

AVIARA COMMON  
INCOME STATEMENT  
DECEMBER 31, 2021

*Updated  
1/21/22 MP*

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	12,895.00	10,083.00	2,812.00	125,195.00	120,996.00	4,199.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	6,444.00	6,444.00-
MISCELLANEOUS INCOME	.00	.00	.00	35.00	.00	35.00
<b>TOTAL OPERATING INCOME</b>	<b>12,895.00</b>	<b>10,620.00</b>	<b>2,275.00</b>	<b>125,230.00</b>	<b>127,440.00</b>	<b>2,210.00-</b>
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	13,800.00-	13,800.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	7,200.00-	7,200.00-	.00
<b>TOTAL INCOME</b>	<b>11,145.00</b>	<b>8,870.00</b>	<b>2,275.00</b>	<b>104,230.00</b>	<b>106,440.00</b>	<b>2,210.00-</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	15,420.00	15,420.00	.00
PEST CONTROL	65.80	62.00	3.80-	891.60	922.00	30.40
POOL & FTN MAINT	285.00	285.00	.00	4,071.15	3,420.00	651.15-
POOL REPAIRS	339.75	250.00	89.75-	1,469.76	3,000.00	1,530.24
SPRINKLER MAINTENANCE	799.00	160.00	639.00-	4,089.00	1,920.00	2,169.00-
TREE TRIMMING	.00	.00	.00	6,604.20	7,500.00	895.80
JANITORIAL	.00	314.00	314.00	3,454.00	3,768.00	314.00
CONTRACT SERVICE	1,530.00	600.00	930.00-	7,982.82	7,200.00	782.82-
PARKING ENFORCEMENT	.00	.00	.00	200.00	.00	200.00-
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>4,304.55</b>	<b>2,956.00</b>	<b>1,348.55-</b>	<b>44,182.53</b>	<b>43,150.00</b>	<b>1,032.53-</b>
<b>PARTS &amp; SUPPLIES</b>						
POOL CHEM & SUPPLIES	256.71	150.00	106.71-	1,487.51	1,800.00	312.49
FERTILIZER	.00	.00	.00	300.00	.00	300.00-
PLANTS, BUSHES, & TREES	385.00	.00	385.00-	2,115.00	2,000.00	115.00-
MISC. PARTS & SUPPLIES	.00	.00	.00	124.51	.00	124.51-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>641.71</b>	<b>150.00</b>	<b>491.71-</b>	<b>4,027.02</b>	<b>3,800.00</b>	<b>227.02-</b>
<b>UTILITIES</b>						
ELECTRIC	1,132.76	1,330.00	197.24	14,209.45	15,960.00	1,750.55
PROPANE	.00	475.00	475.00	3,031.97	5,700.00	2,668.03
WATER	2,426.72	1,170.00	1,256.72-	19,298.71	14,040.00	5,258.71-
<b>TOTAL UTILITIES</b>	<b>3,559.48</b>	<b>2,975.00</b>	<b>584.48-</b>	<b>36,540.13</b>	<b>35,700.00</b>	<b>840.13-</b>
<b>ADMINISTRATIVE</b>						
AUDIT	.00	.00	.00	600.00	975.00	375.00

AVIARA COMMON  
INCOME STATEMENT  
DECEMBER 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
LEGAL & ACCOUNTING	210.00	.00	210.00-	985.00	405.00	580.00-
COLLECTIONS	45.00	225.00	180.00	395.00	2,700.00	2,305.00
INSURANCE	.00	.00	.00	2,200.00	1,800.00	400.00-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	995.00	.00	11,940.00	11,940.00	.00
PRINTING & REPRODUCTIONS	47.56	.00	47.56-	888.70	.00	888.70-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	161.46	194.00	32.54	1,918.93	2,344.00	425.07
POSTAGE	19.06	60.00	40.94	621.81	960.00	338.19
RECORDS STORAGE	100.00	50.00	50.00-	649.50	608.00	41.50-
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-
<b>TOTAL ADMINISTRATIVE</b>	<b>1,578.08</b>	<b>1,524.00</b>	<b>54.08-</b>	<b>21,410.72</b>	<b>23,202.00</b>	<b>1,791.28</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>10,083.82</b>	<b>7,605.00</b>	<b>2,478.82-</b>	<b>106,160.40</b>	<b>105,852.00</b>	<b>308.40-</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>1,061.18</b>	<b>1,265.00</b>	<b>203.82-</b>	<b>1,930.40-</b>	<b>588.00</b>	<b>2,518.40-</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	10.18	.00	10.18	115.38	.00	115.38
RESERVE EXPENSE	1,309.00-	.00	1,309.00-	7,271.43-	.00	7,271.43-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	13,800.00	13,800.00	.00
STREET RESERVE	600.00	600.00	.00	7,200.00	7,200.00	.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>451.18</b>	<b>1,750.00</b>	<b>1,298.82-</b>	<b>13,843.95</b>	<b>21,000.00</b>	<b>7,156.05-</b>
<b>NET PROFIT / (LOSS)</b>	<b>1,512.36</b>	<b>3,015.00</b>	<b>1,502.64-</b>	<b>11,913.55</b>	<b>21,588.00</b>	<b>9,674.45-</b>

