

AVIARA COMMON
INCOME STATEMENT
Jul 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	12,424.00	11,524.00	900.00	83,978.90	80,668.00	3,310.90
DELINQUENT RESID ASSMNT	.00	456.00	456.00-	673.00	3,192.00	2,519.00-
TOTAL OPERATING INCOME	12,424.00	11,980.00	444.00	84,651.90	83,860.00	791.90
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
TOTAL INCOME	10,674.00	10,230.00	444.00	72,401.90	71,610.00	791.90
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	13,520.00	11,830.00	1,690.00-
LANDSCAPE - OTHER	.00	.00	.00	320.00	.00	320.00-
PEST CONTROL	79.30	250.00	170.70	777.80	700.00	77.80-
ELECTRIAL/LIGHTING	.00	.00	.00	475.00	.00	475.00-
POOL & FTN MAINT	330.00	315.00	15.00-	2,326.36	2,205.00	121.36-
POOL REPAIRS	233.89	250.00	16.11	2,259.20	1,750.00	509.20-
SPRINKLER MAINTENANCE	.00	250.00	250.00	560.00	1,750.00	1,190.00
TREE TRIMMING	10,208.13	7,500.00	2,708.13-	10,873.92	7,500.00	3,373.92-
JANITORIAL	.00	355.00	355.00	2,256.06	2,485.00	228.94
CONTRACT SERVICE	195.00	600.00	405.00	2,714.00	4,200.00	1,486.00
PARKING PATROL	107.00	140.00	33.00	1,177.00	980.00	197.00-
TOTAL MAINT. & REPAIR	12,843.32	11,350.00	1,493.32-	37,259.34	33,400.00	3,859.34-
PARTS & SUPPLIES						
POOL SUPPLIES	.00	.00	.00	19.33	.00	19.33-
POOL CHEM & SUPPLIES	291.33	225.00	66.33-	966.76	1,575.00	608.24
FERTILIZER	.00	.00	.00	192.00	.00	192.00-
PLANTS, BUSHES, & TREES	.00	.00	.00	1,534.77	.00	1,534.77-
TOTAL PARTS & SUPPLIES	291.33	225.00	66.33-	2,712.86	1,575.00	1,137.86-
UTILITIES						
ELECTRIC	1,331.96	1,200.00	131.96-	8,456.02	8,400.00	56.02-
PROPANE	2,701.64	475.00	2,226.64-	6,367.63	3,325.00	3,042.63-
WATER	2,894.15	2,500.00	394.15-	10,400.16	10,100.00	300.16-
TOTAL UTILITIES	6,927.75	4,175.00	2,752.75-	25,223.81	21,825.00	3,398.81-
ADMINISTRATIVE						

AVIARA COMMON
INCOME STATEMENT
Jul 31, 2023

DESCRIPTION	CURRENT PERIOD		YEAR TO DATE	TO DATE		DATE
	ACTUAL	BUDGET		ACTUAL	BUDGET	
AUDIT/TAX PREP/STAT AGE	.00	50.00	50.00	925.00	975.00	50.00
LEGAL & ACCOUNTING	.00	.00	.00	50.00	270.00	220.00
COLLECTIONS	.00	100.00	100.00	65.50	700.00	634.50
LATE FEE NOTICES	45.00	.00	45.00-	300.00	.00	300.00-
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
MEETING ROOM RENT	.00	.00	.00	95.00	.00	95.00-
INSURANCE	275.91	275.00	.91-	1,916.37	1,925.00	8.63
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
PRINTING & REPRODUCTIONS	26.32	.00	26.32-	612.41	.00	612.41-
NEWSLETTERS	.00	160.00	160.00	.00	320.00	320.00
COUPONS/STATEMENTS	159.30	165.00	5.70	1,131.30	1,155.00	23.70
POSTAGE	2.52	60.00	57.48	201.78	660.00	458.22
RECORDS STORAGE	52.00	50.00	2.00-	371.50	358.00	13.50-
INCOME TAXES	.00	.00	.00	110.00	325.00	215.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	1,656.05	1,955.00	298.95	14,263.86	15,148.00	884.14
TOTAL OPERATING EXPENSE	21,718.45	17,705.00	4,013.45-	79,459.87	71,948.00	7,511.87-
NET OPERATING PROFILE/LOSS	11,044.45-	7,475.00-	3,569.45-	7,057.97-	338.00-	6,719.97-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	15.71	5.00	10.71	111.50	35.00	76.50
RESERVE EXPENSE	.00	.00	.00	11,823.95-	.00	11,823.95-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	8,050.00	8,050.00	.00
STREET RESERVE	600.00	600.00	.00	4,200.00	4,200.00	.00
TOTAL RESERVE & EXPENSE	1,765.71	1,755.00	10.71	537.55	12,285.00	11,747.45-
NET PROFIT / (LOSS)	9,278.74-	5,720.00-	3,558.74-	6,520.42-	11,947.00	18,467.42-

