

AVIARA COMMON  
INCOME STATEMENT  
AUGUST 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	10,106.00	10,083.00	23.00	84,910.00	80,664.00	4,246.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	4,296.00	4,296.00-
MISCELLANEOUS INCOME	.00	.00	.00	35.00	.00	35.00
<b>TOTAL OPERATING INCOME</b>	<b>10,106.00</b>	<b>10,620.00</b>	<b>514.00-</b>	<b>84,945.00</b>	<b>84,960.00</b>	<b>15.00-</b>
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	9,200.00-	9,200.00-	.00
TRANSFER/STREET RESERVE	600.00-	.00	600.00-	4,800.00-	.00	4,800.00-
<b>TOTAL INCOME</b>	<b>8,356.00</b>	<b>9,470.00</b>	<b>1,114.00-</b>	<b>70,945.00</b>	<b>75,760.00</b>	<b>4,815.00-</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	10,280.00	10,280.00	.00
PEST CONTROL	65.80	62.00	3.80-	760.00	674.00	86.00-
POOL & FTN MAINT	532.78	285.00	247.78-	2,931.15	2,280.00	651.15-
POOL REPAIRS	319.00	250.00	69.00-	1,130.01	2,000.00	869.99
SPRINKLER MAINTENANCE	858.00	160.00	698.00-	2,673.00	1,280.00	1,393.00-
TREE TRIMMING	.00	.00	.00	.00	7,500.00	7,500.00
JANITORIAL	314.00	314.00	.00	2,512.00	2,512.00	.00
CONTRACT SERVICE	715.00	600.00	115.00-	4,739.22	4,800.00	60.78
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>4,089.58</b>	<b>2,956.00</b>	<b>1,133.58-</b>	<b>25,025.38</b>	<b>31,326.00</b>	<b>6,300.62</b>
<b>PARTS &amp; SUPPLIES</b>						
POOL CHEM & SUPPLIES	.00	150.00	150.00	716.08	1,200.00	483.92
FERTILIZER	.00	.00	.00	300.00	.00	300.00-
PLANTS, BUSHES, & TREES	.00	.00	.00	1,355.00	1,000.00	355.00-
MISC. PARTS & SUPPLIES	.00	.00	.00	124.51	.00	124.51-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>150.00</b>	<b>150.00</b>	<b>2,495.59</b>	<b>2,200.00</b>	<b>295.59-</b>
<b>UTILITIES</b>						
ELECTRIC	1,252.20	1,330.00	77.80	9,542.88	10,640.00	1,097.12
PROPANE	.00	475.00	475.00	3,031.97	3,800.00	768.03
WATER	2,511.73	1,170.00	1,341.73-	10,710.14	9,360.00	1,350.14-
<b>TOTAL UTILITIES</b>	<b>3,763.93</b>	<b>2,975.00</b>	<b>788.93-</b>	<b>23,284.99</b>	<b>23,800.00</b>	<b>515.01</b>
<b>ADMINISTRATIVE</b>						
AUDIT	.00	.00	.00	600.00	975.00	375.00
LEGAL & ACCOUNTING	.00	.00	.00	15.00	270.00	255.00

AVIARA COMMON  
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AUGUST 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
COLLECTIONS	30.00	225.00	195.00	255.00	1,800.00	1,545.00
INSURANCE	.00	.00	.00	.00	1,350.00	1,350.00
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	995.00	995.00	.00	7,960.00	7,960.00	.00
PRINTING & REPRODUCTIONS	.00	.00	.00	629.02	.00	629.02-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	158.85	194.00	35.15	1,275.70	1,568.00	292.30
POSTAGE	.00	60.00	60.00	378.95	720.00	341.05
RECORDS STORAGE	.00	50.00	50.00	349.50	408.00	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-
<b>TOTAL ADMINISTRATIVE</b>	<b>1,183.85</b>	<b>1,524.00</b>	<b>340.15</b>	<b>12,643.17</b>	<b>16,466.00</b>	<b>3,822.83</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>9,037.36</b>	<b>7,605.00</b>	<b>1,432.36-</b>	<b>63,449.13</b>	<b>73,792.00</b>	<b>10,342.87</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>681.36-</b>	<b>1,865.00</b>	<b>2,546.36-</b>	<b>7,495.87</b>	<b>1,968.00</b>	<b>5,527.87</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	9.99	.00	9.99	75.48	.00	75.48
RESERVE EXPENSE	.00	.00	.00	3,857.43-	.00	3,857.43-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	9,200.00	9,200.00	.00
STREET RESERVE	600.00	600.00	.00	4,800.00	4,800.00	.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>1,759.99</b>	<b>1,750.00</b>	<b>9.99</b>	<b>10,218.05</b>	<b>14,000.00</b>	<b>3,781.95-</b>
<b>NET PROFIT / (LOSS)</b>	<b>1,078.63</b>	<b>3,615.00</b>	<b>2,536.37-</b>	<b>17,713.92</b>	<b>15,968.00</b>	<b>1,745.92</b>

