

AVIARA COMMON  
INCOME STATEMENT  
Sep 30, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	9,818.00	11,786.00	1,968.00-	113,197.36	106,074.00	7,123.36
DELINQUENT RESID ASSMNT	.00	465.00	465.00-	660.00	4,185.00	3,525.00-
MISCELLANEOUS INCOME	.00	.00	.00	35.00	.00	35.00
<b>TOTAL OPERATING INCOME</b>	<b>9,818.00</b>	<b>12,251.00</b>	<b>2,433.00-</b>	<b>113,892.36</b>	<b>110,259.00</b>	<b>3,633.36</b>
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
<b>TOTAL INCOME</b>	<b>8,068.00</b>	<b>10,501.00</b>	<b>2,433.00-</b>	<b>98,142.36</b>	<b>94,509.00</b>	<b>3,633.36</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	15,210.00	15,210.00	.00
PEST CONTROL	87.20	80.00	7.20-	949.80	720.00	229.80-
ELECTRIAL/LIGHTING	498.20	.00	498.20-	498.20	.00	498.20-
POOL & FTN MAINT	354.00	330.00	24.00-	3,797.84	2,970.00	827.84-
POOL REPAIRS	.00	300.00	300.00	1,628.27	2,700.00	1,071.73
SPRINKLER MAINTENANCE	.00	250.00	250.00	1,280.00	2,250.00	970.00
TREE TRIMMING	.00	.00	.00	7,500.00	8,000.00	500.00
JANITORIAL	250.00	300.00	50.00	2,250.00	2,700.00	450.00
CONTRACT SERVICE	195.00	600.00	405.00	4,737.74	5,400.00	662.26
PARKING PATROL	300.00	150.00	150.00-	750.00	1,350.00	600.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>3,374.40</b>	<b>3,700.00</b>	<b>325.60</b>	<b>38,601.85</b>	<b>41,300.00</b>	<b>2,698.15</b>
<b>PARTS &amp; SUPPLIES</b>						
GATE PARTS	.00	.00	.00	760.00	.00	760.00-
POOL CHEM & SUPPLIES	282.21	225.00	57.21-	1,816.71	2,025.00	208.29
FERTILIZER	.00	.00	.00	665.00	.00	665.00-
PLANTS, BUSHES, & TREES	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00
GROUNDS CLEAN-UP	.00	.00	.00	450.00	.00	450.00-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>282.21</b>	<b>1,225.00</b>	<b>942.79</b>	<b>3,691.71</b>	<b>3,025.00</b>	<b>666.71-</b>
<b>UTILITIES</b>						
ELECTRIC	1,437.47	1,250.00	187.47-	11,937.13	11,250.00	687.13-
PROPANE	.00	475.00	475.00	2,225.36	4,275.00	2,049.64
WATER	2,943.69	1,750.00	1,193.69-	20,438.51	15,750.00	4,688.51-
<b>TOTAL UTILITIES</b>	<b>4,381.16</b>	<b>3,475.00</b>	<b>906.16-</b>	<b>34,601.00</b>	<b>31,275.00</b>	<b>3,326.00-</b>

AVIARA COMMON  
INCOME STATEMENT  
Sep 30, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	975.00	975.00	.00
LEGAL & ACCOUNTING	1,217.48	135.00	1,082.48-	1,614.56	405.00	1,209.56-
COLLECTIONS	45.00	100.00	55.00	758.50	900.00	141.50
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
INSURANCE	598.72	325.00	273.72-	6,732.79	2,925.00	3,807.79-
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
POSTAGE/COPIES ETC	18.19	110.00	91.81	789.90	990.00	200.10
NEWSLETTERS	.00	.00	.00	390.52	320.00	70.52-
COUPONS/STATEMENTS	223.65	165.00	58.65-	1,954.08	1,485.00	469.08-
RECORDS STORAGE	54.00	54.00	.00	541.50	486.00	55.50-
INCOME TAXES	.00	.00	.00	100.00	200.00	100.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
PROPERTY TAX	30.70	.00	30.70-	30.70	.00	30.70-
<b>TOTAL ADMINISTRATIVE</b>	<b>3,282.74</b>	<b>1,984.00</b>	<b>1,298.74-</b>	<b>24,562.55</b>	<b>19,336.00</b>	<b>5,226.55-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>11,320.51</b>	<b>10,384.00</b>	<b>936.51-</b>	<b>101,457.11</b>	<b>94,936.00</b>	<b>6,521.11-</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>3,252.51-</b>	<b>117.00</b>	<b>3,369.51-</b>	<b>3,314.75-</b>	<b>427.00-</b>	<b>2,887.75-</b>
RESERVE INCOME & EXPENSE						
INTEREST INCOME	16.68	.00	16.68	147.16	.00	147.16
RESERVE EXPENSE	950.00-	.00	950.00-	4,692.78-	.00	4,692.78-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	10,350.00	10,350.00	.00
STREET RESERVE	600.00	600.00	.00	2,750.00	5,400.00	2,650.00-
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>816.68</b>	<b>1,750.00</b>	<b>933.32-</b>	<b>8,554.38</b>	<b>15,750.00</b>	<b>7,195.62-</b>
<b>NET PROFIT / (LOSS)</b>	<b>2,435.83-</b>	<b>1,867.00</b>	<b>4,302.83-</b>	<b>5,239.63</b>	<b>15,323.00</b>	<b>10,083.37-</b>

