

AVIARA COMMON
INCOME STATEMENT
Apr 30, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	12,109.00	11,786.00	323.00	52,218.36	47,144.00	5,074.36
DELINQUENT RESID ASSMNT	.00	465.00	465.00-	660.00	1,860.00	1,200.00-
TOTAL OPERATING INCOME	12,109.00	12,251.00	142.00-	52,878.36	49,004.00	3,874.36
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	4,600.00-	4,600.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	2,400.00-	2,400.00-	.00
TOTAL INCOME	10,359.00	10,501.00	142.00-	45,878.36	42,004.00	3,874.36
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	6,760.00	6,760.00	.00
PEST CONTROL	87.20	80.00	7.20-	348.80	320.00	28.80-
POOL & FTN MAINT	354.00	330.00	24.00-	1,416.00	1,320.00	96.00-
POOL REPAIRS	1,035.55	300.00	735.55-	1,514.56	1,200.00	314.56-
SPRINKLER MAINTENANCE	125.00	250.00	125.00	390.00	1,000.00	610.00
TREE TRIMMING	7,500.00	.00	7,500.00-	7,500.00	.00	7,500.00-
JANITORIAL	250.00	300.00	50.00	1,000.00	1,200.00	200.00
CONTRACT SERVICE	1,945.00	600.00	1,345.00-	3,362.74	2,400.00	962.74-
PARKING PATROL	.00	150.00	150.00	.00	600.00	600.00
TOTAL MAINT. & REPAIR	12,986.75	3,700.00	9,286.75-	22,292.10	14,800.00	7,492.10-
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	61.65	225.00	163.35	382.74	900.00	517.26
FERTILIZER	.00	.00	.00	200.00	.00	200.00-
TOTAL PARTS & SUPPLIES	61.65	225.00	163.35	582.74	900.00	317.26
UTILITIES						
ELECTRIC	1,363.95	1,250.00	113.95-	5,019.94	5,000.00	19.94-
PROPANE	691.59	475.00	216.59-	1,054.41	1,900.00	845.59
WATER	1,834.04	1,750.00	84.04-	7,879.16	7,000.00	879.16-
TOTAL UTILITIES	3,889.58	3,475.00	414.58-	13,953.51	13,900.00	53.51-
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	600.00	600.00	275.00	925.00	650.00
LEGAL & ACCOUNTING	275.00	.00	275.00-	275.00	135.00	140.00-
COLLECTIONS	370.00	100.00	270.00-	428.50	400.00	28.50-
do not use LATE FEE NOTICES	120.00-	.00	120.00	.00	.00	.00

AVIARA COMMON
INCOME STATEMENT
Apr 30, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
do not use LIEN EXPENSE	160.00-	.00	160.00	.00	.00	.00
INSURANCE	945.02-	325.00	1,270.02	2,166.29	1,300.00	866.29-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	4,380.00	4,380.00	.00
POSTAGE/COPIES ETC	19.28	110.00	90.72	571.24	440.00	131.24-
NEWSLETTERS	207.72	.00	207.72-	390.52	160.00	230.52-
COUPONS/STATEMENTS	218.01	165.00	53.01-	818.58	660.00	158.58-
RECORDS STORAGE	61.50	54.00	7.50-	217.50	216.00	1.50-
INCOME TAXES	.00	.00	.00	50.00	200.00	150.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	1,021.49	2,449.00	1,427.51	10,367.63	9,611.00	756.63-
TOTAL OPERATING EXPENSE	17,959.47	9,849.00	8,110.47-	47,195.98	39,211.00	7,984.98-
NET OPERATING PROFILE/LOSS	7,600.47-	652.00	8,252.47-	1,317.62-	2,793.00	4,110.62-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	15.89	.00	15.89	63.20	.00	63.20
COMMON AREA RESERVE	1,150.00	1,150.00	.00	4,600.00	4,600.00	.00
STREET RESERVE	600.00	600.00	.00	250.00-	2,400.00	2,650.00-
TOTAL RESERVE & EXPENSE	1,765.89	1,750.00	15.89	4,413.20	7,000.00	2,586.80-
NET PROFIT / (LOSS)	5,834.58-	2,402.00	8,236.58-	3,095.58	9,793.00	6,697.42-

ASSETS

CURRENT ASSETS

AVI OPERATING	8,870.82
AVI RESERVE	8,033.96
AVI STREET RESERVE	54,366.39

TOTAL CURRENT ASSETS 71,271.17

TOTAL ASSETS 71,271.17

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	68,175.59
PROFIT /(LOSS) FOR PERIOD	3,095.58

TOTAL CAPITAL 71,271.17

TOTAL LIABILITIES & CAPITAL 71,271.17

AVIARA TOWNHOMES
INCOME STATEMENT
Apr 30, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,962.00	2,752.00	210.00	11,270.64	11,008.00	262.64
TOTAL OPERATING INCOME	2,962.00	2,752.00	210.00	11,270.64	11,008.00	262.64
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	2,400.00-	2,400.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	3,400.00-	3,400.00-	.00
TOTAL INCOME	1,512.00	1,302.00	210.00	5,470.64	5,208.00	262.64
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	2,600.00	2,600.00	.00
PEST CONTROL	33.80	30.00	3.80-	135.20	120.00	15.20-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	300.00	300.00
CONTRACT SERVICE	.00	150.00	150.00	.00	600.00	600.00
TOTAL MAINT. & REPAIR	683.80	905.00	221.20	2,735.20	3,620.00	884.80
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-	4,042.00	1,080.00	2,962.00-
TOTAL ADMINISTRATIVE	1,010.50	270.00	740.50-	4,042.00	1,080.00	2,962.00-
TOTAL OPERATING EXPENSE	1,694.30	1,175.00	519.30-	6,777.20	4,700.00	2,077.20-
NET OPERATING PROFILE/LOSS	182.30-	127.00	309.30-	1,306.56-	508.00	1,814.56-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	5.19	.00	5.19	19.59	.00	19.59
RESERVE ALLOC	600.00	600.00	.00	2,400.00	2,400.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	3,400.00	3,400.00	.00
RESERVE EXPENSE	.00	.00	.00	1,775.00-	.00	1,775.00-

AVIARA TOWNHOMES
INCOME STATEMENT
Apr 30, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL RESERVE & EXPENSE	1,455.19	1,450.00	5.19	4,044.59	5,800.00	1,755.41-
NET PROFIT / (LOSS)	1,272.89	1,577.00	304.11-	2,738.03	6,308.00	3,569.97-

AVIARA TOWNHOMES
BALANCE SHEET
Apr 30, 2024

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	5,647.31
AVT TOWNHOMES RESERVE	<u>21,332.99</u>

TOTAL CURRENT ASSETS	<u>26,980.30</u>
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TOTAL ASSETS	<u><u>26,980.30</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	24,242.27
PROFIT /(LOSS) FOR PERIOD	<u>2,738.03</u>

TOTAL CAPITAL	<u>26,980.30</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>26,980.30</u></u>
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