

AVIARA COMMON  
INCOME STATEMENT

May 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	12,007.00	11,524.00	483.00	60,168.90	57,620.00	2,548.90
DELINQUENT RESID ASSMNT	.00	456.00	456.00-	673.00	2,280.00	1,607.00-
<b>TOTAL OPERATING INCOME</b>	<b>12,007.00</b>	<b>11,980.00</b>	<b>27.00</b>	<b>60,841.90</b>	<b>59,900.00</b>	<b>941.90</b>
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	5,750.00-	5,750.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	3,000.00-	3,000.00-	.00
<b>TOTAL INCOME</b>	<b>10,257.00</b>	<b>10,230.00</b>	<b>27.00</b>	<b>52,091.90</b>	<b>51,150.00</b>	<b>941.90</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	10,140.00	8,450.00	1,690.00-
PEST CONTROL	79.30	75.00	4.30-	317.20	375.00	57.80
ELECTRIAL/LIGHTING	.00	.00	.00	475.00	.00	475.00-
POOL & FTN MAINT	330.00	315.00	15.00-	1,666.36	1,575.00	91.36-
POOL REPAIRS	.00	250.00	250.00	2,025.31	1,250.00	775.31-
SPRINKLER MAINTENANCE	.00	250.00	250.00	295.00	1,250.00	955.00
TREE TRIMMING	.00	.00	.00	665.79	.00	665.79-
JANITORIAL	355.00	355.00	.00	1,901.06	1,775.00	126.06-
CONTRACT SERVICE	336.17	600.00	263.83	1,988.00	3,000.00	1,012.00
PARKING PATROL	214.00	140.00	74.00-	1,070.00	700.00	370.00-
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>3,004.47</b>	<b>3,675.00</b>	<b>670.53</b>	<b>20,543.72</b>	<b>18,375.00</b>	<b>2,168.72-</b>
<b>PARTS &amp; SUPPLIES</b>						
POOL SUPPLIES	.00	.00	.00	19.33	.00	19.33-
POOL CHEM & SUPPLIES	305.91	225.00	80.91-	555.91	1,125.00	569.09
FERTILIZER	.00	.00	.00	192.00	.00	192.00-
PLANTS, BUSHES, & TREES	295.37	.00	295.37-	1,534.77	.00	1,534.77-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>601.28</b>	<b>225.00</b>	<b>376.28-</b>	<b>2,302.01</b>	<b>1,125.00</b>	<b>1,177.01-</b>
<b>UTILITIES</b>						
ELECTRIC	1,278.67	1,200.00	78.67-	5,894.71	6,000.00	105.29
PROPANE	283.25	475.00	191.75	3,665.99	2,375.00	1,290.99-
WATER	1,697.31	1,500.00	197.31-	5,673.62	5,100.00	573.62-
<b>TOTAL UTILITIES</b>	<b>3,259.23</b>	<b>3,175.00</b>	<b>84.23-</b>	<b>15,234.32</b>	<b>13,475.00</b>	<b>1,759.32-</b>
<b>ADMINISTRATIVE</b>						
AUDIT/TAX PREP/STAT AGE	650.00	.00	650.00-	925.00	925.00	.00

