

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,328.60	3,027.00	698.40-	2,328.60	3,027.00	698.40-
TOTAL OPERATING INCOME	2,328.60	3,027.00	698.40-	2,328.60	3,027.00	698.40-
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
TOTAL INCOME	878.60	1,577.00	698.40-	878.60	1,577.00	698.40-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	650.00	650.00	.00
PEST CONTROL	37.20	35.00	2.20-	37.20	35.00	2.20-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	75.00	75.00
CONTRACT SERVICE	.00	150.00	150.00	.00	150.00	150.00
TOTAL MAINT. & REPAIR	687.20	910.00	222.80	687.20	910.00	222.80
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	413.60	482.00	68.40	413.60	482.00	68.40
TOTAL ADMINISTRATIVE	413.60	482.00	68.40	413.60	482.00	68.40
TOTAL OPERATING EXPENSE	1,100.80	1,392.00	291.20	1,100.80	1,392.00	291.20
NET OPERATING PROFILE/LOSS	222.20-	185.00	407.20-	222.20-	185.00	407.20-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	6.31	.00	6.31	6.31	.00	6.31
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
RESERVE EXPENSE	493.28-	.00	493.28-	493.28-	.00	493.28-

2/11/2025
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AVIARA TOWNHOMES
INCOME STATEMENT
Jan 31, 2025

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DESCRIPTION	ACTUAL	CURRENT BUDGET	P E R I O D VARIANCE	Y E A R ACTUAL	T O BUDGET	D A T E VARIANCE
TOTAL RESERVE & EXPENSE	963.03	1,450.00	486.97-	963.03	1,450.00	486.97-
NET PROFIT / (LOSS)	740.83	1,635.00	894.17-	740.83	1,635.00	894.17-

AVIARA TOWNHOMES
BALANCE SHEET
Jan 31, 2025

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	3,981.08
AVT TOWNHOMES RESERVE	33,943.61

TOTAL CURRENT ASSETS	37,924.69
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TOTAL ASSETS	37,924.69
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	37,183.86
PROFIT /(LOSS) FOR PERIOD	740.83

TOTAL CAPITAL	37,924.69
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TOTAL LIABILITIES & CAPITAL	37,924.69
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