ASSETS

CURRENT ASSETS

AVI OPERATING	10,273.47
AVI RESERVE	3,711.57
AVI STREET RESERVE	55,322.43

TOTAL CURRENT ASSETS 69,307.47

TOTAL ASSETS 69,307.47

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	75,827.89
PROFIT /(LOSS) FOR PERIOD	(6,520.42)

TOTAL CAPITAL 69,307.47

TOTAL LIABILITIES & CAPITAL 69,307.47

AVIARA TOWNHOMES
INCOME STATEMENT
Jul 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,282.00	2,512.00	230.00-	18,617.00	17,584.00	1,033.00
TOTAL OPERATING INCOME	2,282.00	2,512.00	230.00-	18,617.00	17,584.00	1,033.00
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	4,200.00-	4,200.00-	.00
ROOF RESERVE ALLOC	600.00-	600.00-	.00	4,200.00-	4,200.00-	.00
TOTAL INCOME	1,082.00	1,312.00	230.00-	10,217.00	9,184.00	1,033.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	4,550.00	4,550.00	.00
PEST CONTROL	30.70	30.00	.70-	184.20	210.00	25.80
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	1,465.00	1,050.00	415.00-
TOTAL MAINT. & REPAIR	680.70	905.00	224.30	6,199.20	6,835.00	635.80
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	268.36	270.00	1.64	1,878.52	1,890.00	11.48
TOTAL ADMINISTRATIVE	268.36	270.00	1.64	1,878.52	1,890.00	11.48
TOTAL OPERATING EXPENSE	949.06	1,175.00	225.94	8,077.72	8,725.00	647.28
NET OPERATING PROFILE/LOSS	132.94	137.00	4.06-	2,139.28	459.00	1,680.28
RESERVE INCOME & EXPENSE						
INTEREST INCOME	7.35	1.00-	8.35	66.98	7.00-	73.98
RESERVE ALLOC	600.00	600.00	.00	4,200.00	4,200.00	.00
ROOF RSV ALLOC	600.00	600.00	.00	2,725.00	4,200.00	1,475.00-

AVIARA TOWNHOMES
INCOME STATEMENT
Jul 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE EXPENSE	.00	.00	.00	17,359.50-	.00	17,359.50-
TOTAL RESERVE & EXPENSE	1,207.35	1,199.00	8.35	10,367.52-	8,393.00	18,760.52-
NET PROFIT / (LOSS)	1,340.29	1,336.00	4.29	8,228.24-	8,852.00	17,080.24-

AVIARA TOWNHOMES
BALANCE SHEET
Jul 31, 2023

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	5,555.58
AVT TOWNHOMES RESERVE	28,972.01

TOTAL CURRENT ASSETS	<u>34,527.59</u>
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TOTAL ASSETS	<u><u>34,527.59</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	42,755.83
PROFIT /(LOSS) FOR PERIOD	(8,228.24)

TOTAL CAPITAL	<u>34,527.59</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>34,527.59</u></u>
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