

AVIARA COMMON  
INCOME STATEMENT

Sep 30, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	10,894.00	11,524.00	630.00-	106,497.90	103,716.00	2,781.90
DELINQUENT RESID ASSMNT	.00	456.00	456.00-	673.00	4,104.00	3,431.00-
TOTAL OPERATING INCOME	10,894.00	11,980.00	1,086.00-	107,170.90	107,820.00	649.10-
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	10,350.00-	10,350.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	5,400.00-	5,400.00-	.00
TOTAL INCOME	9,144.00	10,230.00	1,086.00-	91,420.90	92,070.00	649.10-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	16,900.00	15,210.00	1,690.00-
LANDSCAPE - OTHER	.00	.00	.00	320.00	.00	320.00-
PEST CONTROL	79.30	75.00	4.30-	1,015.70	850.00	165.70-
ELECTRIAL/LIGHTING	.00	.00	.00	475.00	.00	475.00-
POOL & FTN MAINT	330.00	315.00	15.00-	2,986.36	2,835.00	151.36-
POOL REPAIRS	.00	250.00	250.00	2,259.20	2,250.00	9.20-
SPRINKLER MAINTENANCE	157.00	250.00	93.00	1,562.00	2,250.00	688.00
TREE TRIMMING	.00	.00	.00	10,873.92	7,500.00	3,373.92-
JANITORIAL	.00	355.00	355.00	2,611.06	3,195.00	583.94
CONTRACT SERVICE	980.62	600.00	380.62-	4,536.66	5,400.00	863.34
PARKING PATROL	214.00	140.00	74.00-	1,498.00	1,260.00	238.00-
TOTAL MAINT. & REPAIR	3,450.92	3,675.00	224.08	45,037.90	40,750.00	4,287.90-
PARTS & SUPPLIES						
POOL SUPPLIES	.00	.00	.00	19.33	.00	19.33-
POOL CHEM & SUPPLIES	290.94	225.00	65.94-	1,568.41	2,025.00	456.59
FERTILIZER	.00	.00	.00	192.00	.00	192.00-
PLANTS, BUSHES, & TREES	.00	1,000.00	1,000.00	1,534.77	1,000.00	534.77-
GROUNDS CLEAN-UP	460.00	.00	460.00-	460.00	.00	460.00-
TOTAL PARTS & SUPPLIES	750.94	1,225.00	474.06	3,774.51	3,025.00	749.51-
UTILITIES						
ELECTRIC	1,325.38	1,200.00	125.38-	11,031.51	10,800.00	231.51-
PROPANE	.00	475.00	475.00	6,367.63	4,275.00	2,092.63-
WATER	2,221.46	2,000.00	221.46-	15,380.92	14,600.00	780.92-
TOTAL UTILITIES	3,546.84	3,675.00	128.16	32,780.06	29,675.00	3,105.06-

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INCOME STATEMENT  
Sep 30, 2023

DESCRIPTION	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	135.00	135.00	50.00	405.00	355.00
COLLECTIONS	.00	100.00	100.00	65.50	900.00	834.50
LATE FEE NOTICES	30.00	.00	30.00-	405.00	.00	405.00-
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-	2,468.19	2,475.00	6.81
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	9,855.00	9,855.00	.00
PRINTING & REPRODUCTIONS	27.78	.00	27.78-	663.70	.00	663.70-
NEWSLETTERS	.00	.00	.00	.00	320.00	320.00
COUPONS/STATEMENTS	159.30	165.00	5.70	1,449.90	1,485.00	35.10
POSTAGE	7.92	60.00	52.08	213.66	780.00	566.34
RECORDS STORAGE	52.00	50.00	2.00-	475.50	458.00	17.50-
INCOME TAXES	.00	.00	.00	110.00	325.00	215.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
PROPERTY TAX	7.32	.00	7.32-	7.32	.00	7.32-
TOTAL ADMINISTRATIVE	1,655.23	1,880.00	224.77	17,657.52	18,773.00	1,115.48
TOTAL OPERATING EXPENSE	9,403.93	10,455.00	1,051.07	99,249.99	92,223.00	7,026.99-
NET OPERATING PROFILE/LOSS	259.93-	225.00-	34.93-	7,829.09-	153.00-	7,676.09-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	13.59	5.00	8.59	140.13	45.00	95.13
RESERVE EXPENSE	.00	.00	.00	19,636.45-	.00	19,636.45-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	10,350.00	10,350.00	.00
STREET RESERVE	600.00	600.00	.00	5,400.00	5,400.00	.00
TOTAL RESERVE & EXPENSE	1,763.59	1,755.00	8.59	3,746.32-	15,795.00	19,541.32-
NET PROFIT / (LOSS)	1,503.66	1,530.00	26.34-	11,575.41-	15,642.00	27,217.41-

Sep 30, 2023

## ASSETS

## CURRENT ASSETS

AVI OPERATING	9,503.66
AVI RESERVE	2,027.14
AVI STREET RESERVE	52,721.68

TOTAL CURRENT ASSETS	<u>64,252.48</u>
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TOTAL ASSETS	<u><u>64,252.48</u></u>
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## LIABILITIES &amp; CAPITAL

## CAPITAL

RETAINED EARNINGS/COMMON	75,827.89
PROFIT /(LOSS) FOR PERIOD	(11,575.41)

TOTAL CAPITAL	<u>64,252.48</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>64,252.48</u></u>
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Sep 30, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,355.00	2,512.00	157.00-	24,178.00	22,608.00	1,570.00
TOTAL OPERATING INCOME	2,355.00	2,512.00	157.00-	24,178.00	22,608.00	1,570.00
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	5,400.00-	5,400.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	5,400.00-	5,400.00-	.00
TOTAL INCOME	1,155.00	1,312.00	157.00-	13,378.00	11,808.00	1,570.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	5,850.00	5,850.00	.00
PEST CONTROL	30.70	30.00	.70-	276.30	270.00	6.30-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	675.00	675.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	150.00	150.00	1,465.00	1,350.00	115.00-
TOTAL MAINT. & REPAIR	680.70	905.00	224.30	7,591.30	8,645.00	1,053.70
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	2,415.24	2,430.00	14.76
TOTAL ADMINISTRATIVE	268.36	270.00	1.64	2,415.24	2,430.00	14.76
TOTAL OPERATING EXPENSE	949.06	1,175.00	225.94	10,006.54	11,075.00	1,068.46
NET OPERATING PROFILE/LOSS	205.94	137.00	68.94	3,371.46	733.00	2,638.46
RESERVE INCOME & EXPENSE						
INTEREST INCOME	3.45	1.00-	4.45	77.75	9.00-	86.75
RESERVE ALLOC	600.00	600.00	.00	5,400.00	5,400.00	.00
ROOF RSV ALLOC	600.00	600.00	.00	3,925.00	5,400.00	1,475.00-

AVIARA TOWNHOMES  
INCOME STATEMENT  
Sep 30, 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	1,203.45	1,199.00	4.45	25,316.25-	10,791.00	36,107.25-
NET PROFIT / (LOSS)	1,409.39	1,336.00	73.39	21,944.79-	11,524.00	33,468.79-

AVIARA TOWNHOMES  
BALANCE SHEET  
Sep 30, 2023

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	6,788.27
AVT TOWNHOMES RESERVE	14,022.77

TOTAL CURRENT ASSETS	<u>20,811.04</u>
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TOTAL ASSETS	<u><u>20,811.04</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	42,755.83
PROFIT /(LOSS) FOR PERIOD	(21,944.79)

TOTAL CAPITAL	<u>20,811.04</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>20,811.04</u></u>
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