

AVIARA COMMON  
INCOME STATEMENT

Aug 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	11,625.00	11,524.00	101.00	95,603.90	92,192.00	3,411.90
DELINQUENT RESID ASSMNT	.00	456.00	456.00-	673.00	3,648.00	2,975.00-
<b>TOTAL OPERATING INCOME</b>	<b>11,625.00</b>	<b>11,980.00</b>	<b>355.00-</b>	<b>96,276.90</b>	<b>95,840.00</b>	<b>436.90</b>
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	9,200.00-	9,200.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	4,800.00-	4,800.00-	.00
<b>TOTAL INCOME</b>	<b>9,875.00</b>	<b>10,230.00</b>	<b>355.00-</b>	<b>82,276.90</b>	<b>81,840.00</b>	<b>436.90</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	15,210.00	13,520.00	1,690.00-
LANDSCAPE - OTHER	.00	.00	.00	320.00	.00	320.00-
PEST CONTROL	158.60	75.00	83.60-	936.40	775.00	161.40-
ELECTRIAL/LIGHTING	.00	.00	.00	475.00	.00	475.00-
POOL & FTN MAINT	330.00	315.00	15.00-	2,656.36	2,520.00	136.36-
POOL REPAIRS	.00	250.00	250.00	2,259.20	2,000.00	259.20-
SPRINKLER MAINTENANCE	845.00	250.00	595.00-	1,405.00	2,000.00	595.00
TREE TRIMMING	.00	.00	.00	10,873.92	7,500.00	3,373.92-
JANITORIAL	355.00	355.00	.00	2,611.06	2,840.00	228.94
CONTRACT SERVICE	842.04	600.00	242.04-	3,556.04	4,800.00	1,243.96
PARKING PATROL	107.00	140.00	33.00	1,284.00	1,120.00	164.00-
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>4,327.64</b>	<b>3,675.00</b>	<b>652.64-</b>	<b>41,586.98</b>	<b>37,075.00</b>	<b>4,511.98-</b>
<b>PARTS &amp; SUPPLIES</b>						
POOL SUPPLIES	.00	.00	.00	19.33	.00	19.33-
POOL CHEM & SUPPLIES	310.71	225.00	85.71-	1,277.47	1,800.00	522.53
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>310.71</b>	<b>225.00</b>	<b>85.71-</b>	<b>3,023.57</b>	<b>1,800.00</b>	<b>1,223.57-</b>
<b>UTILITIES</b>						
ELECTRIC	1,250.11	1,200.00	50.11-	9,706.13	9,600.00	106.13-
PROPANE	.00	475.00	475.00	6,367.63	3,800.00	2,567.63-
WATER	2,759.30	2,500.00	259.30-	13,159.46	12,600.00	559.46-
<b>TOTAL UTILITIES</b>	<b>4,009.41</b>	<b>4,175.00</b>	<b>165.59</b>	<b>29,233.22</b>	<b>26,000.00</b>	<b>3,233.22-</b>
<b>ADMINISTRATIVE</b>						

AVIARA COMMON  
INCOME STATEMENT

Aug 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	925.00	975.00	50.00
LEGAL & ACCOUNTING	.00	.00	.00	50.00	270.00	220.00
COLLECTIONS	.00	100.00	100.00	65.50	800.00	734.50
LATE FEE NOTICES	75.00	.00	75.00-	375.00	.00	375.00-
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
MEETING ROOM RENT	53.75	.00	53.75-	148.75	.00	148.75-
INSURANCE	275.91	275.00	.91-	2,192.28	2,200.00	7.72
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	8,760.00	8,760.00	.00
PRINTING & REPRODUCTIONS	23.51	.00	23.51-	635.92	.00	635.92-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	159.30	165.00	5.70	1,290.60	1,320.00	29.40
POSTAGE	3.96	60.00	56.04	205.74	720.00	514.26
RECORDS STORAGE	52.00	50.00	2.00-	423.50	408.00	15.50-
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>1,738.43</b>	<b>1,745.00</b>	<b>6.57</b>	<b>16,002.29</b>	<b>16,893.00</b>	<b>890.71</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>10,386.19</b>	<b>9,820.00</b>	<b>566.19-</b>	<b>89,846.06</b>	<b>81,768.00</b>	<b>8,078.06-</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>511.19-</b>	<b>410.00</b>	<b>921.19-</b>	<b>7,569.16-</b>	<b>72.00</b>	<b>7,641.16-</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	15.04	5.00	10.04	126.54	40.00	86.54
RESERVE EXPENSE	7,812.50-	.00	7,812.50-	19,636.45-	.00	19,636.45-
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>6,047.46-</b>	<b>1,755.00</b>	<b>7,802.46-</b>	<b>5,509.91-</b>	<b>14,040.00</b>	<b>19,549.91-</b>
<b>NET PROFIT / (LOSS)</b>	<b>6,558.65-</b>	<b>2,165.00</b>	<b>8,723.65-</b>	<b>13,079.07-</b>	<b>14,112.00</b>	<b>27,191.07-</b>

