

AVIARA TOWNHOMES
INCOME STATEMENT
Dec 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,166.00	2,752.00	586.00-	32,069.64	33,024.00	954.36-
TOTAL OPERATING INCOME	2,166.00	2,752.00	586.00-	32,069.64	33,024.00	954.36-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	7,200.00-	7,200.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	10,200.00-	10,200.00-	.00
TOTAL INCOME	716.00	1,302.00	586.00-	14,669.64	15,624.00	954.36-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	7,800.00	7,800.00	.00
PEST CONTROL	33.80	30.00	3.80-	405.60	360.00	45.60-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	900.00	900.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	640.00	150.00	490.00-	640.00	1,800.00	1,160.00
TOTAL MAINT. & REPAIR	1,323.80	905.00	418.80-	8,845.60	11,360.00	2,514.40
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-	8,576.20	3,240.00	5,336.20-
TOTAL ADMINISTRATIVE	413.60	270.00	143.60-	8,576.20	3,240.00	5,336.20-
TOTAL OPERATING EXPENSE	1,737.40	1,175.00	562.40-	17,421.80	14,600.00	2,821.80-
NET OPERATING PROFILE/LOSS	1,021.40-	127.00	1,148.40-	2,752.16-	1,024.00	3,776.16-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	6.17	.00	6.17	68.75	.00	68.75
RESERVE ALLOC	600.00	600.00	.00	7,200.00	7,200.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	10,200.00	10,200.00	.00

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RESERVE EXPENSE	.00	.00	.00	1,775.00-	.00	1,775.00-
TOTAL RESERVE & EXPENSE	1,456.17	1,450.00	6.17	15,693.75	17,400.00	1,706.25-
NET PROFIT / (LOSS)	434.77	1,577.00	1,142.23-	12,941.59	18,424.00	5,482.41-

AVIARA TOWNHOMES
BALANCE SHEET
Dec 31, 2024

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING 4,203.13

AVT TOWNHOMES RESERVE 32,980.73

TOTAL CURRENT ASSETS 37,183.86

TOTAL ASSETS 37,183.86

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES 24,242.27

PROFIT /(LOSS) FOR PERIOD 12,941.59

TOTAL CAPITAL 37,183.86

TOTAL LIABILITIES & CAPITAL 37,183.86