

AVIARA COMMON
INCOME STATEMENT
APRIL 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	9,274.00	10,083.00	809.00-	42,156.00	40,332.00	1,824.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	2,148.00	2,148.00-
TOTAL OPERATING INCOME	9,274.00	10,620.00	1,346.00-	42,156.00	42,480.00	324.00-
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	4,600.00-	4,600.00-	.00
TRANSFER/STREET RESERVE	600.00-	.00	600.00-	2,400.00-	.00	2,400.00-
TOTAL INCOME	7,524.00	9,470.00	1,946.00-	35,156.00	37,880.00	2,724.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	5,140.00	5,140.00	.00
PEST CONTROL	65.80	62.00	3.80-	423.00	248.00	175.00-
POOL & FTN MAINT	285.00	285.00	.00	1,140.00	1,140.00	.00
POOL REPAIRS	214.22	250.00	35.78	626.64	1,000.00	373.36
SPRINKLER MAINTENANCE	206.00	160.00	46.00-	1,042.00	640.00	402.00-
JANITORIAL	314.00	314.00	.00	1,256.00	1,256.00	.00
CONTRACT SERVICE	195.00	600.00	405.00	1,668.66	2,400.00	731.34
TOTAL MAINT. & REPAIR	2,565.02	2,956.00	390.98	11,296.30	11,824.00	527.70
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	28.47	150.00	121.53	332.40	600.00	267.60
FERTILIZER	.00	.00	.00	225.00	.00	225.00-
PLANTS, BUSHES, & TREES	.00	1,000.00	1,000.00	520.00	1,000.00	480.00
MISC. PARTS & SUPPLIES	.00	.00	.00	124.51	.00	124.51-
TOTAL PARTS & SUPPLIES	28.47	1,150.00	1,121.53	1,201.91	1,600.00	398.09
UTILITIES						
ELECTRIC	1,158.99	1,330.00	171.01	4,620.82	5,320.00	699.18
PROPANE	.00	475.00	475.00	1,955.60	1,900.00	55.60-
WATER	.00	1,170.00	1,170.00	3,405.13	4,680.00	1,274.87
TOTAL UTILITIES	1,158.99	2,975.00	1,816.01	9,981.55	11,900.00	1,918.45
ADMINISTRATIVE						
AUDIT	.00	600.00	600.00	.00	925.00	925.00
LEGAL & ACCOUNTING	50.00	.00	50.00-	50.00	135.00	85.00
COLLECTIONS	45.00	225.00	180.00	165.00	900.00	735.00
INSURANCE	.00	450.00	450.00	.00	900.00	900.00

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APRIL 30, 2021

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	3,980.00	3,980.00	.00
PRINTING & REPRODUCTIONS	48.37	.00	48.37-	352.67	.00	352.67-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	159.40	194.00	34.60	641.30	792.00	150.70
POSTAGE	14.70	60.00	45.30	184.20	480.00	295.80
RECORDS STORAGE	48.00	50.00	2.00	144.00	208.00	64.00
INCOME TAXES	.00	.00	.00	325.00	300.00	25.00-
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
PROPERTY TAX	60.00	.00	60.00-	60.00	.00	60.00-
TOTAL ADMINISTRATIVE	1,420.47	2,574.00	1,153.53	6,697.17	9,575.00	2,877.83
TOTAL OPERATING EXPENSE	5,172.95	9,655.00	4,482.05	29,176.93	34,899.00	5,722.07
NET OPERATING PROFILE/LOSS	2,351.05	185.00-	2,536.05	5,979.07	2,981.00	2,998.07
RESERVE INCOME & EXPENSE						
INTEREST INCOME	9.41	.00	9.41	36.21	.00	36.21
COMMON AREA RESERVE	1,150.00	1,150.00	.00	4,600.00	4,600.00	.00
STREET RESERVE	600.00	600.00	.00	2,400.00	2,400.00	.00
TOTAL RESERVE & EXPENSE	1,759.41	1,750.00	9.41	7,036.21	7,000.00	36.21
NET PROFIT / (LOSS)	4,110.46	1,565.00	2,545.46	13,015.28	9,981.00	3,034.28

AVIARA COMMON
BALANCE SHEET
APRIL 30, 2021
APRIL 1, 2021 - APRIL 30, 2021

ASSETS

CURRENT ASSETS

CIT OPERATING	21,763.34
CIT RESERVE	20,308.79
CIT STREET RESERVE	48,865.05

TOTAL CURRENT ASSETS 90,937.18

TOTAL ASSETS 90,937.18

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
PROFIT /(LOSS) FOR PERIOD	13,015.28

TOTAL CAPITAL 103,870.37

TOTAL LIABILITIES & CAPITAL 103,870.37

AVIARA TOWNHOMES
INCOME STATEMENT
APRIL 30, 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-	7,090.00	9,280.00	2,190.00-
TOTAL OPERATING INCOME	1,305.00	2,320.00	1,015.00-	7,090.00	9,280.00	2,190.00-
OPERATING TRANSFER TO RES	1,000.00-	.00	1,000.00-	4,000.00-	.00	4,000.00-
TOTAL INCOME	305.00	2,320.00	2,015.00-	3,090.00	9,280.00	6,190.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	1,980.00	1,980.00	.00
PEST CONTROL	25.40	25.00	.40-	127.00	100.00	27.00-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	300.00	300.00
CONTRACT SERVICE	.00	200.00	200.00	.00	800.00	800.00
TOTAL MAINT. & REPAIR	520.40	795.00	274.60	2,107.00	3,180.00	1,073.00
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-	2,791.00	2,000.00	791.00-
TOTAL ADMINISTRATIVE	697.75	500.00	197.75-	2,791.00	2,000.00	791.00-
TOTAL OPERATING EXPENSE	1,218.15	1,295.00	76.85	4,898.00	5,180.00	282.00
NET OPERATING PROFILE/LOSS	913.15-	1,025.00	1,938.15-	1,808.00-	4,100.00	5,908.00-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	2.71	.00	2.71	10.05	.00	10.05
RESERVE	1,000.00	500.00	500.00	4,000.00	2,000.00	2,000.00
TOTAL RESERVE & EXPENSE	1,002.71	500.00	502.71	4,010.05	2,000.00	2,010.05

AVIARA TOWNHOMES
INCOME STATEMENT
APRIL 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
NET PROFIT / (LOSS)	89.56	1,525.00	1,435.44-	2,202.05	6,100.00	3,897.95-

AVIARA TOWNHOMES
BALANCE SHEET
APRIL 30, 2021
APRIL 1, 2021 - APRIL 30, 2021

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	23,151.61
CIT TOWNHOMES RESERVE	14,999.28

TOTAL CURRENT ASSETS	<u>38,150.89</u>
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TOTAL ASSETS	<u><u>38,150.89</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	2,202.05

TOTAL CAPITAL	<u>25,217.70</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>25,217.70</u></u>
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