

AVIARA COMMON  
INCOME STATEMENT  
Jul 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	20,034.00	11,786.00	8,248.00	94,202.36	82,502.00	11,700.36
DELINQUENT RESID ASSMNT	.00	465.00	465.00-	660.00	3,255.00	2,595.00-
MISCELLANEOUS INCOME	35.00	.00	35.00	35.00	.00	35.00
<b>TOTAL OPERATING INCOME</b>	<b>20,069.00</b>	<b>12,251.00</b>	<b>7,818.00</b>	<b>94,897.36</b>	<b>85,757.00</b>	<b>9,140.36</b>
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	8,050.00-	8,050.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	4,200.00-	4,200.00-	.00
<b>TOTAL INCOME</b>	<b>18,319.00</b>	<b>10,501.00</b>	<b>7,818.00</b>	<b>82,647.36</b>	<b>73,507.00</b>	<b>9,140.36</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	11,830.00	11,830.00	.00
PEST CONTROL	87.20	80.00	7.20-	775.40	560.00	215.40-
POOL & FTN MAINT	354.00	330.00	24.00-	2,478.00	2,310.00	168.00-
POOL REPAIRS	.00	300.00	300.00	1,514.56	2,100.00	585.44
SPRINKLER MAINTENANCE	120.00	250.00	130.00	1,005.00	1,750.00	745.00
TREE TRIMMING	.00	8,000.00	8,000.00	7,500.00	8,000.00	500.00
JANITORIAL	250.00	300.00	50.00	1,750.00	2,100.00	350.00
CONTRACT SERVICE	325.00	600.00	275.00	4,077.74	4,200.00	122.26
PARKING PATROL	150.00	150.00	.00	450.00	1,050.00	600.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>2,976.20</b>	<b>11,700.00</b>	<b>8,723.80</b>	<b>31,380.70</b>	<b>33,900.00</b>	<b>2,519.30</b>
<b>PARTS &amp; SUPPLIES</b>						
POOL CHEM & SUPPLIES	423.13	225.00	198.13-	1,181.14	1,575.00	393.86
FERTILIZER	.00	.00	.00	665.00	.00	665.00-
GROUNDS CLEAN-UP	450.00	.00	450.00-	450.00	.00	450.00-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>873.13</b>	<b>225.00</b>	<b>648.13-</b>	<b>2,296.14</b>	<b>1,575.00</b>	<b>721.14-</b>
<b>UTILITIES</b>						
ELECTRIC	1,435.82	1,250.00	185.82-	9,181.55	8,750.00	431.55-
PROPANE	895.84	475.00	420.84-	2,225.36	3,325.00	1,099.64
WATER	2,788.08	1,750.00	1,038.08-	14,937.27	12,250.00	2,687.27-
<b>TOTAL UTILITIES</b>	<b>5,119.74</b>	<b>3,475.00</b>	<b>1,644.74-</b>	<b>26,344.18</b>	<b>24,325.00</b>	<b>2,019.18-</b>
<b>ADMINISTRATIVE</b>						
AUDIT/TAX PREP/STAT AGE	.00	50.00	50.00	975.00	975.00	.00
LEGAL & ACCOUNTING	22.08	.00	22.08-	397.08	270.00	127.08-

