

AVIARA COMMON  
INCOME STATEMENT

Feb 29, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	10,657.86	11,786.00	1,128.14-	29,262.86	23,572.00	5,690.86
DELINQUENT RESID ASSMNT	.00	465.00	465.00-	500.00	930.00	430.00-
<b>TOTAL OPERATING INCOME</b>	<b>10,657.86</b>	<b>12,251.00</b>	<b>1,593.14-</b>	<b>29,762.86</b>	<b>24,502.00</b>	<b>5,260.86</b>
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	2,300.00-	2,300.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	1,200.00-	1,200.00-	.00
<b>TOTAL INCOME</b>	<b>8,907.86</b>	<b>10,501.00</b>	<b>1,593.14-</b>	<b>26,262.86</b>	<b>21,002.00</b>	<b>5,260.86</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	3,380.00	3,380.00	.00
PEST CONTROL	87.20	80.00	7.20-	174.40	160.00	14.40-
POOL & FTN MAINT	354.00	330.00	24.00-	708.00	660.00	48.00-
POOL REPAIRS	346.47	300.00	46.47-	346.47	600.00	253.53
SPRINKLER MAINTENANCE	.00	250.00	250.00	.00	500.00	500.00
JANITORIAL	250.00	300.00	50.00	500.00	600.00	100.00
CONTRACT SERVICE	581.08	600.00	18.92	1,127.05	1,200.00	72.95
PARKING PATROL	.00	150.00	150.00	.00	300.00	300.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>3,308.75</b>	<b>3,700.00</b>	<b>391.25</b>	<b>6,235.92</b>	<b>7,400.00</b>	<b>1,164.08</b>
<b>PARTS &amp; SUPPLIES</b>						
POOL CHEM & SUPPLIES	17.80	225.00	207.20	27.70	450.00	422.30
FERTILIZER	200.00	.00	200.00-	200.00	.00	200.00-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>217.80</b>	<b>225.00</b>	<b>7.20</b>	<b>227.70</b>	<b>450.00</b>	<b>222.30</b>
<b>UTILITIES</b>						
ELECTRIC	1,214.18	1,250.00	35.82	2,464.42	2,500.00	35.58
PROPANE	332.82	475.00	142.18	332.82	950.00	617.18
WATER	2,452.02	1,750.00	702.02-	4,753.06	3,500.00	1,253.06-
<b>TOTAL UTILITIES</b>	<b>3,999.02</b>	<b>3,475.00</b>	<b>524.02-</b>	<b>7,550.30</b>	<b>6,950.00</b>	<b>600.30-</b>
<b>ADMINISTRATIVE</b>						
LEGAL & ACCOUNTING	.00	.00	.00	.00	135.00	135.00
COLLECTIONS	.00	100.00	100.00	58.50	200.00	141.50
LATE FEE NOTICES	60.00	.00	60.00-	105.00	.00	105.00-
LIEN EXPENSE	.00	.00	.00	160.00	.00	160.00-
INSURANCE	1,038.77	325.00	713.77-	3,083.04	650.00	2,433.04-

AVIARA COMMON  
INCOME STATEMENT

Feb 29, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	2,190.00	2,190.00	.00
POSTAGE/COPIES ETC	240.73	110.00	130.73-	453.04	220.00	233.04-
NEWSLETTERS	.00	.00	.00	182.80	160.00	22.80-
COUPONS/STATEMENTS	220.79	165.00	55.79-	381.17	330.00	51.17-
RECORDS STORAGE	52.00	54.00	2.00	104.00	108.00	4.00
INCOME TAXES	50.00	.00	50.00-	50.00	.00	50.00-
POOL LICENSE	495.00	.00	495.00-	495.00	.00	495.00-
<b>TOTAL ADMINISTRATIVE</b>	<b>3,252.29</b>	<b>1,849.00</b>	<b>1,403.29-</b>	<b>7,562.55</b>	<b>4,293.00</b>	<b>3,269.55-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>10,777.86</b>	<b>9,249.00</b>	<b>1,528.86-</b>	<b>21,576.47</b>	<b>19,093.00</b>	<b>2,483.47-</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>1,870.00-</b>	<b>1,252.00</b>	<b>3,122.00-</b>	<b>4,686.39</b>	<b>1,909.00</b>	<b>2,777.39</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	15.17	.00	15.17	30.91	.00	30.91
COMMON AREA RESERVE	1,150.00	1,150.00	.00	2,300.00	2,300.00	.00
STREET RESERVE	600.00	600.00	.00	1,200.00	1,200.00	.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>1,765.17</b>	<b>1,750.00</b>	<b>15.17</b>	<b>3,530.91</b>	<b>3,500.00</b>	<b>30.91</b>
<b>NET PROFIT / (LOSS)</b>	<b>104.83-</b>	<b>3,002.00</b>	<b>3,106.83-</b>	<b>8,217.30</b>	<b>5,409.00</b>	<b>2,808.30</b>

