

AVIARA COMMON  
INCOME STATEMENT  
Nov 30, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	10,851.00	11,524.00	673.00-	128,093.90	126,764.00	1,329.90
DELINQUENT RESID ASSMNT	.00	456.00	456.00-	673.00	5,016.00	4,343.00-
<b>TOTAL OPERATING INCOME</b>	<b>10,851.00</b>	<b>11,980.00</b>	<b>1,129.00-</b>	<b>128,766.90</b>	<b>131,780.00</b>	<b>3,013.10-</b>
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	12,650.00-	12,650.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	6,600.00-	6,600.00-	.00
<b>TOTAL INCOME</b>	<b>9,101.00</b>	<b>10,230.00</b>	<b>1,129.00-</b>	<b>109,516.90</b>	<b>112,530.00</b>	<b>3,013.10-</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	20,280.00	18,590.00	1,690.00-
LANDSCAPE - OTHER	.00	.00	.00	320.00	.00	320.00-
PEST CONTROL	79.30	75.00	4.30-	1,174.30	1,000.00	174.30-
ELECTRIAL/LIGHTING	.00	.00	.00	475.00	.00	475.00-
POOL & FTN MAINT	330.00	315.00	15.00-	3,646.36	3,465.00	181.36-
POOL REPAIRS	.00	250.00	250.00	2,394.73	2,750.00	355.27
SPRINKLER MAINTENANCE	.00	250.00	250.00	2,097.00	2,750.00	653.00
TREE TRIMMING	.00	.00	.00	10,873.92	7,500.00	3,373.92-
JANITORIAL	250.00	355.00	105.00	3,111.06	3,905.00	793.94
CONTRACT SERVICE	195.00	600.00	405.00	5,207.62	6,600.00	1,392.38
PARKING PATROL	107.00	140.00	33.00	1,819.00	1,540.00	279.00-
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>2,651.30</b>	<b>3,675.00</b>	<b>1,023.70</b>	<b>51,398.99</b>	<b>48,100.00</b>	<b>3,298.99-</b>
<b>PARTS &amp; SUPPLIES</b>						
POOL SUPPLIES	.00	.00	.00	19.33	.00	19.33-
POOL CHEM & SUPPLIES	20.03	225.00	204.97	1,949.26	2,475.00	525.74
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	1,325.00	.00	1,325.00-	1,325.00	.00	1,325.00-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>1,345.03</b>	<b>225.00</b>	<b>1,120.03-</b>	<b>5,930.36</b>	<b>3,475.00</b>	<b>2,455.36-</b>
<b>UTILITIES</b>						
ELECTRIC	1,177.53	1,200.00	22.47	13,487.65	13,200.00	287.65-
PROPANE	.00	475.00	475.00	6,367.63	5,225.00	1,142.63-
WATER	2,115.15	1,700.00	415.15-	20,279.28	18,300.00	1,979.28-
<b>TOTAL UTILITIES</b>	<b>3,292.68</b>	<b>3,375.00</b>	<b>82.32</b>	<b>40,134.56</b>	<b>36,725.00</b>	<b>3,409.56-</b>