AVIARA COMMON  
INCOME STATEMENT  
Jul 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
COLLECTIONS	90.00	100.00	10.00	608.50	700.00	91.50
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
INSURANCE	598.72	325.00	273.72-	5,535.35	2,275.00	3,260.35-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	7,665.00	7,665.00	.00
POSTAGE/COPIES ETC	35.65	110.00	74.35	707.43	770.00	62.57
NEWSLETTERS	.00	160.00	160.00	390.52	320.00	70.52-
COUPONS/STATEMENTS	249.40	165.00	84.40-	1,506.78	1,155.00	351.78-
RECORDS STORAGE	54.00	54.00	.00	379.50	378.00	1.50-
INCOME TAXES	.00	.00	.00	100.00	200.00	100.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
<b>TOTAL ADMINISTRATIVE</b>	<b>2,144.85</b>	<b>2,059.00</b>	<b>85.85-</b>	<b>19,085.16</b>	<b>15,503.00</b>	<b>3,582.16-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>11,113.92</b>	<b>17,459.00</b>	<b>6,345.08</b>	<b>79,106.18</b>	<b>75,303.00</b>	<b>3,803.18-</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>7,205.08</b>	<b>6,958.00-</b>	<b>14,163.08</b>	<b>3,541.18</b>	<b>1,796.00-</b>	<b>5,337.18</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	17.25	.00	17.25	113.29	.00	113.29
RESERVE EXPENSE	.00	.00	.00	900.00-	.00	900.00-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	8,050.00	8,050.00	.00
STREET RESERVE	600.00	600.00	.00	1,550.00	4,200.00	2,650.00-
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>1,767.25</b>	<b>1,750.00</b>	<b>17.25</b>	<b>8,813.29</b>	<b>12,250.00</b>	<b>3,436.71-</b>
<b>NET PROFIT / (LOSS)</b>	<b>8,972.33</b>	<b>5,208.00-</b>	<b>14,180.33</b>	<b>12,354.47</b>	<b>10,454.00</b>	<b>1,900.47</b>

Jul 31, 2024

## ASSETS

## CURRENT ASSETS

AVI OPERATING	13,731.16
AVI RESERVE	11,491.14
AVI STREET RESERVE	55,307.76

TOTAL CURRENT ASSETS	<u>80,530.06</u>
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TOTAL ASSETS	<u><u>80,530.06</u></u>
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## LIABILITIES &amp; CAPITAL

## CAPITAL

RETAINED EARNINGS/COMMON	68,175.59
PROFIT /(LOSS) FOR PERIOD	12,354.47

TOTAL CAPITAL	<u>80,530.06</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>80,530.06</u></u>
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AVIARA TOWNHOMES  
INCOME STATEMENT

Jul 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	2,730.00	2,752.00	22.00-	18,685.64	19,264.00	578.36-
<b>TOTAL OPERATING INCOME</b>	<b>2,730.00</b>	<b>2,752.00</b>	<b>22.00-</b>	<b>18,685.64</b>	<b>19,264.00</b>	<b>578.36-</b>
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	4,200.00-	4,200.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	5,950.00-	5,950.00-	.00
<b>TOTAL INCOME</b>	<b>1,280.00</b>	<b>1,302.00</b>	<b>22.00-</b>	<b>8,535.64</b>	<b>9,114.00</b>	<b>578.36-</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	4,550.00	4,550.00	.00
PEST CONTROL	33.80	30.00	3.80-	236.60	210.00	26.60-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	525.00	525.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	150.00	150.00	.00	1,050.00	1,050.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>683.80</b>	<b>905.00</b>	<b>221.20</b>	<b>4,786.60</b>	<b>6,835.00</b>	<b>2,048.40</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-	6,508.20	1,890.00	4,618.20-
<b>TOTAL ADMINISTRATIVE</b>	<b>413.60</b>	<b>270.00</b>	<b>143.60-</b>	<b>6,508.20</b>	<b>1,890.00</b>	<b>4,618.20-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>1,097.40</b>	<b>1,175.00</b>	<b>77.60</b>	<b>11,294.80</b>	<b>8,725.00</b>	<b>2,569.80-</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>182.60</b>	<b>127.00</b>	<b>55.60</b>	<b>2,759.16-</b>	<b>389.00</b>	<b>3,148.16-</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	6.34	.00	6.34	37.67	.00	37.67
RESERVE ALLOC	600.00	600.00	.00	4,200.00	4,200.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	5,950.00	5,950.00	.00

AVIARA TOWNHOMES  
INCOME STATEMENT  
Jul 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	1,456.34	1,450.00	6.34	8,412.67	10,150.00	1,737.33-
NET PROFIT / (LOSS)	1,638.94	1,577.00	61.94	5,653.51	10,539.00	4,885.49-

AVIARA TOWNHOMES  
BALANCE SHEET  
Jul 31, 2024

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	4,195.26
AVT TOWNHOMES RESERVE	25,700.52

TOTAL CURRENT ASSETS	<u>29,895.78</u>
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TOTAL ASSETS	<u><u>29,895.78</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	24,242.27
PROFIT /(LOSS) FOR PERIOD	5,653.51

TOTAL CAPITAL	<u>29,895.78</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>29,895.78</u></u>
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