

AVIARA COMMON
INCOME STATEMENT
MARCH 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	11,965.00	10,083.00	1,882.00	32,882.00	30,249.00	2,633.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	1,611.00	1,611.00-
TOTAL OPERATING INCOME	11,965.00	10,620.00	1,345.00	32,882.00	31,860.00	1,022.00
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	3,450.00-	3,450.00-	.00
TRANSFER/STREET RESERVE	600.00-	.00	600.00-	1,800.00-	.00	1,800.00-
TOTAL INCOME	10,215.00	9,470.00	745.00	27,632.00	28,410.00	778.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	3,855.00	3,855.00	.00
PEST CONTROL	131.60	62.00	69.60-	357.20	186.00	171.20-
POOL & FTN MAINT	285.00	285.00	.00	855.00	855.00	.00
POOL REPAIRS	.00	250.00	250.00	412.42	750.00	337.58
SPRINKLER MAINTENANCE	504.00	160.00	344.00-	836.00	480.00	356.00-
JANITORIAL	314.00	314.00	.00	942.00	942.00	.00
CONTRACT SERVICE	536.16	600.00	63.84	1,473.66	1,800.00	326.34
TOTAL MAINT. & REPAIR	3,055.76	2,956.00	99.76-	8,731.28	8,868.00	136.72
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	255.98	150.00	105.98-	303.93	450.00	146.07
FERTILIZER	.00	.00	.00	225.00	.00	225.00-
PLANTS, BUSHES, & TREES	520.00	.00	520.00-	520.00	.00	520.00-
MISC. PARTS & SUPPLIES	.00	.00	.00	124.51	.00	124.51-
TOTAL PARTS & SUPPLIES	775.98	150.00	625.98-	1,173.44	450.00	723.44-
UTILITIES						
ELECTRIC	1,098.13	1,330.00	231.87	3,461.83	3,990.00	528.17
PROPANE	.00	475.00	475.00	1,955.60	1,425.00	530.60-
WATER	1,105.55	1,170.00	64.45	3,405.13	3,510.00	104.87
TOTAL UTILITIES	2,203.68	2,975.00	771.32	8,822.56	8,925.00	102.44
ADMINISTRATIVE						
AUDIT	.00	325.00	325.00	.00	325.00	325.00
LEGAL & ACCOUNTING	.00	.00	.00	.00	135.00	135.00
COLLECTIONS	60.00	225.00	165.00	120.00	675.00	555.00
INSURANCE	.00	.00	.00	.00	450.00	450.00

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DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	995.00	.00	2,985.00	2,985.00	.00
PRINTING & REPRODUCTIONS	.00	.00	.00	304.30	.00	304.30-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	158.90	194.00	35.10	481.90	598.00	116.10
POSTAGE	.00	60.00	60.00	169.50	420.00	250.50
RECORDS STORAGE	.00	50.00	50.00	96.00	158.00	62.00
INCOME TAXES	275.00	300.00	25.00	325.00	300.00	25.00-
POOL LICENSE	.00	495.00	495.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	1,488.90	2,644.00	1,155.10	5,276.70	7,001.00	1,724.30
TOTAL OPERATING EXPENSE	7,524.32	8,725.00	1,200.68	24,003.98	25,244.00	1,240.02
NET OPERATING PROFILE/LOSS	2,690.68	745.00	1,945.68	3,628.02	3,166.00	462.02
RESERVE INCOME & EXPENSE						
INTEREST INCOME	9.44	.00	9.44	26.80	.00	26.80
COMMON AREA RESERVE	1,150.00	1,150.00	.00	3,450.00	3,450.00	.00
STREET RESERVE	600.00	600.00	.00	1,800.00	1,800.00	.00
TOTAL RESERVE & EXPENSE	1,759.44	1,750.00	9.44	5,276.80	5,250.00	26.80
NET PROFIT / (LOSS)	4,450.12	2,495.00	1,955.12	8,904.82	8,416.00	488.82

AVIARA COMMON
BALANCE SHEET
MARCH 31, 2021
MARCH 1, 2021 - MARCH 31, 2021

ASSETS

CURRENT ASSETS

CIT OPERATING	19,411.25
CIT RESERVE	19,156.39
CIT STREET RESERVE	48,259.08

TOTAL CURRENT ASSETS	<u>86,826.72</u>
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TOTAL ASSETS	<u><u>86,826.72</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
PROFIT /(LOSS) FOR PERIOD	8,904.82

TOTAL CAPITAL	<u>99,759.91</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>99,759.91</u></u>
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AVIARA TOWNHOMES
INCOME STATEMENT
MARCH 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,320.00	2,320.00	.00	5,785.00	6,960.00	1,175.00-
TOTAL OPERATING INCOME	2,320.00	2,320.00	.00	5,785.00	6,960.00	1,175.00-
OPERATING TRANSFER TO RES	1,000.00-	.00	1,000.00-	3,000.00-	.00	3,000.00-
TOTAL INCOME	1,320.00	2,320.00	1,000.00-	2,785.00	6,960.00	4,175.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	1,485.00	1,485.00	.00
PEST CONTROL	50.80	25.00	25.80-	101.60	75.00	26.60-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	225.00	225.00
CONTRACT SERVICE	.00	200.00	200.00	.00	600.00	600.00
TOTAL MAINT. & REPAIR	545.80	795.00	249.20	1,586.60	2,385.00	798.40
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-	2,093.25	1,500.00	593.25-
TOTAL ADMINISTRATIVE	697.75	500.00	197.75-	2,093.25	1,500.00	593.25-
TOTAL OPERATING EXPENSE	1,243.55	1,295.00	51.45	3,679.85	3,885.00	205.15
NET OPERATING PROFILE/LOSS	76.45	1,025.00	948.55-	894.85-	3,075.00	3,969.85-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	2.69	.00	2.69	7.34	.00	7.34
RESERVE	1,000.00	500.00	500.00	3,000.00	1,500.00	1,500.00
TOTAL RESERVE & EXPENSE	1,002.69	500.00	502.69	3,007.34	1,500.00	1,507.34

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AVIARA TOWNHOMES
INCOME STATEMENT
MARCH 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
NET PROFIT / (LOSS)	1,079.14	1,525.00	445.86-	2,112.49	4,575.00	2,462.51-

AVIARA TOWNHOMES
BALANCE SHEET
MARCH 31, 2021
MARCH 1, 2021 - MARCH 31, 2021

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	24,063.81
CIT TOWNHOMES RESERVE	13,997.52

TOTAL CURRENT ASSETS	<u>38,061.33</u>
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TOTAL ASSETS	<u><u>38,061.33</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	2,112.49

TOTAL CAPITAL	<u>25,128.14</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>25,128.14</u></u>
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