

AVIARA COMMON
INCOME STATEMENT
Jun 30, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	9,719.00	11,786.00	2,067.00-	74,168.36	70,716.00	3,452.36
DELINQUENT RESID ASSMNT	.00	465.00	465.00-	660.00	2,790.00	2,130.00-
TOTAL OPERATING INCOME	9,719.00	12,251.00	2,532.00-	74,828.36	73,506.00	1,322.36
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	6,900.00-	6,900.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	3,600.00-	3,600.00-	.00
TOTAL INCOME	7,969.00	10,501.00	2,532.00-	64,328.36	63,006.00	1,322.36
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	10,140.00	10,140.00	.00
PEST CONTROL	252.20	80.00	172.20-	688.20	480.00	208.20-
POOL & FTN MAINT	354.00	330.00	24.00-	2,124.00	1,980.00	144.00-
POOL REPAIRS	.00	300.00	300.00	1,514.56	1,800.00	285.44
SPRINKLER MAINTENANCE	.00	250.00	250.00	885.00	1,500.00	615.00
TREE TRIMMING	.00	.00	.00	7,500.00	.00	7,500.00-
JANITORIAL	250.00	300.00	50.00	1,500.00	1,800.00	300.00
CONTRACT SERVICE	195.00	600.00	405.00	3,752.74	3,600.00	152.74-
PARKING PATROL	.00	150.00	150.00	300.00	900.00	600.00
TOTAL MAINT. & REPAIR	2,741.20	3,700.00	958.80	28,404.50	22,200.00	6,204.50-
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	77.98	225.00	147.02	758.01	1,350.00	591.99
FERTILIZER	.00	.00	.00	665.00	.00	665.00-
TOTAL PARTS & SUPPLIES	77.98	225.00	147.02	1,423.01	1,350.00	73.01-
UTILITIES						
ELECTRIC	1,368.97	1,250.00	118.97-	7,745.73	7,500.00	245.73-
PROPANE	.00	475.00	475.00	1,329.52	2,850.00	1,520.48
WATER	2,410.97	1,750.00	660.97-	12,149.19	10,500.00	1,649.19-
TOTAL UTILITIES	3,779.94	3,475.00	304.94-	21,224.44	20,850.00	374.44-
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	975.00	925.00	50.00-
LEGAL & ACCOUNTING	.00	.00	.00	375.00	270.00	105.00-
COLLECTIONS	45.00	100.00	55.00	518.50	600.00	81.50
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-

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INCOME STATEMENT
Jun 30, 2024

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INSURANCE	1,040.28-	325.00	1,365.28	4,936.63	1,950.00	2,986.63-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	6,570.00	6,570.00	.00
POSTAGE/COPIES ETC	30.03	110.00	79.97	671.78	660.00	11.78-
NEWSLETTERS	.00	.00	.00	390.52	160.00	230.52-
COUPONS/STATEMENTS	219.40	165.00	54.40-	1,257.38	990.00	267.38-
RECORDS STORAGE	54.00	54.00	.00	325.50	324.00	1.50-
INCOME TAXES	.00	.00	.00	100.00	200.00	100.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	403.15	1,849.00	1,445.85	16,940.31	13,444.00	3,496.31-
TOTAL OPERATING EXPENSE	7,002.27	9,249.00	2,246.73	67,992.26	57,844.00	10,148.26-
NET OPERATING PROFILE/LOSS	966.73	1,252.00	285.27-	3,663.90-	5,162.00	8,825.90-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	16.29	.00	16.29	96.04	.00	96.04
RESERVE EXPENSE	900.00-	.00	900.00-	900.00-	.00	900.00-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	6,900.00	6,900.00	.00
STREET RESERVE	600.00	600.00	.00	950.00	3,600.00	2,650.00-
TOTAL RESERVE & EXPENSE	866.29	1,750.00	883.71-	7,046.04	10,500.00	3,453.96-
NET PROFIT / (LOSS)	1,833.02	3,002.00	1,168.98-	3,382.14	15,662.00	12,279.86-

ASSETS

CURRENT ASSETS

AVI OPERATING	6,525.43
AVI RESERVE	10,338.49
AVI STREET RESERVE	<u>54,693.81</u>
TOTAL CURRENT ASSETS	<u>71,557.73</u>
TOTAL ASSETS	<u><u>71,557.73</u></u>

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	68,175.59
PROFIT /(LOSS) FOR PERIOD	<u>3,382.14</u>
TOTAL CAPITAL	<u>71,557.73</u>
TOTAL LIABILITIES & CAPITAL	<u><u>71,557.73</u></u>

AVIARA TOWNHOMES
INCOME STATEMENT
Jun 30, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	1,994.00	2,752.00	758.00-	15,955.64	16,512.00	556.36-
TOTAL OPERATING INCOME	1,994.00	2,752.00	758.00-	15,955.64	16,512.00	556.36-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	3,600.00-	3,600.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	5,100.00-	5,100.00-	.00
TOTAL INCOME	544.00	1,302.00	758.00-	7,255.64	7,812.00	556.36-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	3,900.00	3,900.00	.00
PEST CONTROL	33.80	30.00	3.80-	202.80	180.00	22.80-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	450.00	450.00
TREE TRIMMING	.00	500.00	500.00	.00	500.00	500.00
CONTRACT SERVICE	.00	150.00	150.00	.00	900.00	900.00
TOTAL MAINT. & REPAIR	683.80	1,405.00	721.20	4,102.80	5,930.00	1,827.20
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	2,052.60	270.00	1,782.60-	6,094.60	1,620.00	4,474.60-
TOTAL ADMINISTRATIVE	2,052.60	270.00	1,782.60-	6,094.60	1,620.00	4,474.60-
TOTAL OPERATING EXPENSE	2,736.40	1,675.00	1,061.40-	10,197.40	7,550.00	2,647.40-
NET OPERATING PROFILE/LOSS	2,192.40-	373.00-	1,819.40-	2,941.76-	262.00	3,203.76-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	5.96	.00	5.96	31.33	.00	31.33
RESERVE ALLOC	600.00	600.00	.00	3,600.00	3,600.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	5,100.00	5,100.00	.00

AVIARA TOWNHOMES
INCOME STATEMENT
Jun 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	1,455.96	1,450.00	5.96	6,956.33	8,700.00	1,743.67-
NET PROFIT / (LOSS)	736.44-	1,077.00	1,813.44-	4,014.57	8,962.00	4,947.43-

AVIARA TOWNHOMES
BALANCE SHEET
Jun 30, 2024

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	4,012.52
AVT TOWNHOMES RESERVE	24,244.32

TOTAL CURRENT ASSETS	<u>28,256.84</u>
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TOTAL ASSETS	<u><u>28,256.84</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	24,242.27
PROFIT /(LOSS) FOR PERIOD	4,014.57

TOTAL CAPITAL	<u>28,256.84</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>28,256.84</u></u>
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