

AVIARA COMMON
INCOME STATEMENT
MAY 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	10,214.00	10,083.00	131.00	52,370.00	50,415.00	1,955.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	2,685.00	2,685.00-
MISCELLANEOUS INCOME	35.00	.00	35.00	35.00	.00	35.00
TOTAL OPERATING INCOME	10,249.00	10,620.00	371.00-	52,405.00	53,100.00	695.00-
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	5,750.00-	5,750.00-	.00
TRANSFER/STREET RESERVE	600.00-	.00	600.00-	3,000.00-	.00	3,000.00-
TOTAL INCOME	8,499.00	9,470.00	971.00-	43,655.00	47,350.00	3,695.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	6,425.00	6,425.00	.00
PEST CONTROL	.00	62.00	62.00	423.00	310.00	113.00-
POOL & FTN MAINT	285.00	285.00	.00	1,425.00	1,425.00	.00
POOL REPAIRS	.00	250.00	250.00	626.64	1,250.00	623.36
SPRINKLER MAINTENANCE	.00	160.00	160.00	1,042.00	800.00	242.00-
JANITORIAL	.00	314.00	314.00	1,256.00	1,570.00	314.00
CONTRACT SERVICE	546.64	600.00	53.36	2,215.30	3,000.00	784.70
TOTAL MAINT. & REPAIR	2,116.64	2,956.00	839.36	13,412.94	14,780.00	1,367.06
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	34.22	150.00	115.78	366.62	750.00	383.38
FERTILIZER	.00	.00	.00	225.00	.00	225.00-
PLANTS, BUSHES, & TREES	.00	.00	.00	520.00	1,000.00	480.00
MISC. PARTS & SUPPLIES	.00	.00	.00	124.51	.00	124.51-
TOTAL PARTS & SUPPLIES	34.22	150.00	115.78	1,236.13	1,750.00	513.87
UTILITIES						
ELECTRIC	1,194.45	1,330.00	135.55	5,815.27	6,650.00	834.73
PROPANE	.00	475.00	475.00	1,955.60	2,375.00	419.40
WATER	1,460.10	1,170.00	290.10-	4,865.23	5,850.00	984.77
TOTAL UTILITIES	2,654.55	2,975.00	320.45	12,636.10	14,875.00	2,238.90
ADMINISTRATIVE						
AUDIT	.00	.00	.00	.00	925.00	925.00
LEGAL & ACCOUNTING	.00	135.00	135.00	50.00	270.00	220.00
COLLECTIONS	30.00	225.00	195.00	195.00	1,125.00	930.00

AVIARA COMMON
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MAY 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INSURANCE	.00	.00	.00	.00	900.00	900.00
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	995.00	.00	4,975.00	4,975.00	.00
PRINTING & REPRODUCTIONS	104.99	.00	104.99-	457.66	.00	457.66-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	159.40	194.00	34.60	800.70	986.00	185.30
POSTAGE	82.70	60.00	22.70-	266.90	540.00	273.10
RECORDS STORAGE	55.50	50.00	5.50-	199.50	258.00	58.50
INCOME TAXES	.00	.00	.00	325.00	300.00	25.00-
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
PROPERTY TAX	.00	.00	.00	60.00	.00	60.00-
TOTAL ADMINISTRATIVE	1,427.59	1,659.00	231.41	8,124.76	11,234.00	3,109.24
TOTAL OPERATING EXPENSE	6,233.00	7,740.00	1,507.00	35,409.93	42,639.00	7,229.07
NET OPERATING PROFILE/LOSS	2,266.00	1,730.00	536.00	8,245.07	4,711.00	3,534.07
RESERVE INCOME & EXPENSE						
INTEREST INCOME	10.03	.00	10.03	46.24	.00	46.24
COMMON AREA RESERVE	1,150.00	1,150.00	.00	5,750.00	5,750.00	.00
STREET RESERVE	600.00	600.00	.00	3,000.00	3,000.00	.00
TOTAL RESERVE & EXPENSE	1,760.03	1,750.00	10.03	8,796.24	8,750.00	46.24
NET PROFIT / (LOSS)	4,026.03	3,480.00	546.03	17,041.31	13,461.00	3,580.31

AVIARA COMMON
BALANCE SHEET
APRIL 30, 2021
MAY 1, 2021 - MAY 31, 2021

ASSETS

CURRENT ASSETS

CIT OPERATING	24,030.52
CIT RESERVE	21,461.40
CIT STREET RESERVE	49,471.29

TOTAL CURRENT ASSETS 94,963.21

TOTAL ASSETS 94,963.21

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
PROFIT /(LOSS) FOR PERIOD	17,041.31

TOTAL CAPITAL 107,896.40

TOTAL LIABILITIES & CAPITAL 107,896.40

AVIARA TOWNHOMES
INCOME STATEMENT
MAY 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	3,045.00	2,320.00	725.00	10,135.00	11,600.00	1,465.00-
TOTAL OPERATING INCOME	3,045.00	2,320.00	725.00	10,135.00	11,600.00	1,465.00-
OPERATING TRANSFER TO RES	1,000.00-	.00	1,000.00-	5,000.00-	.00	5,000.00-
TOTAL INCOME	2,045.00	2,320.00	275.00-	5,135.00	11,600.00	6,465.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	2,475.00	2,475.00	.00
PEST CONTROL	.00	25.00	25.00	127.00	125.00	2.00-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	375.00	375.00
CONTRACT SERVICE	.00	200.00	200.00	.00	1,000.00	1,000.00
TOTAL MAINT. & REPAIR	495.00	795.00	300.00	2,602.00	3,975.00	1,373.00
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-	3,488.75	2,500.00	988.75-
TOTAL ADMINISTRATIVE	697.75	500.00	197.75-	3,488.75	2,500.00	988.75-
TOTAL OPERATING EXPENSE	1,192.75	1,295.00	102.25	6,090.75	6,475.00	384.25
NET OPERATING PROFILE/LOSS	852.25	1,025.00	172.75-	955.75-	5,125.00	6,080.75-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	2.89	.00	2.89	12.94	.00	12.94
RESERVE	1,000.00	500.00	500.00	5,000.00	2,500.00	2,500.00
TOTAL RESERVE & EXPENSE	1,002.89	500.00	502.89	5,012.94	2,500.00	2,512.94

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AVIARA TOWNHOMES
INCOME STATEMENT
MAY 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
NET PROFIT / (LOSS)	1,855.14	1,525.00	330.14	4,057.19	7,625.00	3,567.81-

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

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	24,004.82
CIT TOWNHOMES RESERVE	<u>16,001.21</u>
TOTAL CURRENT ASSETS	<u>40,006.03</u>
TOTAL ASSETS	<u><u>40,006.03</u></u>

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	<u>4,057.19</u>
TOTAL CAPITAL	<u>27,072.84</u>
TOTAL LIABILITIES & CAPITAL	<u><u>27,072.84</u></u>