

AVIARA COMMON
INCOME STATEMENT

Oct 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	11,666.00	11,786.00	120.00-	124,863.36	117,860.00	7,003.36
DELINQUENT RESID ASSMNT	.00	465.00	465.00-	660.00	4,650.00	3,990.00-
MISCELLANEOUS INCOME	35.00	.00	35.00	70.00	.00	70.00
TOTAL OPERATING INCOME	11,701.00	12,251.00	550.00-	125,593.36	122,510.00	3,083.36
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	11,500.00-	11,500.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	6,000.00-	6,000.00-	.00
TOTAL INCOME	9,951.00	10,501.00	550.00-	108,093.36	105,010.00	3,083.36
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	16,900.00	16,900.00	.00
PEST CONTROL	87.20	80.00	7.20-	1,037.00	800.00	237.00-
ELECTRIAL/LIGHTING	.00	.00	.00	498.20	.00	498.20-
POOL & FTN MAINT	354.00	330.00	24.00-	4,151.84	3,300.00	851.84-
POOL REPAIRS	.00	300.00	300.00	1,628.27	3,000.00	1,371.73
SPRINKLER MAINTENANCE	198.00	250.00	52.00	1,478.00	2,500.00	1,022.00
TREE TRIMMING	2,850.00	.00	2,850.00-	10,350.00	8,000.00	2,350.00-
JANITORIAL	250.00	300.00	50.00	2,500.00	3,000.00	500.00
CONTRACT SERVICE	40.00	600.00	560.00	4,777.74	6,000.00	1,222.26
PARKING PATROL	300.00	150.00	150.00-	1,050.00	1,500.00	450.00
TOTAL MAINT. & REPAIR	5,769.20	3,700.00	2,069.20-	44,371.05	45,000.00	628.95
PARTS & SUPPLIES						
GATE PARTS	.00	.00	.00	760.00	.00	760.00-
POOL CHEM & SUPPLIES	126.16	225.00	98.84	1,942.87	2,250.00	307.13
FERTILIZER	.00	.00	.00	665.00	.00	665.00-
PLANTS, BUSHES, & TREES	.00	.00	.00	.00	1,000.00	1,000.00
GROUNDS CLEAN-UP	.00	.00	.00	450.00	.00	450.00-
TOTAL PARTS & SUPPLIES	126.16	225.00	98.84	3,817.87	3,250.00	567.87-
UTILITIES						
ELECTRIC	1,309.85	1,250.00	59.85-	13,246.98	12,500.00	746.98-
PROPANE	304.29	475.00	170.71	2,529.65	4,750.00	2,220.35
WATER	2,925.72	1,750.00	1,175.72-	23,364.23	17,500.00	5,864.23-
TOTAL UTILITIES	4,539.86	3,475.00	1,064.86-	39,140.86	34,750.00	4,390.86-

AVIARA COMMON
INCOME STATEMENT
Oct 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	975.00	975.00	.00
LEGAL & ACCOUNTING	.00	.00	.00	1,614.56	405.00	1,209.56-
COLLECTIONS	75.00	100.00	25.00	833.50	1,000.00	166.50
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
INSURANCE	598.72	325.00	273.72-	7,331.51	3,250.00	4,081.51-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	10,950.00	10,950.00	.00
POSTAGE/COPIES ETC	183.33	110.00	73.33-	973.23	1,100.00	126.77
NEWSLETTERS	.00	.00	.00	390.52	320.00	70.52-
COUPONS/STATEMENTS	223.65	165.00	58.65-	2,177.73	1,650.00	527.73-
RECORDS STORAGE	.00	54.00	54.00	541.50	540.00	1.50-
INCOME TAXES	.00	.00	.00	100.00	200.00	100.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
PROPERTY TAX	.00	55.00	55.00	30.70	55.00	24.30
TOTAL ADMINISTRATIVE	2,175.70	1,904.00	271.70-	26,738.25	21,240.00	5,498.25-
TOTAL OPERATING EXPENSE	12,610.92	9,304.00	3,306.92-	114,068.03	104,240.00	9,828.03-
NET OPERATING PROFILE/LOSS	2,659.92-	1,197.00	3,856.92-	5,974.67-	770.00	6,744.67-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	12.92	.00	12.92	160.08	.00	160.08
RESERVE EXPENSE	.00	.00	.00	4,692.78-	.00	4,692.78-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	11,500.00	11,500.00	.00
STREET RESERVE	600.00	600.00	.00	3,350.00	6,000.00	2,650.00-
TOTAL RESERVE & EXPENSE	1,762.92	1,750.00	12.92	10,317.30	17,500.00	7,182.70-
NET PROFIT / (LOSS)	897.00-	2,947.00	3,844.00-	4,342.63	18,270.00	13,927.37-