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

ASSETS

CURRENT ASSETS

CIT OPERATING	23,174.99
CIT RESERVE	18,820.17
CIT STREET RESERVE	51,290.26

TOTAL CURRENT ASSETS 93,285.42

TOTAL ASSETS 93,285.42

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
PROFIT /(LOSS) FOR PERIOD	17,713.92

TOTAL CAPITAL 108,569.01

TOTAL LIABILITIES & CAPITAL 108,569.01

AVIARA TOWNHOMES  
INCOME STATEMENT  
AUGUST 31, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	2,320.00	2,320.00	.00	17,264.00	18,560.00	1,296.00-
<b>TOTAL OPERATING INCOME</b>	<b>2,320.00</b>	<b>2,320.00</b>	<b>.00</b>	<b>17,264.00</b>	<b>18,560.00</b>	<b>1,296.00-</b>
OPERATING TRANSFER TO RES	1,000.00-	.00	1,000.00-	8,000.00-	.00	8,000.00-
<b>TOTAL INCOME</b>	<b>1,320.00</b>	<b>2,320.00</b>	<b>1,000.00-</b>	<b>9,264.00</b>	<b>18,560.00</b>	<b>9,296.00-</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	3,960.00	3,960.00	.00
PEST CONTROL	25.40	25.00	.40-	177.80	200.00	22.20
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	600.00	600.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	1,600.00	1,600.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>520.40</b>	<b>795.00</b>	<b>274.60</b>	<b>4,137.80</b>	<b>6,860.00</b>	<b>2,722.20</b>
<b>PARTS &amp; SUPPLIES</b>						
FERTILIZER	.00	.00	.00	75.00	.00	75.00-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>75.00</b>	<b>.00</b>	<b>75.00-</b>
<b>UTILITIES</b>						
<b>TOTAL UTILITIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>ADMINISTRATIVE</b>						
BANK SERVICE CHARGES	.00	.00	.00	35.00	.00	35.00-
INSURANCE	.00	500.00	500.00	4,884.25	4,000.00	884.25-
<b>TOTAL ADMINISTRATIVE</b>	<b>.00</b>	<b>500.00</b>	<b>500.00</b>	<b>4,919.25</b>	<b>4,000.00</b>	<b>919.25-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>520.40</b>	<b>1,295.00</b>	<b>774.60</b>	<b>9,132.05</b>	<b>10,860.00</b>	<b>1,727.95</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>799.60</b>	<b>1,025.00</b>	<b>225.40-</b>	<b>131.95</b>	<b>7,700.00</b>	<b>7,568.05-</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	3.32	.00	3.32	22.45	.00	22.45
RESERVE	1,000.00	500.00	500.00	8,000.00	4,000.00	4,000.00

AVIARA TOWNHOMES  
INCOME STATEMENT  
AUGUST 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	1,003.32	500.00	503.32	5,782.05	4,000.00	1,782.05
NET PROFIT / (LOSS)	1,802.92	1,525.00	277.92	5,914.00	11,700.00	5,786.00-

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

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	25,205.55
CIT TOWNHOMES RESERVE	19,007.69

TOTAL CURRENT ASSETS	<u>44,213.24</u>
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TOTAL ASSETS	<u><u>44,213.24</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	5,914.00

TOTAL CAPITAL	<u>28,929.65</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>28,929.65</u></u>
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