

AVIARA TOWNHOMES
INCOME STATEMENT
Feb 28, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,218.00	3,027.00	809.00-	4,546.60	6,054.00	1,507.40-
TOTAL OPERATING INCOME	2,218.00	3,027.00	809.00-	4,546.60	6,054.00	1,507.40-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	1,200.00-	1,200.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	1,700.00-	1,700.00-	.00
TOTAL INCOME	768.00	1,577.00	809.00-	1,646.60	3,154.00	1,507.40-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	1,300.00	1,300.00	.00
PEST CONTROL	.00	35.00	35.00	37.20	70.00	32.80
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	150.00	150.00
CONTRACT SERVICE	175.00	150.00	25.00-	175.00	300.00	125.00
TOTAL MAINT. & REPAIR	825.00	910.00	85.00	1,512.20	1,820.00	307.80
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	.00	482.00	482.00	413.60	964.00	550.40
TOTAL ADMINISTRATIVE	.00	482.00	482.00	413.60	964.00	550.40
TOTAL OPERATING EXPENSE	825.00	1,392.00	567.00	1,925.80	2,784.00	858.20
NET OPERATING PROFILE/LOSS	57.00-	185.00	242.00-	279.20-	370.00	649.20-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	5.93	.00	5.93	12.24	.00	12.24
RESERVE ALLOC	600.00	600.00	.00	1,200.00	1,200.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	1,700.00	1,700.00	.00
RESERVE EXPENSE	.00	.00	.00	493.28-	.00	493.28-

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Feb 28, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL RESERVE & EXPENSE	1,455.93	1,450.00	5.93	2,418.96	2,900.00	481.04-
NET PROFIT / (LOSS)	1,398.93	1,635.00	236.07-	2,139.76	3,270.00	1,130.24-

AVIARA TOWNHOMES
BALANCE SHEET
Feb 28, 2025

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	3,924.20
AVT TOWNHOMES RESERVE	35,399.42

TOTAL CURRENT ASSETS	39,323.62
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TOTAL ASSETS	39,323.62
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	37,183.86
PROFIT /(LOSS) FOR PERIOD	2,139.76

TOTAL CAPITAL	39,323.62
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TOTAL LIABILITIES & CAPITAL	39,323.62
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