

AVIARA COMMON
INCOME STATEMENT
APRIL 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	11,014.00	10,476.00	538.00	45,724.00	41,904.00	3,820.00
DELINQUENT RESID ASSMNT	.00	424.00	424.00-	.00	1,696.00	1,696.00-
TOTAL OPERATING INCOME	11,014.00	10,900.00	114.00	45,724.00	43,600.00	2,124.00
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	4,600.00-	4,600.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	2,400.00-	2,400.00-	.00
TOTAL INCOME	9,264.00	9,150.00	114.00	38,724.00	36,600.00	2,124.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	5,140.00	5,140.00	.00
WEED CONTROL	.00	.00	.00	70.00	.00	70.00-
PEST CONTROL	72.10	65.00	7.10-	288.40	260.00	28.40-
POOL & FTN MAINT	285.00	315.00	30.00	1,320.00	1,260.00	60.00-
POOL REPAIRS	192.69	250.00	57.31	954.20	1,000.00	45.80
SPRINKLER MAINTENANCE	.00	250.00	250.00	775.00	1,000.00	225.00
JANITORIAL	330.00	330.00	.00	990.00	1,320.00	330.00
CONTRACT SERVICE	851.36	600.00	251.36-	1,531.11	2,400.00	868.89
PARKING PATROL	200.00	.00	200.00-	800.00	.00	800.00-
TOTAL MAINT. & REPAIR	3,216.15	3,095.00	121.15-	11,868.71	12,380.00	511.29
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	3.09	150.00	146.91	294.63	600.00	305.37
FERTILIZER	192.00	.00	192.00-	192.00	.00	192.00-
PLANTS, BUSHES, & TREES	.00	1,000.00	1,000.00	3,825.00	1,000.00	2,825.00-
SCALP & OVERSEEDING	.00	.00	.00	780.00	.00	780.00-
TOTAL PARTS & SUPPLIES	195.09	1,150.00	954.91	5,091.63	1,600.00	3,491.63-
UTILITIES						
ELECTRIC	1,131.86	1,330.00	198.14	4,474.21	5,320.00	845.79
PROPANE	504.74	475.00	29.74-	1,916.97	1,900.00	16.97-
WATER	1,040.11	1,300.00	259.89	4,725.01	5,200.00	474.99
TOTAL UTILITIES	2,676.71	3,105.00	428.29	11,116.19	12,420.00	1,303.81
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	600.00	600.00	5.00	925.00	920.00
LEGAL & ACCOUNTING	.00	.00	.00	210.00-	135.00	345.00

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APRIL 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
COLLECTIONS	30.00	100.00	70.00	60.00	400.00	340.00
BANK SERVICE CHARGES	25.00	.00	25.00-	25.00	.00	25.00-
MEETING ROOM RENT	.00	.00	.00	47.50	.00	47.50-
INSURANCE	323.58	550.00	226.42	1,294.36	1,100.00	194.36-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	1,095.00	100.00	3,980.00	4,380.00	400.00
PRINTING & REPRODUCTIONS	202.45	.00	202.45-	566.26	.00	566.26-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	163.62	194.00	30.38	651.24	792.00	140.76
POSTAGE	91.92	60.00	31.92-	340.89	480.00	139.11
RECORDS STORAGE	57.50	50.00	7.50-	157.50	200.00	42.50
INCOME TAXES	.00	.00	.00	325.00	325.00	.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	1,889.07	2,649.00	759.93	8,037.75	9,692.00	1,654.25
TOTAL OPERATING EXPENSE	7,977.02	9,999.00	2,021.98	36,114.28	36,092.00	22.28-
NET OPERATING PROFILE/LOSS	1,286.98	849.00-	2,135.98	2,609.72	508.00	2,101.72
RESERVE INCOME & EXPENSE						
INTEREST INCOME	10.55	5.00	5.55	42.23	20.00	22.23
RESERVE EXPENSE	324.04-	.00	324.04-	5,788.84-	.00	5,788.84-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	4,600.00	4,600.00	.00
STREET RESERVE	600.00	600.00	.00	2,400.00	2,400.00	.00
TOTAL RESERVE & EXPENSE	1,436.51	1,755.00	318.49-	1,253.39	7,020.00	5,766.61-
NET PROFIT / (LOSS)	2,723.49	906.00	1,817.49	3,863.11	7,528.00	3,664.89-

AVIARA COMMON
BALANCE SHEET
APRIL 30, 2022
APRIL 1, 2022 - APRIL 30, 2022

ASSETS

CURRENT ASSETS

CIT OPERATING	32,001.64
CIT RESERVE	18,486.76
CIT STREET RESERVE	56,143.35

TOTAL CURRENT ASSETS 106,631.75

TOTAL ASSETS 106,631.75

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	102,768.64
PROFIT /(LOSS) FOR PERIOD	3,863.11

TOTAL CAPITAL 106,631.75

TOTAL LIABILITIES & CAPITAL 106,631.75

AVIARA TOWNHOMES
INCOME STATEMENT
APRIL 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,465.00	2,400.00	65.00	8,845.00	9,600.00	755.00-
TOTAL OPERATING INCOME	2,465.00	2,400.00	65.00	8,845.00	9,600.00	755.00-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	2,400.00-	2,400.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	2,400.00-	2,400.00-	.00
TOTAL INCOME	1,265.00	1,200.00	65.00	4,045.00	4,800.00	755.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	1,980.00	1,980.00	.00
PEST CONTROL	27.90	25.00	2.90-	111.60	100.00	11.60-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	300.00	300.00
CONTRACT SERVICE	.00	200.00	200.00	.00	800.00	800.00
TOTAL MAINT. & REPAIR	522.90	795.00	272.10	2,091.60	3,180.00	1,088.40
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	500.00	700.00	200.00	2,000.00	2,800.00	800.00
TOTAL ADMINISTRATIVE	500.00	700.00	200.00	2,000.00	2,800.00	800.00
TOTAL OPERATING EXPENSE	1,022.90	1,495.00	472.10	4,091.60	5,980.00	1,888.40
NET OPERATING PROFILE/LOSS	242.10	295.00-	537.10	46.60-	1,180.00-	1,133.40
RESERVE INCOME & EXPENSE						
INTEREST INCOME	4.22	1.00-	5.22	17.31	4.00-	21.31
RESERVE ALLOC	600.00	.00	600.00	2,400.00	.00	2,400.00
ROOF RSV ALLOC	600.00	600.00	.00	2,400.00	2,400.00	.00
RESERVE EXPENSE	2,525.00-	.00	2,525.00-	2,525.00-	.00	2,525.00-

AVIARA TOWNHOMES
INCOME STATEMENT
APRIL 30, 2022

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL RESERVE & EXPENSE	1,320.78-	599.00	1,919.78-	2,292.31	2,396.00	103.69-
NET PROFIT / (LOSS)	1,078.68-	304.00	1,382.68-	2,245.71	1,216.00	1,029.71

AVIARA TOWNHOMES
BALANCE SHEET
APRIL 30, 2022
APRIL 1, 2022 - APRIL 30, 2022

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	3,470.22
CIT TOWNHOMES RESERVE	<u>32,727.31</u>
TOTAL CURRENT ASSETS	<u>36,197.53</u>
TOTAL ASSETS	<u><u>36,197.53</u></u>

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	33,951.82
PROFIT /(LOSS) FOR PERIOD	<u>2,245.71</u>
TOTAL CAPITAL	<u>36,197.53</u>
TOTAL LIABILITIES & CAPITAL	<u><u>36,197.53</u></u>