

AVIARA COMMON
INCOME STATEMENT
Dec 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	12,075.00	11,524.00	551.00	140,168.90	138,288.00	1,880.90
DELINQUENT RESID ASSMNT	.00	456.00	456.00-	673.00	5,472.00	4,799.00-
TOTAL OPERATING INCOME	12,075.00	11,980.00	95.00	140,841.90	143,760.00	2,918.10-
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	13,800.00-	13,800.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	7,200.00-	7,200.00-	.00
TOTAL INCOME	10,325.00	10,230.00	95.00	119,841.90	122,760.00	2,918.10-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	21,970.00	20,280.00	1,690.00-
LANDSCAPE - OTHER	.00	.00	.00	320.00	.00	320.00-
PEST CONTROL	79.30	75.00	4.30-	1,253.60	1,075.00	178.60-
ELECTRIAL/LIGHTING	.00	.00	.00	475.00	.00	475.00-
POOL & FTN MAINT	330.00	315.00	15.00-	3,976.36	3,780.00	196.36-
POOL REPAIRS	297.75	250.00	47.75-	2,692.48	3,000.00	307.52
SPRINKLER MAINTENANCE	.00	250.00	250.00	2,097.00	3,000.00	903.00
TREE TRIMMING	.00	.00	.00	10,873.92	7,500.00	3,373.92-
JANITORIAL	250.00	355.00	105.00	3,361.06	4,260.00	898.94
CONTRACT SERVICE	290.23	600.00	309.77	5,497.85	7,200.00	1,702.15
PARKING PATROL	.00	140.00	140.00	1,819.00	1,680.00	139.00-
TOTAL MAINT. & REPAIR	2,937.28	3,675.00	737.72	54,336.27	51,775.00	2,561.27-
PARTS & SUPPLIES						
POOL SUPPLIES	.00	.00	.00	19.33	.00	19.33-
POOL CHEM & SUPPLIES	19.57	225.00	205.43	1,968.83	2,700.00	731.17
FERTILIZER	.00	.00	.00	192.00	.00	192.00-
PLANTS, BUSHES, & TREES	.00	.00	.00	1,534.77	1,000.00	534.77-
GROUNDS CLEAN-UP	.00	.00	.00	910.00	.00	910.00-
SCALP & OVERSEEDING	.00	900.00	900.00	1,325.00	900.00	425.00-
TOTAL PARTS & SUPPLIES	19.57	1,125.00	1,105.43	5,949.93	4,600.00	1,349.93-
UTILITIES						
ELECTRIC	1,191.04	1,200.00	8.96	14,678.69	14,400.00	278.69-
PROPANE	.00	475.00	475.00	6,367.63	5,700.00	667.63-
WATER	2,706.95	2,400.00	306.95-	22,986.23	20,700.00	2,286.23-
TOTAL UTILITIES	3,897.99	4,075.00	177.01	44,032.55	40,800.00	3,232.55-