ASSETS

CURRENT ASSETS

AVI OPERATING	6,876.40
AVI RESERVE	10,003.22
AVI STREET RESERVE	56,535.60

TOTAL CURRENT ASSETS 73,415.22

TOTAL ASSETS 73,415.22

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	68,175.59
PROFIT /(LOSS) FOR PERIOD	5,239.63

TOTAL CAPITAL 73,415.22

TOTAL LIABILITIES & CAPITAL 73,415.22

AVIARA TOWNHOMES  
INCOME STATEMENT  
Sep 30, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	2,524.00	2,752.00	228.00-	25,004.64	24,768.00	236.64
<b>TOTAL OPERATING INCOME</b>	<b>2,524.00</b>	<b>2,752.00</b>	<b>228.00-</b>	<b>25,004.64</b>	<b>24,768.00</b>	<b>236.64</b>
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	5,400.00-	5,400.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	7,650.00-	7,650.00-	.00
<b>TOTAL INCOME</b>	<b>1,074.00</b>	<b>1,302.00</b>	<b>228.00-</b>	<b>11,954.64</b>	<b>11,718.00</b>	<b>236.64</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	5,850.00	5,850.00	.00
PEST CONTROL	33.80	30.00	3.80-	304.20	270.00	34.20-
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	.00	1,350.00	1,350.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>683.80</b>	<b>905.00</b>	<b>221.20</b>	<b>6,154.20</b>	<b>8,645.00</b>	<b>2,490.80</b>
<b>PARTS &amp; SUPPLIES</b>						
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>UTILITIES</b>						
<b>TOTAL UTILITIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>ADMINISTRATIVE</b>						
INSURANCE	413.60	270.00	143.60-	7,335.40	2,430.00	4,905.40-
<b>TOTAL ADMINISTRATIVE</b>	<b>413.60</b>	<b>270.00</b>	<b>143.60-</b>	<b>7,335.40</b>	<b>2,430.00</b>	<b>4,905.40-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>1,097.40</b>	<b>1,175.00</b>	<b>77.60</b>	<b>13,489.60</b>	<b>11,075.00</b>	<b>2,414.60-</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>23.40-</b>	<b>127.00</b>	<b>150.40-</b>	<b>1,534.96-</b>	<b>643.00</b>	<b>2,177.96-</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	6.89	.00	6.89	51.37	.00	51.37
RESERVE ALLOC	600.00	600.00	.00	5,400.00	5,400.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	7,650.00	7,650.00	.00

AVIARA TOWNHOMES  
INCOME STATEMENT  
Sep 30, 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	1,456.89	1,450.00	6.89	11,326.37	13,050.00	1,723.63-
NET PROFIT / (LOSS)	1,433.49	1,577.00	143.51-	9,791.41	13,693.00	3,901.59-

AVIARA TOWNHOMES  
BALANCE SHEET  
Sep 30, 2024

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	5,419.78
AVT TOWNHOMES RESERVE	28,613.90

TOTAL CURRENT ASSETS	<u>34,033.68</u>
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TOTAL ASSETS	<u><u>34,033.68</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	24,242.27
PROFIT /(LOSS) FOR PERIOD	9,791.41

TOTAL CAPITAL	<u>34,033.68</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>34,033.68</u></u>
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