AVIARA COMMON  
INCOME STATEMENT  
May 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
LEGAL & ACCOUNTING	.00	135.00	135.00	50.00	270.00	220.00
COLLECTIONS	.00	100.00	100.00	65.50	500.00	434.50
LATE FEE NOTICES	60.00	.00	60.00-	225.00	.00	225.00-
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
MEETING ROOM RENT	.00	.00	.00	95.00	.00	95.00-
INSURANCE	797.53-	275.00	1,072.53	1,364.55	1,375.00	10.45
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	5,475.00	5,475.00	.00
PRINTING & REPRODUCTIONS	158.33	.00	158.33-	543.82	.00	543.82-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	162.54	165.00	2.46	810.54	825.00	14.46
POSTAGE	.63	60.00	59.37	194.22	540.00	345.78
RECORDS STORAGE	59.50	50.00	9.50-	267.50	258.00	9.50-
INCOME TAXES	.00	.00	.00	110.00	325.00	215.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,388.47</b>	<b>1,880.00</b>	<b>491.53</b>	<b>10,946.13</b>	<b>11,448.00</b>	<b>501.87</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>8,253.45</b>	<b>8,955.00</b>	<b>701.55</b>	<b>49,026.18</b>	<b>44,423.00</b>	<b>4,603.18-</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>2,003.55</b>	<b>1,275.00</b>	<b>728.55</b>	<b>3,065.72</b>	<b>6,727.00</b>	<b>3,661.28-</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	16.93	5.00	11.93	80.28	25.00	55.28
RESERVE EXPENSE	1,146.45-	.00	1,146.45-	4,496.45-	.00	4,496.45-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	5,750.00	5,750.00	.00
STREET RESERVE	600.00	600.00	.00	3,000.00	3,000.00	.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>620.48</b>	<b>1,755.00</b>	<b>1,134.52-</b>	<b>4,333.83</b>	<b>8,775.00</b>	<b>4,441.17-</b>
<b>NET PROFIT / (LOSS)</b>	<b>2,624.03</b>	<b>3,030.00</b>	<b>405.97-</b>	<b>7,399.55</b>	<b>15,502.00</b>	<b>8,102.45-</b>

ASSETS

CURRENT ASSETS

CIT OPERATING	20,394.93
CIT RESERVE	8,737.41
CIT STREET RESERVE	54,095.10

TOTAL CURRENT ASSETS 83,227.44

TOTAL ASSETS 83,227.44

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	75,827.89
PROFIT /(LOSS) FOR PERIOD	7,399.55

TOTAL CAPITAL 83,227.44

TOTAL LIABILITIES & CAPITAL 83,227.44

AVIARA TOWNHOMES  
INCOME STATEMENT  
May 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,629.00	2,512.00	117.00	14,714.00	12,560.00	2,154.00
TOTAL OPERATING INCOME	2,629.00	2,512.00	117.00	14,714.00	12,560.00	2,154.00
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	3,000.00-	3,000.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	3,000.00-	3,000.00-	.00
TOTAL INCOME	1,429.00	1,312.00	117.00	8,714.00	6,560.00	2,154.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	3,250.00	3,250.00	.00
PEST CONTROL	30.70	30.00	.70-	122.80	150.00	27.20
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	375.00	375.00
CONTRACT SERVICE	495.00	150.00	345.00-	970.00	750.00	220.00-
TOTAL MAINT. & REPAIR	1,175.70	905.00	270.70-	4,342.80	4,525.00	182.20
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	1,341.80	270.00	1,071.80-	1,341.80	1,350.00	8.20
TOTAL ADMINISTRATIVE	1,341.80	270.00	1,071.80-	1,341.80	1,350.00	8.20
TOTAL OPERATING EXPENSE	2,517.50	1,175.00	1,342.50-	5,684.60	5,875.00	190.40
NET OPERATING PROFILE/LOSS	1,088.50-	137.00	1,225.50-	3,029.40	685.00	2,344.40
RESERVE INCOME & EXPENSE						
INTEREST INCOME	11.23	1.00-	12.23	52.63	5.00-	57.63
RESERVE ALLOC	600.00	600.00	.00	3,000.00	3,000.00	.00
ROOF RSV ALLOC	600.00	600.00	.00	1,525.00	3,000.00	1,475.00-

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AVIARA TOWNHOMES  
INCOME STATEMENT  
May 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL RESERVE & EXPENSE	1,211.23	1,199.00	12.23	4,577.63	5,995.00	1,417.37-
NET PROFIT / (LOSS)	122.73	1,336.00	1,213.27-	7,607.03	6,680.00	927.03

AVIARA TOWNHOMES  
BALANCE SHEET  
May 31, 2023

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	6,445.07
CIT TOWNHOMES RESERVE	<u>43,917.79</u>

TOTAL CURRENT ASSETS	<u>50,362.86</u>
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TOTAL ASSETS	<u><u>50,362.86</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	42,755.83
PROFIT /(LOSS) FOR PERIOD	<u>7,607.03</u>

TOTAL CAPITAL	<u>50,362.86</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>50,362.86</u></u>
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