

AVIARA COMMON
INCOME STATEMENT
Aug 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	9,177.00	11,786.00	2,609.00-	103,379.36	94,288.00	9,091.36
DELINQUENT RESID ASSMNT	.00	465.00	465.00-	660.00	3,720.00	3,060.00-
MISCELLANEOUS INCOME	.00	.00	.00	35.00	.00	35.00
TOTAL OPERATING INCOME	9,177.00	12,251.00	3,074.00-	104,074.36	98,008.00	6,066.36
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	9,200.00-	9,200.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	4,800.00-	4,800.00-	.00
TOTAL INCOME	7,427.00	10,501.00	3,074.00-	90,074.36	84,008.00	6,066.36
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	13,520.00	13,520.00	.00
PEST CONTROL	87.20	80.00	7.20-	862.60	640.00	222.60-
POOL & FTN MAINT	965.84	330.00	635.84-	3,443.84	2,640.00	803.84-
POOL REPAIRS	113.71	300.00	186.29	1,628.27	2,400.00	771.73
SPRINKLER MAINTENANCE	275.00	250.00	25.00-	1,280.00	2,000.00	720.00
TREE TRIMMING	.00	.00	.00	7,500.00	8,000.00	500.00
JANITORIAL	250.00	300.00	50.00	2,000.00	2,400.00	400.00
CONTRACT SERVICE	465.00	600.00	135.00	4,542.74	4,800.00	257.26
PARKING PATROL	.00	150.00	150.00	450.00	1,200.00	750.00
TOTAL MAINT. & REPAIR	3,846.75	3,700.00	146.75-	35,227.45	37,600.00	2,372.55
PARTS & SUPPLIES						
GATE PARTS	760.00	.00	760.00-	760.00	.00	760.00-
POOL CHEM & SUPPLIES	353.36	225.00	128.36-	1,534.50	1,800.00	265.50
FERTILIZER	.00	.00	.00	665.00	.00	665.00-
GROUNDS CLEAN-UP	.00	.00	.00	450.00	.00	450.00-
TOTAL PARTS & SUPPLIES	1,113.36	225.00	888.36-	3,409.50	1,800.00	1,609.50-
UTILITIES						
ELECTRIC	1,318.11	1,250.00	68.11-	10,499.66	10,000.00	499.66-
PROPANE	.00	475.00	475.00	2,225.36	3,800.00	1,574.64
WATER	2,557.55	1,750.00	807.55-	17,494.82	14,000.00	3,494.82-
TOTAL UTILITIES	3,875.66	3,475.00	400.66-	30,219.84	27,800.00	2,419.84-
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	975.00	975.00	.00

AVIARA COMMON
INCOME STATEMENT

Aug 31, 2024

DESCRIPTION	CURRENT PERIOD			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
LEGAL & ACCOUNTING	.00	.00	.00	397.08	270.00	127.08-
COLLECTIONS	105.00	100.00	5.00-	713.50	800.00	86.50
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
INSURANCE	598.72	325.00	273.72-	6,134.07	2,600.00	3,534.07-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	8,760.00	8,760.00	.00
POSTAGE/COPIES ETC	64.28	110.00	45.72	771.71	880.00	108.29
NEWSLETTERS	.00	.00	.00	390.52	320.00	70.52-
COUPONS/STATEMENTS	223.65	165.00	58.65-	1,730.43	1,320.00	410.43-
RECORDS STORAGE	108.00	54.00	54.00-	487.50	432.00	55.50-
INCOME TAXES	.00	.00	.00	100.00	200.00	100.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	2,194.65	1,849.00	345.65-	21,279.81	17,352.00	3,927.81-
TOTAL OPERATING EXPENSE	11,030.42	9,249.00	1,781.42-	90,136.60	84,552.00	5,584.60-
NET OPERATING PROFILE/LOSS	3,603.42-	1,252.00	4,855.42-	62.24-	544.00-	481.76
RESERVE INCOME & EXPENSE						
INTEREST INCOME	17.19	.00	17.19	130.48	.00	130.48
RESERVE EXPENSE	2,842.78-	.00	2,842.78-	3,742.78-	.00	3,742.78-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	9,200.00	9,200.00	.00
STREET RESERVE	600.00	600.00	.00	2,150.00	4,800.00	2,650.00-
TOTAL RESERVE & EXPENSE	1,075.59-	1,750.00	2,825.59-	7,737.70	14,000.00	6,262.30-
NET PROFIT / (LOSS)	4,679.01-	3,002.00	7,681.01-	7,675.46	13,456.00	5,780.54-

ASSETS

CURRENT ASSETS

AVI OPERATING	10,128.33
AVI RESERVE	9,800.82
AVI STREET RESERVE	55,921.90

TOTAL CURRENT ASSETS	75,851.05
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TOTAL ASSETS	75,851.05
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	68,175.59
PROFIT /(LOSS) FOR PERIOD	7,675.46

TOTAL CAPITAL	75,851.05
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TOTAL LIABILITIES & CAPITAL	75,851.05
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AVIARA TOWNHOMES
INCOME STATEMENT
Aug 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	3,795.00	2,752.00	1,043.00	22,480.64	22,016.00	464.64
TOTAL OPERATING INCOME	3,795.00	2,752.00	1,043.00	22,480.64	22,016.00	464.64
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	4,800.00-	4,800.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	6,800.00-	6,800.00-	.00
TOTAL INCOME	2,345.00	1,302.00	1,043.00	10,880.64	10,416.00	464.64
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	5,200.00	5,200.00	.00
PEST CONTROL	33.80	30.00	3.80-	270.40	240.00	30.40-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	600.00	600.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	150.00	150.00	.00	1,200.00	1,200.00
TOTAL MAINT. & REPAIR	683.80	905.00	221.20	5,470.40	7,740.00	2,269.60
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	413.60	270.00	143.60-	6,921.80	2,160.00	4,761.80-
TOTAL ADMINISTRATIVE	413.60	270.00	143.60-	6,921.80	2,160.00	4,761.80-
TOTAL OPERATING EXPENSE	1,097.40	1,175.00	77.60	12,392.20	9,900.00	2,492.20-
NET OPERATING PROFILE/LOSS	1,247.60	127.00	1,120.60	1,511.56-	516.00	2,027.56-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	6.81	.00	6.81	44.48	.00	44.48
RESERVE ALLOC	600.00	600.00	.00	4,800.00	4,800.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	6,800.00	6,800.00	.00

AVIARA TOWNHOMES
INCOME STATEMENT
Aug 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	.00	.00	.00	1,775.00-	.00	1,775.00-
TOTAL RESERVE & EXPENSE	1,456.81	1,450.00	6.81	9,869.48	11,600.00	1,730.52-
NET PROFIT / (LOSS)	2,704.41	1,577.00	1,127.41	8,357.92	12,116.00	3,758.08-

AVIARA TOWNHOMES
BALANCE SHEET
Aug 31, 2024

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	5,443.00
AVT TOWNHOMES RESERVE	27,157.19

TOTAL CURRENT ASSETS	<u>32,600.19</u>
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TOTAL ASSETS	<u><u>32,600.19</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	24,242.27
PROFIT /(LOSS) FOR PERIOD	8,357.92

TOTAL CAPITAL	<u>32,600.19</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>32,600.19</u></u>
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