

AVIARA COMMON
INCOME STATEMENT

Oct 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	10,745.00	11,524.00	779.00-	117,242.90	115,240.00	2,002.90
DELINQUENT RESID ASSMNT	.00	456.00	456.00-	673.00	4,560.00	3,887.00-
TOTAL OPERATING INCOME	10,745.00	11,980.00	1,235.00-	117,915.90	119,800.00	1,884.10-
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	11,500.00-	11,500.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	6,000.00-	6,000.00-	.00
TOTAL INCOME	8,995.00	10,230.00	1,235.00-	100,415.90	102,300.00	1,884.10-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	18,590.00	16,900.00	1,690.00-
LANDSCAPE - OTHER	.00	.00	.00	320.00	.00	320.00-
PEST CONTROL	79.30	75.00	4.30-	1,095.00	925.00	170.00-
ELECTRIAL/LIGHTING	.00	.00	.00	475.00	.00	475.00-
POOL & FTN MAINT	330.00	315.00	15.00-	3,316.36	3,150.00	166.36-
POOL REPAIRS	135.53	250.00	114.47	2,394.73	2,500.00	105.27
SPRINKLER MAINTENANCE	535.00	250.00	285.00-	2,097.00	2,500.00	403.00
TREE TRIMMING	.00	.00	.00	10,873.92	7,500.00	3,373.92-
JANITORIAL	250.00	355.00	105.00	2,861.06	3,550.00	688.94
CONTRACT SERVICE	475.96	600.00	124.04	5,012.62	6,000.00	987.38
PARKING PATROL	214.00	140.00	74.00-	1,712.00	1,400.00	312.00-
TOTAL MAINT. & REPAIR	3,709.79	3,675.00	34.79-	48,747.69	44,425.00	4,322.69-
PARTS & SUPPLIES						
POOL SUPPLIES	.00	.00	.00	19.33	.00	19.33-
POOL CHEM & SUPPLIES	360.82	225.00	135.82-	1,929.23	2,250.00	320.77
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	450.00	.00	450.00-	910.00	.00	910.00-
TOTAL PARTS & SUPPLIES	810.82	225.00	585.82-	4,585.33	3,250.00	1,335.33-
UTILITIES						
ELECTRIC	1,278.61	1,200.00	78.61-	12,310.12	12,000.00	310.12-
PROPANE	.00	475.00	475.00	6,367.63	4,750.00	1,617.63-
WATER	2,783.21	2,000.00	783.21-	18,164.13	16,600.00	1,564.13-
TOTAL UTILITIES	4,061.82	3,675.00	386.82-	36,841.88	33,350.00	3,491.88-

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Oct 31, 2023

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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	.00	100.00	100.00	65.50	1,000.00	934.50
LATE FEE NOTICES	45.00	.00	45.00-	450.00	.00	450.00-
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
MEETING ROOM RENT	.00	.00	.00	148.75	.00	148.75-
INSURANCE	275.91	275.00	.91-	2,744.10	2,750.00	5.90
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	10,950.00	10,950.00	.00
PRINTING & REPRODUCTIONS	21.73	.00	21.73-	685.43	.00	685.43-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	160.38	165.00	4.62	1,610.28	1,650.00	39.72
POSTAGE	3.96	60.00	56.04	217.62	840.00	622.38
RECORDS STORAGE	52.00	50.00	2.00-	527.50	508.00	19.50-
INCOME TAXES	.00	.00	.00	110.00	325.00	215.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
PROPERTY TAX	.00	55.00	55.00	7.32	55.00	47.68
TOTAL ADMINISTRATIVE	1,653.98	1,800.00	146.02	19,311.50	20,573.00	1,261.50
TOTAL OPERATING EXPENSE	10,236.41	9,375.00	861.41-	109,486.40	101,598.00	7,888.40-
NET OPERATING PROFILE/LOSS	1,241.41-	855.00	2,096.41-	9,070.50-	702.00	9,772.50-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	14.56	5.00	9.56	154.69	50.00	104.69
RESERVE EXPENSE	2,050.00-	.00	2,050.00-	21,686.45-	.00	21,686.45-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	11,500.00	11,500.00	.00
STREET RESERVE	600.00	600.00	.00	6,000.00	6,000.00	.00
TOTAL RESERVE & EXPENSE	285.44-	1,755.00	2,040.44-	4,031.76-	17,550.00	21,581.76-
NET PROFIT / (LOSS)	1,526.85-	2,610.00	4,136.85-	13,102.26-	18,252.00	31,354.26-

Oct 31, 2023

ASSETS

CURRENT ASSETS

AVI OPERATING	8,262.86
AVI RESERVE	1,127.62
AVI STREET RESERVE	53,335.15

TOTAL CURRENT ASSETS 62,725.63

TOTAL ASSETS 62,725.63

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	75,827.89
PROFIT /(LOSS) FOR PERIOD	(13,102.26)

TOTAL CAPITAL 62,725.63

TOTAL LIABILITIES & CAPITAL 62,725.63

AVIARA TOWNHOMES
INCOME STATEMENT
Oct 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,198.00	2,512.00	314.00-	26,376.00	25,120.00	1,256.00
TOTAL OPERATING INCOME	2,198.00	2,512.00	314.00-	26,376.00	25,120.00	1,256.00
OPERATING TRANSFER TO RES						
ROOF RESERVE ALLOC	600.00-	600.00-	.00	6,000.00-	6,000.00-	.00
TOTAL INCOME	998.00	1,312.00	314.00-	14,376.00	13,120.00	1,256.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	6,500.00	6,500.00	.00
PEST CONTROL	30.70	30.00	.70-	307.00	300.00	7.00-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	750.00	750.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	475.00	150.00	325.00-	1,940.00	1,500.00	440.00-
TOTAL MAINT. & REPAIR	1,155.70	905.00	250.70-	8,747.00	9,550.00	803.00
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	2,683.60	2,700.00	16.40
TOTAL ADMINISTRATIVE	268.36	270.00	1.64	2,683.60	2,700.00	16.40
TOTAL OPERATING EXPENSE	1,424.06	1,175.00	249.06-	11,430.60	12,250.00	819.40
NET OPERATING PROFILE/LOSS	426.06-	137.00	563.06-	2,945.40	870.00	2,075.40
RESERVE INCOME & EXPENSE						
INTEREST INCOME	3.90	1.00-	4.90	81.65	10.00-	91.65
RESERVE ALLOC	600.00	600.00	.00	6,000.00	6,000.00	.00
ROOF RSV ALLOC	600.00	600.00	.00	4,525.00	6,000.00	1,475.00-

AVIARA TOWNHOMES
INCOME STATEMENT
Oct 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	.00	.00	.00	34,719.00-	.00	34,719.00-
TOTAL RESERVE & EXPENSE	1,203.90	1,199.00	4.90	24,112.35-	11,990.00	36,102.35-
NET PROFIT / (LOSS)	777.84	1,336.00	558.16-	21,166.95-	12,860.00	34,026.95-

AVIARA TOWNHOMES
BALANCE SHEET
Oct 31, 2023

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	6,362.47
AVT TOWNHOMES RESERVE	15,226.41

TOTAL CURRENT ASSETS	<u>21,588.88</u>
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TOTAL ASSETS	<u><u>21,588.88</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	42,755.83
PROFIT /(LOSS) FOR PERIOD	(21,166.95)

TOTAL CAPITAL	<u>21,588.88</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>21,588.88</u></u>
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