

AVIARA COMMON
INCOME STATEMENT
JUNE 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	10,871.00	10,083.00	788.00	63,241.00	60,498.00	2,743.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	3,222.00	3,222.00-
MISCELLANEOUS INCOME	.00	.00	.00	35.00	.00	35.00
TOTAL OPERATING INCOME	10,871.00	10,620.00	251.00	63,276.00	63,720.00	444.00-
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	6,900.00-	6,900.00-	.00
TRANSFER/STREET RESERVE	600.00-	.00	600.00-	3,600.00-	.00	3,600.00-
TOTAL INCOME	9,121.00	9,470.00	349.00-	52,776.00	56,820.00	4,044.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	7,710.00	7,710.00	.00
PEST CONTROL	271.20	240.00	31.20-	694.20	550.00	144.20-
POOL & FTN MAINT	469.37	285.00	184.37-	1,894.37	1,710.00	184.37-
POOL REPAIRS	.00	250.00	250.00	626.64	1,500.00	873.36
SPRINKLER MAINTENANCE	304.00	160.00	144.00-	1,346.00	960.00	386.00-
JANITORIAL	628.00	314.00	314.00-	1,884.00	1,884.00	.00
CONTRACT SERVICE	1,193.92	600.00	593.92-	3,409.22	3,600.00	190.78
TOTAL MAINT. & REPAIR	4,151.49	3,134.00	1,017.49-	17,564.43	17,914.00	349.57
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	268.36	150.00	118.36-	634.98	900.00	265.02
FERTILIZER	.00	.00	.00	225.00	.00	225.00-
PLANTS, BUSHES, & TREES	594.00	.00	594.00-	1,114.00	1,000.00	114.00-
MISC. PARTS & SUPPLIES	.00	.00	.00	124.51	.00	124.51-
TOTAL PARTS & SUPPLIES	862.36	150.00	712.36-	2,098.49	1,900.00	198.49-
UTILITIES						
ELECTRIC	1,269.00	1,330.00	61.00	7,084.27	7,980.00	895.73
PROPANE	1,076.37	475.00	601.37-	3,031.97	2,850.00	181.97-
WATER	3,333.18	1,170.00	2,163.18-	8,198.41	7,020.00	1,178.41-
TOTAL UTILITIES	5,678.55	2,975.00	2,703.55-	18,314.65	17,850.00	464.65-
ADMINISTRATIVE						
AUDIT	600.00	.00	600.00-	600.00	925.00	325.00
LEGAL & ACCOUNTING	175.00	.00	175.00-	225.00	270.00	45.00
COLLECTIONS	15.00	225.00	210.00	210.00	1,350.00	1,140.00

AVIARA COMMON
INCOME STATEMENT
JUNE 30, 2021

DESCRIPTION	CURRENT PERIOD			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	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	5,970.00	5,970.00	.00
PRINTING & REPRODUCTIONS	43.56	.00	43.56-	501.22	.00	501.22-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	157.30	194.00	36.70	958.00	1,180.00	222.00
POSTAGE	19.65	60.00	40.35	286.55	600.00	313.45
RECORDS STORAGE	100.00	50.00	50.00-	299.50	308.00	8.50
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	2,105.51	1,524.00	581.51-	10,230.27	12,758.00	2,527.73
TOTAL OPERATING EXPENSE	12,797.91	7,783.00	5,014.91-	48,207.84	50,422.00	2,214.16
NET OPERATING PROFILE/LOSS	3,676.91-	1,687.00	5,363.91-	4,568.16	6,398.00	1,829.84-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	9.55	.00	9.55	55.79	.00	55.79
RESERVE EXPENSE	3,857.43-	.00	3,857.43-	3,857.43-	.00	3,857.43-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	6,900.00	6,900.00	.00
STREET RESERVE	600.00	600.00	.00	3,600.00	3,600.00	.00
TOTAL RESERVE & EXPENSE	2,097.88-	1,750.00	3,847.88-	6,698.36	10,500.00	3,801.64-
NET PROFIT / (LOSS)	5,774.79-	3,437.00	9,211.79-	11,266.52	16,898.00	5,631.48-

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

ASSETS

CURRENT ASSETS

CIT OPERATING	20,244.81
CIT RESERVE	16,515.80
CIT STREET RESERVE	50,077.41

TOTAL CURRENT ASSETS 86,838.02

TOTAL ASSETS 86,838.02

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
PROFIT /(LOSS) FOR PERIOD	11,266.52

TOTAL CAPITAL 102,121.61

TOTAL LIABILITIES & CAPITAL 102,121.61

AVIARA TOWNHOMES
INCOME STATEMENT
JUNE 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,634.00	2,320.00	314.00	12,769.00	13,920.00	1,151.00-
TOTAL OPERATING INCOME	2,634.00	2,320.00	314.00	12,769.00	13,920.00	1,151.00-
OPERATING TRANSFER TO RES	1,000.00-	.00	1,000.00-	6,000.00-	.00	6,000.00-
TOTAL INCOME	1,634.00	2,320.00	686.00-	6,769.00	13,920.00	7,151.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	2,970.00	2,970.00	.00
PEST CONTROL	.00	25.00	25.00	127.00	150.00	23.00
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	450.00	450.00
TREE TRIMMING	.00	500.00	500.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	1,200.00	1,200.00
TOTAL MAINT. & REPAIR	495.00	1,295.00	800.00	3,097.00	5,270.00	2,173.00
PARTS & SUPPLIES						
FERTILIZER	75.00	.00	75.00-	75.00	.00	75.00-
TOTAL PARTS & SUPPLIES	75.00	.00	75.00-	75.00	.00	75.00-
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
BANK SERVICE CHARGES	35.00	.00	35.00-	35.00	.00	35.00-
INSURANCE	697.75	500.00	197.75-	4,186.50	3,000.00	1,186.50-
TOTAL ADMINISTRATIVE	732.75	500.00	232.75-	4,221.50	3,000.00	1,221.50-
TOTAL OPERATING EXPENSE	1,302.75	1,795.00	492.25	7,393.50	8,270.00	876.50
NET OPERATING PROFILE/LOSS	331.25	525.00	193.75-	624.50-	5,650.00	6,274.50-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	2.98	.00	2.98	15.92	.00	15.92
RESERVE	1,000.00	500.00	500.00	6,000.00	3,000.00	3,000.00

AVIARA TOWNHOMES
INCOME STATEMENT
JUNE 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	2,240.40-	.00	2,240.40-	2,240.40-	.00	2,240.40-
TOTAL RESERVE & EXPENSE	1,237.42-	500.00	1,737.42-	3,775.52	3,000.00	775.52
NET PROFIT / (LOSS)	906.17-	1,025.00	1,931.17-	3,151.02	8,650.00	5,498.98-

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

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	24,447.04
CIT TOWNHOMES RESERVE	<u>17,003.22</u>

TOTAL CURRENT ASSETS	<u>41,450.26</u>
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TOTAL ASSETS	<u><u>41,450.26</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	<u>3,151.02</u>

TOTAL CAPITAL	<u>26,166.67</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>26,166.67</u></u>
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