

AVIARA COMMON
INCOME STATEMENT
JANUARY 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	11,023.00	10,083.00	940.00	11,023.00	10,083.00	940.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	537.00	537.00-
TOTAL OPERATING INCOME	11,023.00	10,620.00	403.00	11,023.00	10,620.00	403.00
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	1,150.00-	1,150.00-	.00
TRANSFER/STREET RESERVE	600.00-	.00	600.00-	600.00-	.00	600.00-
TOTAL INCOME	9,273.00	9,470.00	197.00-	9,273.00	9,470.00	197.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	1,285.00	1,285.00	.00
PEST CONTROL	65.80	62.00	3.80-	65.80	62.00	3.80-
POOL & FTN MAINT	285.00	285.00	.00	285.00	285.00	.00
POOL REPAIRS	.00	250.00	250.00	.00	250.00	250.00
SPRINKLER MAINTENANCE	131.00	160.00	29.00	131.00	160.00	29.00
JANITORIAL	314.00	314.00	.00	314.00	314.00	.00
CONTRACT SERVICE	615.00	600.00	15.00-	615.00	600.00	15.00-
TOTAL MAINT. & REPAIR	2,695.80	2,956.00	260.20	2,695.80	2,956.00	260.20
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	26.97	150.00	123.03	26.97	150.00	123.03
TOTAL PARTS & SUPPLIES	26.97	150.00	123.03	26.97	150.00	123.03
UTILITIES						
ELECTRIC	1,182.81	1,330.00	147.19	1,182.81	1,330.00	147.19
PROPANE	1,955.60	475.00	1,480.60-	1,955.60	475.00	1,480.60-
WATER	1,404.04	1,170.00	234.04-	1,404.04	1,170.00	234.04-
TOTAL UTILITIES	4,542.45	2,975.00	1,567.45-	4,542.45	2,975.00	1,567.45-
ADMINISTRATIVE						
LEGAL & ACCOUNTING	.00	135.00	135.00	.00	135.00	135.00
COLLECTIONS	30.00	225.00	195.00	30.00	225.00	195.00
INSURANCE	.00	450.00	450.00	.00	450.00	450.00
WEBSITE	300.00	300.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	995.00	.00	995.00	995.00	.00
PRINTING & REPRODUCTIONS	117.00	.00	117.00-	117.00	.00	117.00-
NEWSLETTERS	.00	160.00	160.00	.00	160.00	160.00

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COUPONS/STATEMENTS	164.10	210.00	45.90	164.10	210.00	45.90
POSTAGE	84.35	300.00	215.65	84.35	300.00	215.65
RECORDS STORAGE	48.00	58.00	10.00	48.00	58.00	10.00
TOTAL ADMINISTRATIVE	1,738.45	2,833.00	1,094.55	1,738.45	2,833.00	1,094.55
TOTAL OPERATING EXPENSE	9,003.67	8,914.00	89.67-	9,003.67	8,914.00	89.67-
NET OPERATING PROFILE/LOSS	269.33	556.00	286.67-	269.33	556.00	286.67-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	8.97	.00	8.97	8.97	.00	8.97
COMMON AREA RESERVE	1,150.00	1,150.00	.00	1,150.00	1,150.00	.00
STREET RESERVE	600.00	600.00	.00	600.00	600.00	.00
TOTAL RESERVE & EXPENSE	1,758.97	1,750.00	8.97	1,758.97	1,750.00	8.97
NET PROFIT / (LOSS)	2,028.30	2,306.00	277.70-	2,028.30	2,306.00	277.70-

AVIARA TOWNHOMES
INCOME STATEMENT
JANUARY 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,160.00	2,320.00	160.00-	2,160.00	2,320.00	160.00-
TOTAL OPERATING INCOME	2,160.00	2,320.00	160.00-	2,160.00	2,320.00	160.00-
OPERATING TRANSFER TO RES	500.00-	.00	500.00-	500.00-	.00	500.00-
TOTAL INCOME	1,660.00	2,320.00	660.00-	1,660.00	2,320.00	660.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	495.00	495.00	.00
PEST CONTROL	25.40	25.00	.40-	25.40	25.00	.40-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	75.00	75.00
CONTRACT SERVICE	.00	200.00	200.00	.00	200.00	200.00
TOTAL MAINT. & REPAIR	520.40	795.00	274.60	520.40	795.00	274.60
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	697.75	500.00	197.75-	697.75	500.00	197.75-
TOTAL ADMINISTRATIVE	697.75	500.00	197.75-	697.75	500.00	197.75-
TOTAL OPERATING EXPENSE	1,218.15	1,295.00	76.85	1,218.15	1,295.00	76.85
NET OPERATING PROFILE/LOSS	441.85	1,025.00	583.15-	441.85	1,025.00	583.15-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	2.40	.00	2.40	2.40	.00	2.40
RESERVE	500.00	500.00	.00	500.00	500.00	.00
TOTAL RESERVE & EXPENSE	502.40	500.00	2.40	502.40	500.00	2.40

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DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
NET PROFIT / (LOSS)	944.25	1,525.00	580.75-	944.25	1,525.00	580.75-

ASSETS

CURRENT ASSETS

CIT OPERATING	16,050.54
CIT TOWNHOMES OPERATING	25,398.62

RESERVE ACCOUNTS

CIT RESERVE	16,852.10
CIT STREET RESERVE	47,047.56
CIT TOWNHOMES RESERVE	11,494.47

TOTAL CURRENT ASSETS	116,843.29
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TOTAL ASSETS	116,843.29
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	2,972.55

TOTAL CAPITAL	116,843.29
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TOTAL LIABILITIES & CAPITAL	116,843.29
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