ASSETS

CURRENT ASSETS

AVI OPERATING	14,873.05
AVI RESERVE	5,730.63
AVI STREET RESERVE	55,789.21

TOTAL CURRENT ASSETS	<u>76,392.89</u>
----------------------	------------------

TOTAL ASSETS	<u><u>76,392.89</u></u>
--------------	-------------------------

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	68,175.59
PROFIT /(LOSS) FOR PERIOD	8,217.30

TOTAL CAPITAL	<u>76,392.89</u>
---------------	------------------

TOTAL LIABILITIES & CAPITAL	<u><u>76,392.89</u></u>
-----------------------------	-------------------------

AVIARA TOWNHOMES  
INCOME STATEMENT  
Feb 29, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,376.64	2,752.00	375.36-	4,721.64	5,504.00	782.36-
TOTAL OPERATING INCOME	2,376.64	2,752.00	375.36-	4,721.64	5,504.00	782.36-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	1,200.00-	1,200.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	1,700.00-	1,700.00-	.00
TOTAL INCOME	926.64	1,302.00	375.36-	1,821.64	2,604.00	782.36-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	1,300.00	1,300.00	.00
PEST CONTROL	33.80	30.00	3.80-	67.60	60.00	7.60-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	150.00	150.00
CONTRACT SERVICE	.00	150.00	150.00	.00	300.00	300.00
TOTAL MAINT. & REPAIR	683.80	905.00	221.20	1,367.60	1,810.00	442.40
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	1,010.50	270.00	740.50-	1,010.50	540.00	470.50-
TOTAL ADMINISTRATIVE	1,010.50	270.00	740.50-	1,010.50	540.00	470.50-
TOTAL OPERATING EXPENSE	1,694.30	1,175.00	519.30-	2,378.10	2,350.00	28.10-
NET OPERATING PROFILE/LOSS	767.66-	127.00	894.66-	556.46-	254.00	810.46-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	4.63	.00	4.63	9.34	.00	9.34
RESERVE ALLOC	600.00	600.00	.00	1,200.00	1,200.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	1,700.00	1,700.00	.00
RESERVE EXPENSE	1,775.00-	.00	1,775.00-	1,775.00-	.00	1,775.00-

AVIARA TOWNHOMES  
INCOME STATEMENT  
Feb 29, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL RESERVE & EXPENSE	320.37-	1,450.00	1,770.37-	1,134.34	2,900.00	1,765.66-
NET PROFIT / (LOSS)	1,088.03-	1,577.00	2,665.03-	577.88	3,154.00	2,576.12-

AVIARA TOWNHOMES  
BALANCE SHEET  
Feb 29, 2024

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	6,396.98
AVT TOWNHOMES RESERVE	18,423.17

TOTAL CURRENT ASSETS	<u>24,820.15</u>
----------------------	------------------

TOTAL ASSETS	<u><u>24,820.15</u></u>
--------------	-------------------------

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	24,242.27
PROFIT /(LOSS) FOR PERIOD	577.88

TOTAL CAPITAL	<u>24,820.15</u>
---------------	------------------

TOTAL LIABILITIES & CAPITAL	<u><u>24,820.15</u></u>
-----------------------------	-------------------------