

AVIARA COMMON  
INCOME STATEMENT

Jun 30, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	11,386.00	11,524.00	138.00-	71,554.90	69,144.00	2,410.90
DELINQUENT RESID ASSMNT	.00	456.00	456.00-	673.00	2,736.00	2,063.00-
<b>TOTAL OPERATING INCOME</b>	<b>11,386.00</b>	<b>11,980.00</b>	<b>594.00-</b>	<b>72,227.90</b>	<b>71,880.00</b>	<b>347.90</b>
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	6,900.00-	6,900.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	3,600.00-	3,600.00-	.00
<b>TOTAL INCOME</b>	<b>9,636.00</b>	<b>10,230.00</b>	<b>594.00-</b>	<b>61,727.90</b>	<b>61,380.00</b>	<b>347.90</b>
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	11,830.00	10,140.00	1,690.00-
LANDSCAPE - OTHER	320.00	.00	320.00-	320.00	.00	320.00-
PEST CONTROL	381.30	75.00	306.30-	698.50	450.00	248.50-
ELECTRIAL/LIGHTING	.00	.00	.00	475.00	.00	475.00-
POOL & FTN MAINT	330.00	315.00	15.00-	1,996.36	1,890.00	106.36-
POOL REPAIRS	.00	250.00	250.00	2,025.31	1,500.00	525.31-
SPRINKLER MAINTENANCE	265.00	250.00	15.00-	560.00	1,500.00	940.00
TREE TRIMMING	.00	.00	.00	665.79	.00	665.79-
JANITORIAL	355.00	355.00	.00	2,256.06	2,130.00	126.06-
CONTRACT SERVICE	531.00	600.00	69.00	2,519.00	3,600.00	1,081.00
PARKING PATROL	.00	140.00	140.00	1,070.00	840.00	230.00-
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>3,872.30</b>	<b>3,675.00</b>	<b>197.30-</b>	<b>24,416.02</b>	<b>22,050.00</b>	<b>2,366.02-</b>
PARTS & SUPPLIES						
POOL SUPPLIES	.00	.00	.00	19.33	.00	19.33-
POOL CHEM & SUPPLIES	119.52	225.00	105.48	675.43	1,350.00	674.57
FERTILIZER	.00	.00	.00	192.00	.00	192.00-
PLANTS, BUSHES, & TREES	.00	.00	.00	1,534.77	.00	1,534.77-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>119.52</b>	<b>225.00</b>	<b>105.48</b>	<b>2,421.53</b>	<b>1,350.00</b>	<b>1,071.53-</b>
UTILITIES						
ELECTRIC	1,229.35	1,200.00	29.35-	7,124.06	7,200.00	75.94
PROPANE	.00	475.00	475.00	3,665.99	2,850.00	815.99-
WATER	1,832.39	2,500.00	667.61	7,506.01	7,600.00	93.99
<b>TOTAL UTILITIES</b>	<b>3,061.74</b>	<b>4,175.00</b>	<b>1,113.26</b>	<b>18,296.06</b>	<b>17,650.00</b>	<b>646.06-</b>
ADMINISTRATIVE						

AVIARA COMMON  
INCOME STATEMENT

Jun 30, 2023

DESCRIPTION	CURRENT PERIOD		YEAR	TO DATE		
	ACTUAL	BUDGET		VARIANCE	ACTUAL	BUDGET
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	925.00	925.00	.00
LEGAL & ACCOUNTING	.00	.00	.00	50.00	270.00	220.00
COLLECTIONS	.00	100.00	100.00	65.50	600.00	534.50
LATE FEE NOTICES	30.00	.00	30.00-	255.00	.00	255.00-
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
MEETING ROOM RENT	.00	.00	.00	95.00	.00	95.00-
INSURANCE	275.91	275.00	.91-	1,640.46	1,650.00	9.54
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	6,570.00	6,570.00	.00
PRINTING & REPRODUCTIONS	42.27	.00	42.27-	586.09	.00	586.09-
NEWSLETTERS	.00	.00	.00	.00	160.00	160.00
COUPONS/STATEMENTS	161.46	165.00	3.54	972.00	990.00	18.00
POSTAGE	5.04	60.00	54.96	199.26	600.00	400.74
RECORDS STORAGE	52.00	50.00	2.00-	319.50	308.00	11.50-
INCOME TAXES	.00	.00	.00	110.00	325.00	215.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,661.68</b>	<b>1,745.00</b>	<b>83.32</b>	<b>12,607.81</b>	<b>13,193.00</b>	<b>585.19</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>8,715.24</b>	<b>9,820.00</b>	<b>1,104.76</b>	<b>57,741.42</b>	<b>54,243.00</b>	<b>3,498.42-</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>920.76</b>	<b>410.00</b>	<b>510.76</b>	<b>3,986.48</b>	<b>7,137.00</b>	<b>3,150.52-</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	15.51	5.00	10.51	95.79	30.00	65.79
RESERVE EXPENSE	7,327.50-	.00	7,327.50-	11,823.95-	.00	11,823.95-
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
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>5,561.99-</b>	<b>1,755.00</b>	<b>7,316.99-</b>	<b>1,228.16-</b>	<b>10,530.00</b>	<b>11,758.16-</b>
<b>NET PROFIT / (LOSS)</b>	<b>4,641.23-</b>	<b>2,165.00</b>	<b>6,806.23-</b>	<b>2,758.32</b>	<b>17,667.00</b>	<b>14,908.68-</b>

