

AVIARA COMMON
INCOME STATEMENT
JULY 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	11,563.00	10,083.00	1,480.00	74,804.00	70,581.00	4,223.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	3,759.00	3,759.00-
MISCELLANEOUS INCOME	.00	.00	.00	35.00	.00	35.00
TOTAL OPERATING INCOME	11,563.00	10,620.00	943.00	74,839.00	74,340.00	499.00
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	8,050.00-	8,050.00-	.00
TRANSFER/STREET RESERVE	600.00-	.00	600.00-	4,200.00-	.00	4,200.00-
TOTAL INCOME	9,813.00	9,470.00	343.00	62,589.00	66,290.00	3,701.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	8,995.00	8,995.00	.00
PEST CONTROL	.00	62.00	62.00	694.20	612.00	82.20-
POOL & FTN MAINT	504.00	285.00	219.00-	2,398.37	1,995.00	403.37-
POOL REPAIRS	184.37	250.00	65.63	811.01	1,750.00	938.99
SPRINKLER MAINTENANCE	469.00	160.00	309.00-	1,815.00	1,120.00	695.00-
TREE TRIMMING	.00	7,500.00	7,500.00	.00	7,500.00	7,500.00
JANITORIAL	314.00	314.00	.00	2,198.00	2,198.00	.00
CONTRACT SERVICE	615.00	600.00	15.00-	4,024.22	4,200.00	175.78
TOTAL MAINT. & REPAIR	3,371.37	10,456.00	7,084.63	20,935.80	28,370.00	7,434.20
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	81.10	150.00	68.90	716.08	1,050.00	333.92
FERTILIZER	75.00	.00	75.00-	300.00	.00	300.00-
PLANTS, BUSHES, & TREES	241.00	.00	241.00-	1,355.00	1,000.00	355.00-
MISC. PARTS & SUPPLIES	.00	.00	.00	124.51	.00	124.51-
TOTAL PARTS & SUPPLIES	397.10	150.00	247.10-	2,495.59	2,050.00	445.59-
UTILITIES						
ELECTRIC	1,206.41	1,330.00	123.59	8,290.68	9,310.00	1,019.32
PROPANE	.00	475.00	475.00	3,031.97	3,325.00	293.03
WATER	.00	1,170.00	1,170.00	8,198.41	8,190.00	8.41-
TOTAL UTILITIES	1,206.41	2,975.00	1,768.59	19,521.06	20,825.00	1,303.94
ADMINISTRATIVE						
AUDIT	.00	50.00	50.00	600.00	975.00	375.00
LEGAL & ACCOUNTING	210.00-	.00	210.00	15.00	270.00	255.00

AVIARA COMMON
INCOME STATEMENT
JULY 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
COLLECTIONS	15.00	225.00	210.00	225.00	1,575.00	1,350.00
INSURANCE	.00	450.00	450.00	.00	1,350.00	1,350.00
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	995.00	.00	6,965.00	6,965.00	.00
PRINTING & REPRODUCTIONS	127.80	.00	127.80-	629.02	.00	629.02-
NEWSLETTERS	.00	160.00	160.00	.00	320.00	320.00
COUPONS/STATEMENTS	158.85	194.00	35.15	1,116.85	1,374.00	257.15
POSTAGE	92.40	60.00	32.40-	378.95	660.00	281.05
RECORDS STORAGE	50.00	50.00	.00	349.50	358.00	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	1,229.05	2,184.00	954.95	11,459.32	14,942.00	3,482.68
TOTAL OPERATING EXPENSE	6,203.93	15,765.00	9,561.07	54,411.77	66,187.00	11,775.23
NET OPERATING PROFILE/LOSS	3,609.07	6,295.00-	9,904.07	8,177.23	103.00	8,074.23
RESERVE INCOME & EXPENSE						
INTEREST INCOME	9.70	.00	9.70	65.49	.00	65.49
RESERVE EXPENSE	.00	.00	.00	3,857.43-	.00	3,857.43-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	8,050.00	8,050.00	.00
STREET RESERVE	600.00	600.00	.00	4,200.00	4,200.00	.00
TOTAL RESERVE & EXPENSE	1,759.70	1,750.00	9.70	8,458.06	12,250.00	3,791.94-
NET PROFIT / (LOSS)	5,368.77	4,545.00-	9,913.77	16,635.29	12,353.00	4,282.29

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

ASSETS

CURRENT ASSETS

CIT OPERATING	23,855.08
CIT RESERVE	17,667.91
CIT STREET RESERVE	50,683.80

TOTAL CURRENT ASSETS 92,206.79

TOTAL ASSETS 92,206.79

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
PROFIT /(LOSS) FOR PERIOD	16,635.29

TOTAL CAPITAL 107,490.38

TOTAL LIABILITIES & CAPITAL 107,490.38

AVIARA TOWNHOMES
INCOME STATEMENT
JULY 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,175.00	2,320.00	145.00-	14,944.00	16,240.00	1,296.00-
TOTAL OPERATING INCOME	2,175.00	2,320.00	145.00-	14,944.00	16,240.00	1,296.00-
OPERATING TRANSFER TO RES	1,000.00-	.00	1,000.00-	7,000.00-	.00	7,000.00-
TOTAL INCOME	1,175.00	2,320.00	1,145.00-	7,944.00	16,240.00	8,296.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	3,465.00	3,465.00	.00
PEST CONTROL	25.40	25.00	.40-	152.40	175.00	22.60
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	525.00	525.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	1,400.00	1,400.00
TOTAL MAINT. & REPAIR	520.40	795.00	274.60	3,617.40	6,065.00	2,447.60
PARTS & SUPPLIES						
FERTILIZER	.00	.00	.00	75.00	.00	75.00-
TOTAL PARTS & SUPPLIES	.00	.00	.00	75.00	.00	75.00-
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
BANK SERVICE CHARGES	.00	.00	.00	35.00	.00	35.00-
INSURANCE	697.75	500.00	197.75-	4,884.25	3,500.00	1,384.25-
TOTAL ADMINISTRATIVE	697.75	500.00	197.75-	4,919.25	3,500.00	1,419.25-
TOTAL OPERATING EXPENSE	1,218.15	1,295.00	76.85	8,611.65	9,565.00	953.35
NET OPERATING PROFILE/LOSS	43.15-	1,025.00	1,068.15-	667.65-	6,675.00	7,342.65-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	3.21	.00	3.21	19.13	.00	19.13
RESERVE	1,000.00	500.00	500.00	7,000.00	3,500.00	3,500.00

AVIARA TOWNHOMES
INCOME STATEMENT
JULY 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	.00	.00	.00	2,240.40-	.00	2,240.40-
TOTAL RESERVE & EXPENSE	1,003.21	500.00	503.21	4,778.73	3,500.00	1,278.73
NET PROFIT / (LOSS)	960.06	1,525.00	564.94-	4,111.08	10,175.00	6,063.92-

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

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	24,404.93
CIT TOWNHOMES RESERVE	18,005.39

TOTAL CURRENT ASSETS	<u>42,410.32</u>
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TOTAL ASSETS	<u><u>42,410.32</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	4,111.08

TOTAL CAPITAL	<u>27,126.73</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>27,126.73</u></u>
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