

AVIARA COMMON
INCOME STATEMENT
DECEMBER 31, 2020

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	13,290.00	9,821.00	3,469.00	127,797.70	117,852.00	9,945.70
DELINQUENT RESID ASSMNT	.00	529.00	529.00-	1,031.50	6,348.00	5,316.50-
MISCELLANEOUS INCOME	.00	.00	.00	105.00	.00	105.00
TOTAL OPERATING INCOME	13,290.00	10,350.00	2,940.00	128,934.20	124,200.00	4,734.20
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
TOTAL INCOME	11,540.00	8,600.00	2,940.00	107,934.20	103,200.00	4,734.20
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	17,073.00	15,420.00	1,653.00-
PEST CONTROL	62.10	53.00	9.10-	996.30	636.00	360.30-
SIGNS	.00	.00	.00	80.57	.00	80.57-
POOL & FTN MAINT	285.00	285.00	.00	3,432.15	3,420.00	12.15-
POOL REPAIRS	.00	250.00	250.00	3,081.98	3,000.00	81.98-
SPRINKLER MAINTENANCE	199.00	160.00	39.00-	4,562.00	1,920.00	2,642.00-
TREE TRIMMING	7,500.00	.00	7,500.00-	7,750.00	7,500.00	250.00-
JANITORIAL	302.00	280.00	22.00-	3,633.31	3,360.00	273.31-
CONTRACT SERVICE	381.75	600.00	218.25	6,654.67	7,200.00	545.33
TOTAL MAINT. & REPAIR	10,014.85	2,913.00	7,101.85-	47,263.98	42,456.00	4,807.98-
PARTS & SUPPLIES						
LIGHT BULBS	.00	.00	.00	159.83	.00	159.83-
POOL CHEM & SUPPLIES	23.98	150.00	126.02	1,197.37	1,800.00	602.63
PLANTS, BUSHES, & TREES	76.00	.00	76.00-	1,171.00	2,000.00	829.00
TOTAL PARTS & SUPPLIES	99.98	150.00	50.02	2,528.20	3,800.00	1,271.80
UTILITIES						
ELECTRIC	1,162.83	1,330.00	167.17	14,338.26	15,960.00	1,621.74
PROPANE	.00	475.00	475.00	1,690.96	5,700.00	4,009.04
WATER	2,850.58	900.00	1,950.58-	18,929.71	10,800.00	8,129.71-
TOTAL UTILITIES	4,013.41	2,705.00	1,308.41-	34,958.93	32,460.00	2,498.93-
ADMINISTRATIVE						
AUDIT	.00	.00	.00	875.00	975.00	100.00
LEGAL & ACCOUNTING	.00	.00	.00	50.00	405.00	355.00

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COLLECTIONS	30.00	225.00	195.00	288.00	2,700.00	2,412.00
LIEN EXPENSE	.00	.00	.00	20.00	.00	20.00-
BANK SERVICE CHARGES	.00	.00	.00	60.00	.00	60.00-
INSURANCE	1,279.66-	.00	1,279.66	.00	1,800.00	1,800.00
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	6.27	.00	6.27-	211.55	.00	211.55-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	161.00	194.00	33.00	2,101.85	2,344.00	242.15
POSTAGE	3.40	60.00	56.60	781.64	960.00	178.36
RECORDS STORAGE	48.00	50.00	2.00	615.00	608.00	7.00-
INCOME TAXES	.00	.00	.00	110.00	300.00	190.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
PROPERTY TAX	.00	.00	.00	31.82	55.00	23.18
TOTAL ADMINISTRATIVE	35.99-	1,524.00	1,559.99	17,879.86	23,202.00	5,322.14
TOTAL OPERATING EXPENSE	14,092.25	7,292.00	6,800.25-	102,630.97	101,918.00	712.97-
NET OPERATING PROFILE/LOSS	2,552.25-	1,308.00	3,860.25-	5,303.23	1,282.00	4,021.23
RESERVE INCOME & EXPENSE						
INTEREST INCOME	8.54	5.00	3.54	131.25	60.00	71.25
RESERVE EXPENSE	.00	.00	.00	13,457.21-	.00	13,457.21-
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
TOTAL RESERVE & EXPENSE	1,758.54	1,755.00	3.54	7,674.04	21,060.00	13,385.96-
NET PROFIT / (LOSS)	793.71-	3,063.00	3,856.71-	12,977.27	22,342.00	9,364.73-

AVIARA COMMON
BALANCE SHEET
DECEMBER 31, 2020
DECEMBER 1, 2020 - DECEMBER 31, 2020

ASSETS

CURRENT ASSETS

CIT OPERATING	16,750.57
CIT RESERVE	15,700.09
CIT STREET RESERVE	46,441.64

TOTAL CURRENT ASSETS 78,892.30

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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	77,877.82
PROFIT /(LOSS) FOR PERIOD	12,977.27

TOTAL CAPITAL 90,855.09

TOTAL LIABILITIES & CAPITAL 90,855.09