AVIARA COMMON  
INCOME STATEMENT

Nov 30, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>ADMINISTRATIVE</b>						
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	.00	100.00	100.00	65.50	1,100.00	1,034.50
LATE FEE NOTICES	30.00	.00	30.00-	480.00	.00	480.00-
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
MEETING ROOM RENT	.00	.00	.00	148.75	.00	148.75-
INSURANCE	275.92	275.00	.92-	3,020.02	3,025.00	4.98
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	12,045.00	12,045.00	.00
PRINTING & REPRODUCTIONS	33.46	.00	33.46-	718.89	.00	718.89-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	160.38	165.00	4.62	1,770.66	1,815.00	44.34
POSTAGE	20.46	60.00	39.54	238.08	900.00	661.92
RECORDS STORAGE	52.00	50.00	2.00-	579.50	558.00	21.50-
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
<b>TOTAL ADMINISTRATIVE</b>	<b>1,667.22</b>	<b>1,745.00</b>	<b>77.78</b>	<b>20,978.72</b>	<b>22,318.00</b>	<b>1,339.28</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>8,956.23</b>	<b>9,020.00</b>	<b>63.77</b>	<b>118,442.63</b>	<b>110,618.00</b>	<b>7,824.63-</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>144.77</b>	<b>1,210.00</b>	<b>1,065.23-</b>	<b>8,925.73-</b>	<b>1,912.00</b>	<b>10,837.73-</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	14.10	5.00	9.10	168.79	55.00	113.79
RESERVE EXPENSE	.00	.00	.00	21,686.45-	.00	21,686.45-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	12,650.00	12,650.00	.00
STREET RESERVE	600.00	600.00	.00	6,600.00	6,600.00	.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>1,764.10</b>	<b>1,755.00</b>	<b>9.10</b>	<b>2,267.66-</b>	<b>19,305.00</b>	<b>21,572.66-</b>
<b>NET PROFIT / (LOSS)</b>	<b>1,908.87</b>	<b>2,965.00</b>	<b>1,056.13-</b>	<b>11,193.39-</b>	<b>21,217.00</b>	<b>32,410.39-</b>

## ASSETS

## CURRENT ASSETS

AVI OPERATING	8,408.17
AVI RESERVE	2,277.98
AVI STREET RESERVE	53,948.35

TOTAL CURRENT ASSETS 64,634.50

TOTAL ASSETS 64,634.50

## LIABILITIES &amp; CAPITAL

## CAPITAL

RETAINED EARNINGS/COMMON	75,827.89
PROFIT /(LOSS) FOR PERIOD	(11,193.39)

TOTAL CAPITAL 64,634.50

TOTAL LIABILITIES & CAPITAL 64,634.50

AVIARA TOWNHOMES  
INCOME STATEMENT  
Nov 30, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,522.00	2,512.00	10.00	28,898.00	27,632.00	1,266.00
TOTAL OPERATING INCOME	2,522.00	2,512.00	10.00	28,898.00	27,632.00	1,266.00
OPERATING TRANSFER TO RES						
ROOF RESERVE ALLOC	600.00-	600.00-	.00	6,600.00-	6,600.00-	.00
TOTAL INCOME	1,322.00	1,312.00	10.00	15,698.00	14,432.00	1,266.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	7,150.00	7,150.00	.00
PEST CONTROL	30.70	30.00	.70-	337.70	330.00	7.70-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	825.00	825.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	150.00	150.00	1,940.00	1,650.00	290.00-
TOTAL MAINT. & REPAIR	680.70	905.00	224.30	9,427.70	10,455.00	1,027.30
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	268.32	270.00	1.68	2,951.92	2,970.00	18.08
TOTAL ADMINISTRATIVE	268.32	270.00	1.68	2,951.92	2,970.00	18.08
TOTAL OPERATING EXPENSE	949.02	1,175.00	225.98	12,379.62	13,425.00	1,045.38
NET OPERATING PROFILE/LOSS	372.98	137.00	235.98	3,318.38	1,007.00	2,311.38
RESERVE INCOME & EXPENSE						
INTEREST INCOME	4.06	1.00-	5.06	85.71	11.00-	96.71
RESERVE ALLOC	600.00	600.00	.00	6,600.00	6,600.00	.00
ROOF RSV ALLOC	600.00	600.00	.00	5,125.00	6,600.00	1,475.00-

AVIARA TOWNHOMES  
INCOME STATEMENT  
Nov 30, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	345.00-	.00	345.00-	35,064.00-	.00	35,064.00-
TOTAL RESERVE & EXPENSE	859.06	1,199.00	339.94-	23,253.29-	13,189.00	36,442.29-
NET PROFIT / (LOSS)	1,232.04	1,336.00	103.96-	19,934.91-	14,196.00	34,130.91-

AVIARA TOWNHOMES  
BALANCE SHEET  
Nov 30, 2023

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	6,735.70
AVT TOWNHOMES RESERVE	16,085.22

TOTAL CURRENT ASSETS	<u>22,820.92</u>
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TOTAL ASSETS	<u><u>22,820.92</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	42,755.83
PROFIT /(LOSS) FOR PERIOD	(19,934.91)

TOTAL CAPITAL	<u>22,820.92</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>22,820.92</u></u>
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