,718.03
WATER	2,284.21	1,170.00	1,114.21-	15,077.82	11,700.00	3,377.82-
TOTAL UTILITIES	3,459.97	2,975.00	484.97-	30,015.46	29,750.00	265.46-
ADMINISTRATIVE						
AUDIT	.00	.00	.00	600.00	975.00	375.00

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LEGAL & ACCOUNTING	.00	.00	.00	225.00	405.00	180.00
COLLECTIONS	75.00	225.00	150.00	330.00	2,250.00	1,920.00
INSURANCE	2,200.00	450.00	1,750.00-	2,200.00	1,800.00	400.00-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,990.00	995.00	995.00-	10,945.00	9,950.00	995.00-
PRINTING & REPRODUCTIONS	59.62	.00	59.62-	804.28	.00	804.28-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	322.92	194.00	128.92-	1,757.47	1,956.00	198.53
POSTAGE	19.80	60.00	40.20	482.35	840.00	357.65
RECORDS STORAGE	100.00	50.00	50.00-	499.50	508.00	8.50
INCOME TAXES	.00	.00	.00	325.00	300.00	25.00-
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
PROPERTY TAX	23.58	55.00	31.42	91.78	55.00	36.78-
TOTAL ADMINISTRATIVE	4,790.92	2,029.00	2,761.92-	19,055.38	20,154.00	1,098.62
TOTAL OPERATING EXPENSE	11,139.87	8,110.00	3,029.87-	89,897.66	90,642.00	744.34
NET OPERATING PROFILE/LOSS	2,635.87-	1,360.00	3,995.87-	3,412.66-	4,058.00	7,470.66-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	10.20	.00	10.20	95.40	.00	95.40
RESERVE EXPENSE	1,620.00-	.00	1,620.00-	5,477.43-	.00	5,477.43-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	11,500.00	11,500.00	.00
STREET RESERVE	600.00	600.00	.00	6,000.00	6,000.00	.00
TOTAL RESERVE & EXPENSE	140.20	1,750.00	1,609.80-	12,117.97	17,500.00	5,382.03-
NET PROFIT / (LOSS)	2,495.67-	3,110.00	5,605.67-	8,705.31	21,558.00	12,852.69-

AVIARA COMMON
BALANCE SHEET
OCTOBER 31, 2021
OCTOBER 1, 2021 - OCTOBER 31, 2021

ASSETS

CURRENT ASSETS

CIT OPERATING	9,956.66
CIT RESERVE	20,775.19
CIT STREET RESERVE	52,503.21

TOTAL CURRENT ASSETS 83,235.06

TOTAL ASSETS 83,235.06

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
PROFIT /(LOSS) FOR PERIOD	8,705.31

TOTAL CAPITAL 99,560.40

TOTAL LIABILITIES & CAPITAL 99,560.40

AVIARA TOWNHOMES
INCOME STATEMENT
OCTOBER 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,465.00	2,320.00	145.00	21,179.00	23,200.00	2,021.00-
TOTAL OPERATING INCOME	2,465.00	2,320.00	145.00	21,179.00	23,200.00	2,021.00-
OPERATING TRANSFER TO RES	1,000.00-	.00	1,000.00-	10,000.00-	.00	10,000.00-
TOTAL INCOME	1,465.00	2,320.00	855.00-	11,179.00	23,200.00	12,021.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	4,950.00	4,950.00	.00
PEST CONTROL	.00	25.00	25.00	177.80	250.00	72.20
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	750.00	750.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	2,000.00	2,000.00
TOTAL MAINT. & REPAIR	495.00	795.00	300.00	5,127.80	8,450.00	3,322.20
PARTS & SUPPLIES						
FERTILIZER	.00	.00	.00	75.00	.00	75.00-
TOTAL PARTS & SUPPLIES	.00	.00	.00	75.00	.00	75.00-
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
BANK SERVICE CHARGES	.00	.00	.00	35.00	.00	35.00-
INSURANCE	1,502.25-	500.00	2,002.25	4,805.50	5,000.00	194.50
TOTAL ADMINISTRATIVE	1,502.25-	500.00	2,002.25	4,840.50	5,000.00	159.50
TOTAL OPERATING EXPENSE	1,007.25-	1,295.00	2,302.25	10,043.30	13,450.00	3,406.70
NET OPERATING PROFILE/LOSS	2,472.25	1,025.00	1,447.25	1,135.70	9,750.00	8,614.30-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	5.25	.00	5.25	31.28	.00	31.28
RESERVE	1,000.00	500.00	500.00	10,000.00	5,000.00	5,000.00

AVIARA TOWNHOMES
INCOME STATEMENT
OCTOBER 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	350.00-	.00	350.00-	2,590.40-	.00	2,590.40-
TOTAL RESERVE & EXPENSE	655.25	500.00	155.25	7,440.88	5,000.00	2,440.88
NET PROFIT / (LOSS)	3,127.50	1,525.00	1,602.50	8,576.58	14,750.00	6,173.42-

AVIARA TOWNHOMES
BALANCE SHEET
OCTOBER 31, 2021
OCTOBER 1, 2021 - OCTOBER 31, 2021

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	6,902.06
CIT TOWNHOMES RESERVE	<u>41,015.51</u>
TOTAL CURRENT ASSETS	<u>47,917.57</u>
TOTAL ASSETS	<u><u>47,917.57</u></u>

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	<u>8,576.58</u>
TOTAL CAPITAL	<u>31,592.23</u>
TOTAL LIABILITIES & CAPITAL	<u><u>31,592.23</u></u>