

AVIARA COMMON  
INCOME STATEMENT

Jan 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	18,605.00	11,786.00	6,819.00	18,605.00	11,786.00	6,819.00
DELINQUENT RESID ASSMNT	500.00	465.00	35.00	500.00	465.00	35.00
<b>TOTAL OPERATING INCOME</b>	<b>19,105.00</b>	<b>12,251.00</b>	<b>6,854.00</b>	<b>19,105.00</b>	<b>12,251.00</b>	<b>6,854.00</b>
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	1,150.00-	1,150.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	600.00-	600.00-	.00
<b>TOTAL INCOME</b>	<b>17,355.00</b>	<b>10,501.00</b>	<b>6,854.00</b>	<b>17,355.00</b>	<b>10,501.00</b>	<b>6,854.00</b>
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	1,690.00	1,690.00	.00
PEST CONTROL	87.20	80.00	7.20-	87.20	80.00	7.20-
POOL & FTN MAINT	354.00	330.00	24.00-	354.00	330.00	24.00-
POOL REPAIRS	.00	300.00	300.00	.00	300.00	300.00
SPRINKLER MAINTENANCE	.00	250.00	250.00	.00	250.00	250.00
JANITORIAL	250.00	300.00	50.00	250.00	300.00	50.00
CONTRACT SERVICE	545.97	600.00	54.03	545.97	600.00	54.03
PARKING PATROL	.00	150.00	150.00	.00	150.00	150.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>2,927.17</b>	<b>3,700.00</b>	<b>772.83</b>	<b>2,927.17</b>	<b>3,700.00</b>	<b>772.83</b>
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	9.90	225.00	215.10	9.90	225.00	215.10
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>9.90</b>	<b>225.00</b>	<b>215.10</b>	<b>9.90</b>	<b>225.00</b>	<b>215.10</b>
UTILITIES						
ELECTRIC	1,250.24	1,250.00	.24-	1,250.24	1,250.00	.24-
PROPANE	.00	475.00	475.00	.00	475.00	475.00
WATER	2,301.04	1,750.00	551.04-	2,301.04	1,750.00	551.04-
<b>TOTAL UTILITIES</b>	<b>3,551.28</b>	<b>3,475.00</b>	<b>76.28-</b>	<b>3,551.28</b>	<b>3,475.00</b>	<b>76.28-</b>
ADMINISTRATIVE						
LEGAL & ACCOUNTING	.00	135.00	135.00	.00	135.00	135.00
COLLECTIONS	58.50	100.00	41.50	58.50	100.00	41.50
LATE FEE NOTICES	45.00	.00	45.00-	45.00	.00	45.00-
LIEN EXPENSE	160.00	.00	160.00-	160.00	.00	160.00-
INSURANCE	2,044.27	325.00	1,719.27-	2,044.27	325.00	1,719.27-
WEBSITE	300.00	300.00	.00	300.00	300.00	.00

AVIARA COMMON  
INCOME STATEMENT  
Jan 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
MANAGEMENT FEES	1,095.00	1,095.00	.00	1,095.00	1,095.00	.00
POSTAGE/COPIES ETC	212.31	110.00	102.31-	212.31	110.00	102.31-
NEWSLETTERS	182.80	160.00	22.80-	182.80	160.00	22.80-
COUPONS/STATEMENTS	160.38	165.00	4.62	160.38	165.00	4.62
RECORDS STORAGE	52.00	54.00	2.00	52.00	54.00	2.00
<b>TOTAL ADMINISTRATIVE</b>	<b>4,310.26</b>	<b>2,444.00</b>	<b>1,866.26-</b>	<b>4,310.26</b>	<b>2,444.00</b>	<b>1,866.26-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>10,798.61</b>	<b>9,844.00</b>	<b>954.61-</b>	<b>10,798.61</b>	<b>9,844.00</b>	<b>954.61-</b>
NET OPERATING PROFILE/LOSS	6,556.39	657.00	5,899.39	6,556.39	657.00	5,899.39
RESERVE INCOME & EXPENSE						
INTEREST INCOME	15.74	.00	15.74	15.74	.00	15.74
COMMON AREA RESERVE	1,150.00	1,150.00	.00	1,150.00	1,150.00	.00
STREET RESERVE	600.00	600.00	.00	600.00	600.00	.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>1,765.74</b>	<b>1,750.00</b>	<b>15.74</b>	<b>1,765.74</b>	<b>1,750.00</b>	<b>15.74</b>
<b>NET PROFIT / (LOSS)</b>	<b>8,322.13</b>	<b>2,407.00</b>	<b>5,915.13</b>	<b>8,322.13</b>	<b>2,407.00</b>	<b>5,915.13</b>