Jun 30, 2023

## ASSETS

## CURRENT ASSETS

AVI OPERATING	21,316.89
AVI RESERVE	2,560.86
AVI STREET RESERVE	54,708.46

TOTAL CURRENT ASSETS 78,586.21

TOTAL ASSETS 78,586.21

## LIABILITIES &amp; CAPITAL

## CAPITAL

RETAINED EARNINGS/COMMON	75,827.89
PROFIT /(LOSS) FOR PERIOD	2,758.32

TOTAL CAPITAL 78,586.21

TOTAL LIABILITIES & CAPITAL 78,586.21

AVIARA TOWNHOMES  
INCOME STATEMENT  
Jun 30, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	1,621.00	2,512.00	891.00-	16,335.00	15,072.00	1,263.00
<b>TOTAL OPERATING INCOME</b>	<b>1,621.00</b>	<b>2,512.00</b>	<b>891.00-</b>	<b>16,335.00</b>	<b>15,072.00</b>	<b>1,263.00</b>
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	3,600.00-	3,600.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	3,600.00-	3,600.00-	.00
<b>TOTAL INCOME</b>	<b>421.00</b>	<b>1,312.00</b>	<b>891.00-</b>	<b>9,135.00</b>	<b>7,872.00</b>	<b>1,263.00</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	3,900.00	3,900.00	.00
PEST CONTROL	30.70	30.00	.70-	153.50	180.00	26.50
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	495.00	150.00	345.00-	1,465.00	900.00	565.00-
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>1,175.70</b>	<b>1,405.00</b>	<b>229.30</b>	<b>5,518.50</b>	<b>5,930.00</b>	<b>411.50</b>
<b>PARTS &amp; SUPPLIES</b>						
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.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>						
INSURANCE	268.36	270.00	1.64	1,610.16	1,620.00	9.84
<b>TOTAL ADMINISTRATIVE</b>	<b>268.36</b>	<b>270.00</b>	<b>1.64</b>	<b>1,610.16</b>	<b>1,620.00</b>	<b>9.84</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>1,444.06</b>	<b>1,675.00</b>	<b>230.94</b>	<b>7,128.66</b>	<b>7,550.00</b>	<b>421.34</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>1,023.06-</b>	<b>363.00-</b>	<b>660.06-</b>	<b>2,006.34</b>	<b>322.00</b>	<b>1,684.34</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	7.00	1.00-	8.00	59.63	6.00-	65.63
RESERVE ALLOC	600.00	600.00	.00	3,600.00	3,600.00	.00
ROOF RSV ALLOC	600.00	600.00	.00	2,125.00	3,600.00	1,475.00-

AVIARA TOWNHOMES  
INCOME STATEMENT  
Jun 30, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	17,359.50-	.00	17,359.50-	17,359.50-	.00	17,359.50-
TOTAL RESERVE & EXPENSE	16,152.50-	1,199.00	17,351.50-	11,574.87-	7,194.00	18,768.87-
NET PROFIT / (LOSS)	17,175.56-	836.00	18,011.56-	9,568.53-	7,516.00	17,084.53-

## ASSETS

## CURRENT ASSETS

AVT TOWNHOMES OPERATING 5,422.42

AVT TOWNHOMES RESERVE 27,764.88

TOTAL CURRENT ASSETS 33,187.30

TOTAL ASSETS 33,187.30

## LIABILITIES &amp; CAPITAL

## CAPITAL

RETAINED EARNINGS/TOWNHOMES 42,755.83

PROFIT /(LOSS) FOR PERIOD (9,568.53)

TOTAL CAPITAL 33,187.30

TOTAL LIABILITIES &amp; CAPITAL 33,187.30