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

ASSETS

CURRENT ASSETS

CIT OPERATING	29,386.05
CIT RESERVE	19,666.16
CIT STREET RESERVE	53,716.43

TOTAL CURRENT ASSETS 102,768.64

TOTAL ASSETS 102,768.64

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
PROFIT /(LOSS) FOR PERIOD	11,913.55

TOTAL CAPITAL 102,768.64

TOTAL LIABILITIES & CAPITAL 102,768.64

AVIARA TOWNHOMES  
INCOME STATEMENT  
DECEMBER 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	2,610.00	2,320.00	290.00	25,964.00	27,840.00	1,876.00-
<b>TOTAL OPERATING INCOME</b>	<b>2,610.00</b>	<b>2,320.00</b>	<b>290.00</b>	<b>25,964.00</b>	<b>27,840.00</b>	<b>1,876.00-</b>
OPERATING TRANSFER TO RES	1,000.00-	1,000.00-	.00	12,000.00-	12,000.00-	.00
<b>TOTAL INCOME</b>	<b>1,610.00</b>	<b>1,320.00</b>	<b>290.00</b>	<b>13,964.00</b>	<b>15,840.00</b>	<b>1,876.00-</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	5,940.00	5,940.00	.00
PEST CONTROL	25.40	25.00	.40-	228.60	300.00	71.40
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	900.00	900.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	2,400.00	2,400.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>520.40</b>	<b>795.00</b>	<b>274.60</b>	<b>6,168.60</b>	<b>10,040.00</b>	<b>3,871.40</b>
<b>PARTS &amp; SUPPLIES</b>						
FERTILIZER	.00	.00	.00	75.00	.00	75.00-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>75.00</b>	<b>.00</b>	<b>75.00-</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>						
BANK SERVICE CHARGES	.00	.00	.00	35.00	.00	35.00-
INSURANCE	697.75	500.00	197.75-	6,201.00	6,000.00	201.00-
<b>TOTAL ADMINISTRATIVE</b>	<b>697.75</b>	<b>500.00</b>	<b>197.75-</b>	<b>6,236.00</b>	<b>6,000.00</b>	<b>236.00-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>1,218.15</b>	<b>1,295.00</b>	<b>76.85</b>	<b>12,479.60</b>	<b>16,040.00</b>	<b>3,560.40</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>391.85</b>	<b>25.00</b>	<b>366.85</b>	<b>1,484.40</b>	<b>200.00-</b>	<b>1,684.40</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	5.60	.00	5.60	42.17	.00	42.17
RESERVE	1,000.00	500.00	500.00	12,000.00	6,000.00	6,000.00

AVIARA TOWNHOMES  
INCOME STATEMENT  
DECEMBER 31, 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	1,005.60	500.00	505.60	9,451.77	6,000.00	3,451.77
NET PROFIT / (LOSS)	1,397.45	525.00	872.45	10,936.17	5,800.00	5,136.17

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

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	3,516.30
CIT TOWNHOMES RESERVE	<u>30,435.52</u>

TOTAL CURRENT ASSETS	<u>33,951.82</u>
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TOTAL ASSETS	<u><u>33,951.82</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	<u>10,936.17</u>

TOTAL CAPITAL	<u>33,951.82</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>33,951.82</u></u>
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