

AVIARA COMMON
INCOME STATEMENT
FEBRUARY 28, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	9,894.00	10,083.00	189.00-	20,917.00	20,166.00	751.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	1,074.00	1,074.00-
TOTAL OPERATING INCOME	9,894.00	10,620.00	726.00-	20,917.00	21,240.00	323.00-
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	2,300.00-	2,300.00-	.00
TRANSFER/STREET RESERVE	600.00-	.00	600.00-	1,200.00-	.00	1,200.00-
TOTAL INCOME	8,144.00	9,470.00	1,326.00-	17,417.00	18,940.00	1,523.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	2,570.00	2,570.00	.00
PEST CONTROL	159.80	62.00	97.80-	225.60	124.00	101.60-
POOL & FTN MAINT	285.00	285.00	.00	570.00	570.00	.00
POOL REPAIRS	412.42	250.00	162.42-	412.42	500.00	87.58
SPRINKLER MAINTENANCE	201.00	160.00	41.00-	332.00	320.00	12.00-
JANITORIAL	314.00	314.00	.00	628.00	628.00	.00
CONTRACT SERVICE	322.50	600.00	277.50	937.50	1,200.00	262.50
TOTAL MAINT. & REPAIR	2,979.72	2,956.00	23.72-	5,675.52	5,912.00	236.48
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	20.98	150.00	129.02	47.95	300.00	252.05
FERTILIZER	225.00	.00	225.00-	225.00	.00	225.00-
MISC. PARTS & SUPPLIES	124.51	.00	124.51-	124.51	.00	124.51-
TOTAL PARTS & SUPPLIES	370.49	150.00	220.49-	397.46	300.00	97.46-
UTILITIES						
ELECTRIC	1,180.89	1,330.00	149.11	2,363.70	2,660.00	296.30
PROPANE	.00	475.00	475.00	1,955.60	950.00	1,005.60-
WATER	895.54	1,170.00	274.46	2,299.58	2,340.00	40.42
TOTAL UTILITIES	2,076.43	2,975.00	898.57	6,618.88	5,950.00	668.88-
ADMINISTRATIVE						
LEGAL & ACCOUNTING	.00	.00	.00	.00	135.00	135.00
COLLECTIONS	30.00	225.00	195.00	60.00	450.00	390.00
INSURANCE	.00	.00	.00	.00	450.00	450.00
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	995.00	.00	1,990.00	1,990.00	.00

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PRINTING & REPRODUCTIONS	187.30	.00	187.30-	304.30	.00	304.30-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	158.90	194.00	35.10	323.00	404.00	81.00
POSTAGE	85.15	60.00	25.15-	169.50	360.00	190.50
RECORDS STORAGE	48.00	50.00	2.00	96.00	108.00	12.00
INCOME TAXES	50.00	.00	50.00-	50.00	.00	50.00-
POOL LICENSE	495.00	.00	495.00-	495.00	.00	495.00-
TOTAL ADMINISTRATIVE	2,049.35	1,524.00	525.35-	3,787.80	4,357.00	569.20
TOTAL OPERATING EXPENSE	7,475.99	7,605.00	129.01	16,479.66	16,519.00	39.34
NET OPERATING PROFILE/LOSS	668.01	1,865.00	1,196.99-	937.34	2,421.00	1,483.66-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	8.39	.00	8.39	17.36	.00	17.36
COMMON AREA RESERVE	1,150.00	1,150.00	.00	2,300.00	2,300.00	.00
STREET RESERVE	600.00	600.00	.00	1,200.00	1,200.00	.00
TOTAL RESERVE & EXPENSE	1,758.39	1,750.00	8.39	3,517.36	3,500.00	17.36
NET PROFIT / (LOSS)	2,426.40	3,615.00	1,188.60-	4,454.70	5,921.00	1,466.30-

AVIARA TOWNHOMES
INCOME STATEMENT
FEBRUARY 28, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	1,305.00	2,320.00	1,015.00-	3,465.00	4,640.00	1,175.00-
TOTAL OPERATING INCOME	1,305.00	2,320.00	1,015.00-	3,465.00	4,640.00	1,175.00-
OPERATING TRANSFER TO RES	1,500.00-	.00	1,500.00-	2,000.00-	.00	2,000.00-
TOTAL INCOME	195.00-	2,320.00	2,515.00-	1,465.00	4,640.00	3,175.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	990.00	990.00	.00
PEST CONTROL	25.40	25.00	.40-	50.80	50.00	.80-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	150.00	150.00
CONTRACT SERVICE	.00	200.00	200.00	.00	400.00	400.00
TOTAL MAINT. & REPAIR	520.40	795.00	274.60	1,040.80	1,590.00	549.20
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-	1,395.50	1,000.00	395.50-
TOTAL ADMINISTRATIVE	697.75	500.00	197.75-	1,395.50	1,000.00	395.50-
TOTAL OPERATING EXPENSE	1,218.15	1,295.00	76.85	2,436.30	2,590.00	153.70
NET OPERATING PROFILE/LOSS	1,413.15-	1,025.00	2,438.15-	971.30-	2,050.00	3,021.30-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	2.25	.00	2.25	4.65	.00	4.65
RESERVE	1,500.00	500.00	1,000.00	2,000.00	1,000.00	1,000.00
TOTAL RESERVE & EXPENSE	1,502.25	500.00	1,002.25	2,004.65	1,000.00	1,004.65

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DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
NET PROFIT / (LOSS)	89.10	1,525.00	1,435.90-	1,033.35	3,050.00	2,016.65-

ASSETS

CURRENT ASSETS

CIT OPERATING	16,719.57
CIT TOWNHOMES OPERATING	23,986.37

RESERVE ACCOUNTS

CIT RESERVE	18,004.05
CIT STREET RESERVE	47,652.98
CIT TOWNHOMES RESERVE	12,995.82

TOTAL CURRENT ASSETS	119,358.79
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TOTAL ASSETS	119,358.79
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	5,488.05

TOTAL CAPITAL	119,358.79
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TOTAL LIABILITIES & CAPITAL	119,358.79
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