ASSETS

CURRENT ASSETS

AVI OPERATING	9,762.98
AVI RESERVE	877.04
AVI STREET RESERVE	52,108.80

TOTAL CURRENT ASSETS 62,748.82

TOTAL ASSETS 62,748.82

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	75,827.89
PROFIT /(LOSS) FOR PERIOD	(13,079.07)

TOTAL CAPITAL 62,748.82

TOTAL LIABILITIES & CAPITAL 62,748.82

AVIARA TOWNHOMES  
INCOME STATEMENT  
Aug 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	3,206.00	2,512.00	694.00	21,823.00	20,096.00	1,727.00
<b>TOTAL OPERATING INCOME</b>	<b>3,206.00</b>	<b>2,512.00</b>	<b>694.00</b>	<b>21,823.00</b>	<b>20,096.00</b>	<b>1,727.00</b>
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	4,800.00-	4,800.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	4,800.00-	4,800.00-	.00
<b>TOTAL INCOME</b>	<b>2,006.00</b>	<b>1,312.00</b>	<b>694.00</b>	<b>12,223.00</b>	<b>10,496.00</b>	<b>1,727.00</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	5,200.00	5,200.00	.00
PEST CONTROL	61.40	30.00	31.40-	245.60	240.00	5.60-
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	150.00	150.00	1,465.00	1,200.00	265.00-
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>711.40</b>	<b>905.00</b>	<b>193.60</b>	<b>6,910.60</b>	<b>7,740.00</b>	<b>829.40</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	2,146.88	2,160.00	13.12
<b>TOTAL ADMINISTRATIVE</b>	<b>268.36</b>	<b>270.00</b>	<b>1.64</b>	<b>2,146.88</b>	<b>2,160.00</b>	<b>13.12</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>979.76</b>	<b>1,175.00</b>	<b>195.24</b>	<b>9,057.48</b>	<b>9,900.00</b>	<b>842.52</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>1,026.24</b>	<b>137.00</b>	<b>889.24</b>	<b>3,165.52</b>	<b>596.00</b>	<b>2,569.52</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	7.32	1.00-	8.32	74.30	8.00-	82.30
RESERVE ALLOC	600.00	600.00	.00	4,800.00	4,800.00	.00
ROOF RSV ALLOC	600.00	600.00	.00	3,325.00	4,800.00	1,475.00-

AVIARA TOWNHOMES  
INCOME STATEMENT  
Aug 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	17,359.50-	.00	17,359.50-	34,719.00-	.00	34,719.00-
TOTAL RESERVE & EXPENSE	16,152.18-	1,199.00	17,351.18-	26,519.70-	9,592.00	36,111.70-
NET PROFIT / (LOSS)	15,125.94-	1,336.00	16,461.94-	23,354.18-	10,188.00	33,542.18-

AVIARA TOWNHOMES  
BALANCE SHEET  
Aug 31, 2023

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	6,582.10
AVT TOWNHOMES RESERVE	<u>12,819.55</u>
TOTAL CURRENT ASSETS	<u>19,401.65</u>
TOTAL ASSETS	<u><u>19,401.65</u></u>

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	42,755.83
PROFIT /(LOSS) FOR PERIOD	<u>(23,354.18)</u>
TOTAL CAPITAL	<u>19,401.65</u>
TOTAL LIABILITIES & CAPITAL	<u><u>19,401.65</u></u>