

AVIARA COMMON
INCOME STATEMENT
SEPTEMBER 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	8,786.00	10,083.00	1,297.00-	93,696.00	90,747.00	2,949.00
DELINQUENT RESID ASSMNT	.00	537.00	537.00-	.00	4,833.00	4,833.00-
MISCELLANEOUS INCOME	.00	.00	.00	35.00	.00	35.00
TOTAL OPERATING INCOME	8,786.00	10,620.00	1,834.00-	93,731.00	95,580.00	1,849.00-
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	10,350.00-	10,350.00-	.00
TRANSFER/STREET RESERVE	600.00-	.00	600.00-	5,400.00-	.00	5,400.00-
TOTAL INCOME	7,036.00	9,470.00	2,434.00-	77,981.00	85,230.00	7,249.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,285.00	1,285.00	.00	11,565.00	11,565.00	.00
PEST CONTROL	.00	62.00	62.00	760.00	736.00	24.00-
POOL & FTN MAINT	285.00	285.00	.00	3,216.15	2,565.00	651.15-
POOL REPAIRS	.00	250.00	250.00	1,130.01	2,250.00	1,119.99
SPRINKLER MAINTENANCE	421.00	160.00	261.00-	3,094.00	1,440.00	1,654.00-
TREE TRIMMING	6,604.20	.00	6,604.20-	6,604.20	7,500.00	895.80
JANITORIAL	314.00	314.00	.00	2,826.00	2,826.00	.00
CONTRACT SERVICE	884.60	600.00	284.60-	5,623.82	5,400.00	223.82-
TOTAL MAINT. & REPAIR	9,793.80	2,956.00	6,837.80-	34,819.18	34,282.00	537.18-
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	248.07	150.00	98.07-	964.15	1,350.00	385.85
FERTILIZER	.00	.00	.00	300.00	.00	300.00-
PLANTS, BUSHES, & TREES	375.00	1,000.00	625.00	1,730.00	2,000.00	270.00
MISC. PARTS & SUPPLIES	.00	.00	.00	124.51	.00	124.51-
TOTAL PARTS & SUPPLIES	623.07	1,150.00	526.93	3,118.66	3,350.00	231.34
UTILITIES						
ELECTRIC	1,187.03	1,330.00	142.97	10,729.91	11,970.00	1,240.09
PROPANE	.00	475.00	475.00	3,031.97	4,275.00	1,243.03
WATER	2,083.47	1,170.00	913.47-	12,793.61	10,530.00	2,263.61-
TOTAL UTILITIES	3,270.50	2,975.00	295.50-	26,555.49	26,775.00	219.51
ADMINISTRATIVE						
AUDIT	.00	.00	.00	600.00	975.00	375.00
LEGAL & ACCOUNTING	210.00	135.00	75.00-	225.00	405.00	180.00

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DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
COLLECTIONS	.00	225.00	225.00	255.00	2,025.00	1,770.00
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	8,955.00	8,955.00	.00
PRINTING & REPRODUCTIONS	115.64	.00	115.64-	744.66	.00	744.66-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	158.85	194.00	35.15	1,434.55	1,762.00	327.45
POSTAGE	83.60	60.00	23.60-	462.55	780.00	317.45
RECORDS STORAGE	50.00	50.00	.00	399.50	458.00	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	8.20	.00	8.20-	68.20	.00	68.20-
TOTAL ADMINISTRATIVE	1,621.29	1,659.00	37.71	14,264.46	18,125.00	3,860.54
TOTAL OPERATING EXPENSE	15,308.66	8,740.00	6,568.66-	78,757.79	82,532.00	3,774.21
NET OPERATING PROFILE/LOSS	8,272.66-	730.00	9,002.66-	776.79-	2,698.00	3,474.79-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	9.72	.00	9.72	85.20	.00	85.20
RESERVE EXPENSE	.00	.00	.00	3,857.43-	.00	3,857.43-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	10,350.00	10,350.00	.00
STREET RESERVE	600.00	600.00	.00	5,400.00	5,400.00	.00
TOTAL RESERVE & EXPENSE	1,759.72	1,750.00	9.72	11,977.77	15,750.00	3,772.23-
NET PROFIT / (LOSS)	6,512.94-	2,480.00	8,992.94-	11,200.98	18,448.00	7,247.02-

SEPTEMBER 30, 2021
SEPTEMBER 1, 2021 - SEPTEMBER 30, 2021

ASSETS

CURRENT ASSETS

CIT OPERATING	14,211.61
CIT RESERVE	19,972.52
CIT STREET RESERVE	51,896.60

TOTAL CURRENT ASSETS 86,080.73

TOTAL ASSETS 86,080.73

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	90,855.09
PROFIT /(LOSS) FOR PERIOD	11,200.98

TOTAL CAPITAL 102,056.07

TOTAL LIABILITIES & CAPITAL 102,056.07

AVIARA TOWNHOMES
INCOME STATEMENT
SEPTEMBER 30, 2021

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	1,450.00	2,320.00	870.00-	18,714.00	20,880.00	2,166.00-
TOTAL OPERATING INCOME	1,450.00	2,320.00	870.00-	18,714.00	20,880.00	2,166.00-
OPERATING TRANSFER TO RES	1,000.00-	.00	1,000.00-	9,000.00-	.00	9,000.00-
TOTAL INCOME	450.00	2,320.00	1,870.00-	9,714.00	20,880.00	11,166.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	495.00	495.00	.00	4,455.00	4,455.00	.00
PEST CONTROL	.00	25.00	25.00	177.80	225.00	47.20
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	675.00	675.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	200.00	200.00	.00	1,800.00	1,800.00
TOTAL MAINT. & REPAIR	495.00	795.00	300.00	4,632.80	7,655.00	3,022.20
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	1,423.50	500.00	923.50-	6,307.75	4,500.00	1,807.75-
TOTAL ADMINISTRATIVE	1,423.50	500.00	923.50-	6,342.75	4,500.00	1,842.75-
TOTAL OPERATING EXPENSE	1,918.50	1,295.00	623.50-	11,050.55	12,155.00	1,104.45
NET OPERATING PROFILE/LOSS	1,468.50-	1,025.00	2,493.50-	1,336.55-	8,725.00	10,061.55-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	3.58	.00	3.58	26.03	.00	26.03
RESERVE	1,000.00	500.00	500.00	9,000.00	4,500.00	4,500.00

AVIARA TOWNHOMES
INCOME STATEMENT
SEPTEMBER 30, 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	1,003.58	500.00	503.58	6,785.63	4,500.00	2,285.63
NET PROFIT / (LOSS)	464.92-	1,525.00	1,989.92-	5,449.08	13,225.00	7,775.92-

SEPTEMBER 30, 2021

SEPTEMBER 1, 2021 - SEPTEMBER 30, 2021

ASSETS

CURRENT ASSETS

CIT TOWNHOMES OPERATING	4,429.68
CIT TOWNHOMES RESERVE	40,010.39

TOTAL CURRENT ASSETS	44,440.07
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TOTAL ASSETS	44,440.07
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	23,015.65
PROFIT /(LOSS) FOR PERIOD	5,449.08

TOTAL CAPITAL	28,464.73
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TOTAL LIABILITIES & CAPITAL	28,464.73
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