

AVIARA COMMON  
INCOME STATEMENT  
Mar 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	10,846.50	11,786.00	939.50-	40,109.36	35,358.00	4,751.36
DELINQUENT RESID ASSMNT	160.00	465.00	305.00-	660.00	1,395.00	735.00-
TOTAL OPERATING INCOME	11,006.50	12,251.00	1,244.50-	40,769.36	36,753.00	4,016.36
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	3,450.00-	3,450.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	1,800.00-	1,800.00-	.00
TOTAL INCOME	9,256.50	10,501.00	1,244.50-	35,519.36	31,503.00	4,016.36
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	5,070.00	5,070.00	.00
PEST CONTROL	87.20	80.00	7.20-	261.60	240.00	21.60-
POOL & FTN MAINT	354.00	330.00	24.00-	1,062.00	990.00	72.00-
POOL REPAIRS	132.54	300.00	167.46	479.01	900.00	420.99
SPRINKLER MAINTENANCE	265.00	250.00	15.00-	265.00	750.00	485.00
JANITORIAL	250.00	300.00	50.00	750.00	900.00	150.00
CONTRACT SERVICE	290.69	600.00	309.31	1,417.74	1,800.00	382.26
PARKING PATROL	.00	150.00	150.00	.00	450.00	450.00
TOTAL MAINT. & REPAIR	3,069.43	3,700.00	630.57	9,305.35	11,100.00	1,794.65
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	293.39	225.00	68.39-	321.09	675.00	353.91
FERTILIZER	.00	.00	.00	200.00	.00	200.00-
TOTAL PARTS & SUPPLIES	293.39	225.00	68.39-	521.09	675.00	153.91
UTILITIES						
ELECTRIC	1,191.57	1,250.00	58.43	3,655.99	3,750.00	94.01
PROPANE	30.00	475.00	445.00	362.82	1,425.00	1,062.18
WATER	1,292.06	1,750.00	457.94	6,045.12	5,250.00	795.12-
TOTAL UTILITIES	2,513.63	3,475.00	961.37	10,063.93	10,425.00	361.07
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	275.00	325.00	50.00	275.00	325.00	50.00
LEGAL & ACCOUNTING	.00	.00	.00	.00	135.00	135.00
COLLECTIONS	.00	100.00	100.00	58.50	300.00	241.50
LATE FEE NOTICES	15.00	.00	15.00-	120.00	.00	120.00-
LIEN EXPENSE	.00	.00	.00	160.00	.00	160.00-

AVIARA COMMON  
INCOME STATEMENT  
Mar 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INSURANCE	28.27	325.00	296.73	3,111.31	975.00	2,136.31-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	3,285.00	3,285.00	.00
POSTAGE/COPIES ETC	98.92	110.00	11.08	551.96	330.00	221.96-
NEWSLETTERS	.00	.00	.00	182.80	160.00	22.80-
COUPONS/STATEMENTS	219.40	165.00	54.40-	600.57	495.00	105.57-
RECORDS STORAGE	52.00	54.00	2.00	156.00	162.00	6.00
INCOME TAXES	.00	200.00	200.00	50.00	200.00	150.00
POOL LICENSE	.00	495.00	495.00	495.00	495.00	.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,783.59</b>	<b>2,869.00</b>	<b>1,085.41</b>	<b>9,346.14</b>	<b>7,162.00</b>	<b>2,184.14-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>7,660.04</b>	<b>10,269.00</b>	<b>2,608.96</b>	<b>29,236.51</b>	<b>29,362.00</b>	<b>125.49</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>1,596.46</b>	<b>232.00</b>	<b>1,364.46</b>	<b>6,282.85</b>	<b>2,141.00</b>	<b>4,141.85</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	16.40	.00	16.40	47.31	.00	47.31
COMMON AREA RESERVE	1,150.00	1,150.00	.00	3,450.00	3,450.00	.00
STREET RESERVE	2,050.00-	600.00	2,650.00-	850.00-	1,800.00	2,650.00-
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>883.60-</b>	<b>1,750.00</b>	<b>2,633.60-</b>	<b>2,647.31</b>	<b>5,250.00</b>	<b>2,602.69-</b>
<b>NET PROFIT / (LOSS)</b>	<b>712.86</b>	<b>1,982.00</b>	<b>1,269.14-</b>	<b>8,930.16</b>	<b>7,391.00</b>	<b>1,539.16</b>

ASSETS

CURRENT ASSETS

AVI OPERATING	16,470.44
AVI RESERVE	6,882.21
AVI STREET RESERVE	53,753.10

TOTAL CURRENT ASSETS 77,105.75

TOTAL ASSETS 77,105.75

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	68,175.59
PROFIT /(LOSS) FOR PERIOD	8,930.16

TOTAL CAPITAL 77,105.75

TOTAL LIABILITIES & CAPITAL 77,105.75

AVIARA TOWNHOMES  
INCOME STATEMENT  
Mar 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	3,587.00	2,752.00	835.00	8,308.64	8,256.00	52.64
TOTAL OPERATING INCOME	3,587.00	2,752.00	835.00	8,308.64	8,256.00	52.64
OPERATING TRANSFER TO RES						
ROOF RESERVE ALLOC	600.00-	600.00-	.00	1,800.00-	1,800.00-	.00
	850.00-	850.00-	.00	2,550.00-	2,550.00-	.00
TOTAL INCOME	2,137.00	1,302.00	835.00	3,958.64	3,906.00	52.64
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	1,950.00	1,950.00	.00
PEST CONTROL	33.80	30.00	3.80-	101.40	90.00	11.40-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	225.00	225.00
CONTRACT SERVICE	.00	150.00	150.00	.00	450.00	450.00
TOTAL MAINT. & REPAIR	683.80	905.00	221.20	2,051.40	2,715.00	663.60
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	2,021.00	270.00	1,751.00-	3,031.50	810.00	2,221.50-
TOTAL ADMINISTRATIVE	2,021.00	270.00	1,751.00-	3,031.50	810.00	2,221.50-
TOTAL OPERATING EXPENSE	2,704.80	1,175.00	1,529.80-	5,082.90	3,525.00	1,557.90-
NET OPERATING PROFILE/LOSS	567.80-	127.00	694.80-	1,124.26-	381.00	1,505.26-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	5.06	.00	5.06	14.40	.00	14.40
RESERVE ALLOC	600.00	600.00	.00	1,800.00	1,800.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	2,550.00	2,550.00	.00
RESERVE EXPENSE	.00	.00	.00	1,775.00-	.00	1,775.00-

AVIARA TOWNHOMES  
INCOME STATEMENT  
Mar 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL RESERVE & EXPENSE	1,455.06	1,450.00	5.06	2,589.40	4,350.00	1,760.60-
NET PROFIT / (LOSS)	887.26	1,577.00	689.74-	1,465.14	4,731.00	3,265.86-

AVIARA TOWNHOMES  
BALANCE SHEET  
Mar 31, 2024

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	5,829.39
AVT TOWNHOMES RESERVE	19,878.02

TOTAL CURRENT ASSETS	<u>25,707.41</u>
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TOTAL ASSETS	<u><u>25,707.41</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	24,242.27
PROFIT /(LOSS) FOR PERIOD	1,465.14

TOTAL CAPITAL	<u>25,707.41</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>25,707.41</u></u>
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