Jan 31, 2024

## ASSETS

## CURRENT ASSETS

AVI OPERATING	16,742.18
AVI RESERVE	4,579.50
AVI STREET RESERVE	55,176.04

TOTAL CURRENT ASSETS	<u>76,497.72</u>
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TOTAL ASSETS	<u><u>76,497.72</u></u>
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## LIABILITIES &amp; CAPITAL

## CAPITAL

RETAINED EARNINGS/COMMON	68,175.59
PROFIT /(LOSS) FOR PERIOD	8,322.13

TOTAL CAPITAL	<u>76,497.72</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>76,497.72</u></u>
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AVIARA TOWNHOMES  
INCOME STATEMENT  
Jan 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENT	2,345.00	2,752.00	407.00-	2,345.00	2,752.00	407.00-
<b>TOTAL OPERATING INCOME</b>	<b>2,345.00</b>	<b>2,752.00</b>	<b>407.00-</b>	<b>2,345.00</b>	<b>2,752.00</b>	<b>407.00-</b>
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	600.00-	600.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	850.00-	850.00-	.00
<b>TOTAL INCOME</b>	<b>895.00</b>	<b>1,302.00</b>	<b>407.00-</b>	<b>895.00</b>	<b>1,302.00</b>	<b>407.00-</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	650.00	650.00	.00
PEST CONTROL	33.80	30.00	3.80-	33.80	30.00	3.80-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	75.00	75.00
CONTRACT SERVICE	.00	150.00	150.00	.00	150.00	150.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>683.80</b>	<b>905.00</b>	<b>221.20</b>	<b>683.80</b>	<b>905.00</b>	<b>221.20</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	.00	270.00	270.00	.00	270.00	270.00
<b>TOTAL ADMINISTRATIVE</b>	<b>.00</b>	<b>270.00</b>	<b>270.00</b>	<b>.00</b>	<b>270.00</b>	<b>270.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>683.80</b>	<b>1,175.00</b>	<b>491.20</b>	<b>683.80</b>	<b>1,175.00</b>	<b>491.20</b>
<b>NET OPERATING PROFILE/LOSS</b>	<b>211.20</b>	<b>127.00</b>	<b>84.20</b>	<b>211.20</b>	<b>127.00</b>	<b>84.20</b>
<b>RESERVE INCOME &amp; EXPENSE</b>						
INTEREST INCOME	4.71	.00	4.71	4.71	.00	4.71
RESERVE ALLOC	600.00	600.00	.00	600.00	600.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	850.00	850.00	.00

Jan 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL RESERVE & EXPENSE	1,454.71	1,450.00	4.71	1,454.71	1,450.00	4.71
NET PROFIT / (LOSS)	1,665.91	1,577.00	88.91	1,665.91	1,577.00	88.91

AVIARA TOWNHOMES  
BALANCE SHEET  
Jan 31, 2024

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	7,164.38
AVT TOWNHOMES RESERVE	18,743.80

TOTAL CURRENT ASSETS	<u>25,908.18</u>
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TOTAL ASSETS	<u><u>25,908.18</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	24,242.27
PROFIT /(LOSS) FOR PERIOD	1,665.91

TOTAL CAPITAL	<u>25,908.18</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>25,908.18</u></u>
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