Oct 31, 2024

ASSETS

CURRENT ASSETS

AVI OPERATING	4,216.94
AVI RESERVE	11,155.11
AVI STREET RESERVE	57,146.17

TOTAL CURRENT ASSETS	<u>72,518.22</u>
----------------------	------------------

TOTAL ASSETS	<u><u>72,518.22</u></u>
--------------	-------------------------

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	68,175.59
PROFIT /(LOSS) FOR PERIOD	4,342.63

TOTAL CAPITAL	<u>72,518.22</u>
---------------	------------------

TOTAL LIABILITIES & CAPITAL	<u><u>72,518.22</u></u>
-----------------------------	-------------------------

AVIARA TOWNHOMES
INCOME STATEMENT
Oct 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,379.00	2,752.00	373.00-	27,383.64	27,520.00	136.36-
TOTAL OPERATING INCOME	2,379.00	2,752.00	373.00-	27,383.64	27,520.00	136.36-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	6,000.00-	6,000.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	8,500.00-	8,500.00-	.00
TOTAL INCOME	929.00	1,302.00	373.00-	12,883.64	13,020.00	136.36-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	6,500.00	6,500.00	.00
PEST CONTROL	33.80	30.00	3.80-	338.00	300.00	38.00-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	750.00	750.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	150.00	150.00	.00	1,500.00	1,500.00
TOTAL MAINT. & REPAIR	683.80	905.00	221.20	6,838.00	9,550.00	2,712.00
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	413.60	270.00	143.60-	7,749.00	2,700.00	5,049.00-
TOTAL ADMINISTRATIVE	413.60	270.00	143.60-	7,749.00	2,700.00	5,049.00-
TOTAL OPERATING EXPENSE	1,097.40	1,175.00	77.60	14,587.00	12,250.00	2,337.00-
NET OPERATING PROFILE/LOSS	168.40-	127.00	295.40-	1,703.36-	770.00	2,473.36-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	5.56	.00	5.56	56.93	.00	56.93
RESERVE ALLOC	600.00	600.00	.00	6,000.00	6,000.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	8,500.00	8,500.00	.00

AVIARA TOWNHOMES
INCOME STATEMENT
Oct 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	1,455.56	1,450.00	5.56	12,781.93	14,500.00	1,718.07-
NET PROFIT / (LOSS)	1,287.16	1,577.00	289.84-	11,078.57	15,270.00	4,191.43-

AVIARA TOWNHOMES
BALANCE SHEET
Oct 31, 2024

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	5,251.58
AVT TOWNHOMES RESERVE	<u>30,069.26</u>
TOTAL CURRENT ASSETS	<u>35,320.84</u>
TOTAL ASSETS	<u><u>35,320.84</u></u>

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	24,242.27
PROFIT /(LOSS) FOR PERIOD	<u>11,078.57</u>
TOTAL CAPITAL	<u>35,320.84</u>
TOTAL LIABILITIES & CAPITAL	<u><u>35,320.84</u></u>