

AVIARA COMMON
INCOME STATEMENT
NOVEMBER 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	8,350.00	10,083.00	1,733.00-	112,300.00	110,913.00	1,387.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	5,907.00	5,907.00-
MISCELLANEOUS INCOME	.00	.00	.00	35.00	.00	35.00
TOTAL OPERATING INCOME	8,350.00	10,620.00	2,270.00-	112,335.00	116,820.00	4,485.00-
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	12,650.00-	12,650.00-	.00
TRANSFER/STREET RESERVE	600.00-	.00	600.00-	6,600.00-	.00	6,600.00-
TOTAL INCOME	6,600.00	9,470.00	2,870.00-	93,085.00	104,170.00	11,085.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	14,135.00	14,135.00	.00
PEST CONTROL	65.80	62.00	3.80-	825.80	860.00	34.20
POOL & FTN MAINT	285.00	285.00	.00	3,786.15	3,135.00	651.15-
POOL REPAIRS	.00	250.00	250.00	1,130.01	2,750.00	1,619.99
SPRINKLER MAINTENANCE	196.00	160.00	36.00-	3,290.00	1,760.00	1,530.00-
TREE TRIMMING	.00	.00	.00	6,604.20	7,500.00	895.80
JANITORIAL	.00	314.00	314.00	3,454.00	3,454.00	.00
CONTRACT SERVICE	340.25	600.00	259.75	6,452.82	6,600.00	147.18
PARKING ENFORCEMENT	.00	.00	.00	200.00	.00	200.00-
TOTAL MAINT. & REPAIR	2,172.05	2,956.00	783.95	39,877.98	40,194.00	316.02
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	264.42	150.00	114.42-	1,230.80	1,650.00	419.20
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	264.42	150.00	114.42-	3,385.31	3,650.00	264.69
UTILITIES						
ELECTRIC	1,171.02	1,330.00	158.98	13,076.69	14,630.00	1,553.31
PROPANE	.00	475.00	475.00	3,031.97	5,225.00	2,193.03
WATER	1,794.17	1,170.00	624.17-	16,871.99	12,870.00	4,001.99-
TOTAL UTILITIES	2,965.19	2,975.00	9.81	32,980.65	32,725.00	255.65-
ADMINISTRATIVE						
AUDIT	.00	.00	.00	600.00	975.00	375.00

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NOVEMBER 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
LEGAL & ACCOUNTING	550.00	.00	550.00-	775.00	405.00	370.00-
COLLECTIONS	20.00	225.00	205.00	350.00	2,475.00	2,125.00
INSURANCE	.00	.00	.00	2,200.00	1,800.00	400.00-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	.00	995.00	995.00	10,945.00	10,945.00	.00
PRINTING & REPRODUCTIONS	36.86	.00	36.86-	841.14	.00	841.14-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	.00	194.00	194.00	1,757.47	2,150.00	392.53
POSTAGE	120.40	60.00	60.40-	602.75	900.00	297.25
RECORDS STORAGE	50.00	50.00	.00	549.50	558.00	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	.00	.00	.00	91.78	55.00	36.78-
TOTAL ADMINISTRATIVE	777.26	1,524.00	746.74	19,832.64	21,678.00	1,845.36
TOTAL OPERATING EXPENSE	6,178.92	7,605.00	1,426.08	96,076.58	98,247.00	2,170.42
NET OPERATING PROFILE/LOSS	421.08	1,865.00	1,443.92-	2,991.58-	5,923.00	8,914.58-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	9.80	.00	9.80	105.20	.00	105.20
RESERVE EXPENSE	485.00-	.00	485.00-	5,962.43-	.00	5,962.43-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	12,650.00	12,650.00	.00
STREET RESERVE	600.00	600.00	.00	6,600.00	6,600.00	.00
TOTAL RESERVE & EXPENSE	1,274.80	1,750.00	475.20-	13,392.77	19,250.00	5,857.23-
NET PROFIT / (LOSS)	1,695.88	3,615.00	1,919.12-	10,401.19	25,173.00	14,771.81-

NOVEMBER 30, 2021

NOVEMBER 1, 2021 - NOVEMBER 30, 2021

ASSETS

CURRENT ASSETS

CIT OPERATING	13,448.65
CIT RESERVE	18,372.63
CIT STREET RESERVE	53,109.66

TOTAL CURRENT ASSETS	<u>84,930.94</u>
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TOTAL ASSETS	<u><u>84,930.94</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
PROFIT/(LOSS) FOR PERIOD	10,401.19

TOTAL CAPITAL	<u>101,256.28</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>101,256.28</u></u>
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AVIARA TOWNHOMES
INCOME STATEMENT
NOVEMBER 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,175.00	2,320.00	145.00-	23,354.00	25,520.00	2,166.00-
TOTAL OPERATING INCOME	2,175.00	2,320.00	145.00-	23,354.00	25,520.00	2,166.00-
OPERATING TRANSFER TO RES	1,000.00-	.00	1,000.00-	11,000.00-	.00	11,000.00-
TOTAL INCOME	1,175.00	2,320.00	1,145.00-	12,354.00	25,520.00	13,166.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	5,445.00	5,445.00	.00
PEST CONTROL	25.40	25.00	.40-	203.20	275.00	71.80
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	825.00	825.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	2,200.00	2,200.00
TOTAL MAINT. & REPAIR	520.40	795.00	274.60	5,648.20	9,245.00	3,596.80
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	697.75	500.00	197.75-	5,503.25	5,500.00	3.25-
TOTAL ADMINISTRATIVE	697.75	500.00	197.75-	5,538.25	5,500.00	38.25-
TOTAL OPERATING EXPENSE	1,218.15	1,295.00	76.85	11,261.45	14,745.00	3,483.55
NET OPERATING PROFILE/LOSS	43.15-	1,025.00	1,068.15-	1,092.55	10,775.00	9,682.45-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	5.29	.00	5.29	38.57	.00	36.57
RESERVE	1,000.00	500.00	500.00	11,000.00	5,500.00	5,500.00

AVIARA TOWNHOMES
INCOME STATEMENT
NOVEMBER 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	.00	.00	.00	2,590.40-	.00	2,590.40-
TOTAL RESERVE & EXPENSE	1,005.29	500.00	505.29	8,446.17	5,500.00	2,946.17
NET PROFIT / (LOSS)	962.14	1,525.00	562.86-	9,538.72	16,275.00	6,736.28-

AVIARA TOWNHOMES
BALANCE SHEET
NOVEMBER 30, 2021
NOVEMBER 1, 2021 - NOVEMBER 30, 2021

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	6,859.14
CIT TOWNHOMES RESERVE	42,020.57

TOTAL CURRENT ASSETS	48,879.71
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TOTAL ASSETS	48,879.71
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	9,538.72

TOTAL CAPITAL	32,554.37
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TOTAL LIABILITIES & CAPITAL	32,554.37
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