AVIARA COMMON
INCOME STATEMENT

Dec 31, 2023

DESCRIPTION	CURRENT ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	925.00	975.00	50.00
LEGAL & ACCOUNTING	.00	.00	.00	50.00	405.00	355.00
COLLECTIONS	35.50	100.00	64.50	101.00	1,200.00	1,099.00
LATE FEE NOTICES	30.00	.00	30.00-	510.00	.00	510.00-
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
MEETING ROOM RENT	.00	.00	.00	148.75	.00	148.75-
INSURANCE	275.90	275.00	.90-	3,295.92	3,300.00	4.08
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	13,140.00	13,140.00	.00
PRINTING & REPRODUCTIONS	34.70	.00	34.70-	753.59	.00	753.59-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	160.38	165.00	4.62	1,931.04	1,980.00	48.96
POSTAGE	10.56	60.00	49.44	248.64	960.00	711.36
RECORDS STORAGE	52.00	50.00	2.00-	631.50	608.00	23.50-
INCOME TAXES	.00	.00	.00	110.00	325.00	215.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
PROPERTY TAX	.00	.00	.00	7.32	55.00	47.68
TOTAL ADMINISTRATIVE	1,694.04	1,745.00	50.96	22,672.76	24,063.00	1,390.24
TOTAL OPERATING EXPENSE	8,548.88	10,620.00	2,071.12	126,991.51	121,238.00	5,753.51-
NET OPERATING PROFILE/LOSS	1,776.12	390.00-	2,166.12	7,149.61-	1,522.00	8,671.61-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	14.97	5.00	9.97	183.76	60.00	123.76
RESERVE EXPENSE	.00	.00	.00	21,686.45-	.00	21,686.45-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	13,800.00	13,800.00	.00
STREET RESERVE	600.00	600.00	.00	7,200.00	7,200.00	.00
TOTAL RESERVE & EXPENSE	1,764.97	1,755.00	9.97	502.69-	21,060.00	21,562.69-
NET PROFIT / (LOSS)	3,541.09	1,365.00	2,176.09	7,652.30-	22,582.00	30,234.30-

Dec 31, 2023

ASSETS

CURRENT ASSETS

AVI OPERATING	10,184.87
AVI RESERVE	3,428.60
AVI STREET RESERVE	54,562.12

TOTAL CURRENT ASSETS 68,175.59

TOTAL ASSETS 68,175.59

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	75,827.89
PROFIT /(LOSS) FOR PERIOD	(7,652.30)

TOTAL CAPITAL 68,175.59

TOTAL LIABILITIES & CAPITAL 68,175.59

Dec 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,366.00	2,512.00	146.00-	31,264.00	30,144.00	1,120.00
TOTAL OPERATING INCOME	2,366.00	2,512.00	146.00-	31,264.00	30,144.00	1,120.00
OPERATING TRANSFER TO RES						
ROOF RESERVE ALLOC	600.00-	600.00-	.00	7,200.00-	7,200.00-	.00
TOTAL INCOME	1,166.00	1,312.00	146.00-	16,864.00	15,744.00	1,120.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	7,800.00	7,800.00	.00
PEST CONTROL	30.70	30.00	.70-	368.40	360.00	8.40-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	900.00	900.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	150.00	150.00	1,940.00	1,800.00	140.00-
TOTAL MAINT. & REPAIR	680.70	905.00	224.30	10,108.40	11,360.00	1,251.60
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	268.36	270.00	1.64	3,220.28	3,240.00	19.72
TOTAL ADMINISTRATIVE	268.36	270.00	1.64	3,220.28	3,240.00	19.72
TOTAL OPERATING EXPENSE	949.06	1,175.00	225.94	13,328.68	14,600.00	1,271.32
NET OPERATING PROFILE/LOSS	216.94	137.00	79.94	3,535.32	1,144.00	2,391.32
RESERVE INCOME & EXPENSE						
INTEREST INCOME	4.41	1.00-	5.41	90.12	12.00-	102.12
RESERVE ALLOC	600.00	600.00	.00	7,200.00	7,200.00	.00
ROOF RSV ALLOC	600.00	600.00	.00	5,725.00	7,200.00	1,475.00-

AVIARA TOWNHOMES
INCOME STATEMENT
Dec 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	.00	.00	.00	35,064.00-	.00	35,064.00-
TOTAL RESERVE & EXPENSE	1,204.41	1,199.00	5.41	22,048.88-	14,388.00	36,436.88-
NET PROFIT / (LOSS)	1,421.35	1,336.00	85.35	18,513.56-	15,532.00	34,045.56-

AVIARA TOWNHOMES
BALANCE SHEET
Dec 31, 2023

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	6,952.91
AVT TOWNHOMES RESERVE	17,289.36

TOTAL CURRENT ASSETS	<u>24,242.27</u>
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TOTAL ASSETS	<u><u>24,242.27</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	42,755.83
PROFIT /(LOSS) FOR PERIOD	(18,513.56)

TOTAL CAPITAL	<u>24,242.27</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>24,242.27</u></u>
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