

AVIARA TOWNHOMES  
INCOME STATEMENT

Mar 31, 2025

| DESCRIPTION                | ACTUAL   | CURRENT<br>BUDGET | PERIOD<br>VARIANCE | YEAR<br>ACTUAL | TO<br>BUDGET | DATE<br>VARIANCE |
|----------------------------|----------|-------------------|--------------------|----------------|--------------|------------------|
| INCOME                     |          |                   |                    |                |              |                  |
| OPERATING INCOME           |          |                   |                    |                |              |                  |
| RESIDENTIAL ASSESSMENT     | 2,888.62 | 3,027.00          | 138.38-            | 7,435.22       | 9,081.00     | 1,645.78-        |
| TOTAL OPERATING INCOME     | 2,888.62 | 3,027.00          | 138.38-            | 7,435.22       | 9,081.00     | 1,645.78-        |
| OPERATING TRANSFER TO RES  | 600.00-  | 600.00-           | .00                | 1,800.00-      | 1,800.00-    | .00              |
| ROOF RESERVE ALLOC         | 850.00-  | 850.00-           | .00                | 2,550.00-      | 2,550.00-    | .00              |
| TOTAL INCOME               | 1,438.62 | 1,577.00          | 138.38-            | 3,085.22       | 4,731.00     | 1,645.78-        |
| EXPENSES                   |          |                   |                    |                |              |                  |
| OPERATING EXPENSES         |          |                   |                    |                |              |                  |
| MAINTENANCE & REPAIR       |          |                   |                    |                |              |                  |
| LANDSCAPE MAINTENANCE      | 650.00   | 650.00            | .00                | 1,950.00       | 1,950.00     | .00              |
| PEST CONTROL               | 74.40    | 35.00             | 39.40-             | 111.60         | 105.00       | 6.60-            |
| SPRINKLER MAINTENANCE      | .00      | 75.00             | 75.00              | .00            | 225.00       | 225.00           |
| CONTRACT SERVICE           | .00      | 150.00            | 150.00             | 175.00         | 450.00       | 275.00           |
| TOTAL MAINT. & REPAIR      | 724.40   | 910.00            | 185.60             | 2,236.60       | 2,730.00     | 493.40           |
| 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         | 1,446.00     | 1,032.40         |
| TOTAL ADMINISTRATIVE       | .00      | 482.00            | 482.00             | 413.60         | 1,446.00     | 1,032.40         |
| TOTAL OPERATING EXPENSE    | 724.40   | 1,392.00          | 667.60             | 2,650.20       | 4,176.00     | 1,525.80         |
| NET OPERATING PROFILE/LOSS | 714.22   | 185.00            | 529.22             | 435.02         | 555.00       | 119.98-          |
| RESERVE INCOME & EXPENSE   |          |                   |                    |                |              |                  |
| INTEREST INCOME            | 6.06     | .00               | 6.06               | 18.30          | .00          | 18.30            |
| RESERVE ALLOC              | 600.00   | 600.00            | .00                | 1,800.00       | 1,800.00     | .00              |
| ROOF RSV ALLOC             | 850.00   | 850.00            | .00                | 2,550.00       | 2,550.00     | .00              |
| RESERVE EXPENSE            | .00      | .00               | .00                | 493.28-        | .00          | 493.28-          |

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AVIARA TOWNHOMES  
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Mar 31, 2025

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|-------------------------|----------|-------------------|--------------------|----------------|--------------|------------------|
| TOTAL RESERVE & EXPENSE | 1,456.06 | 1,450.00          | 6.06               | 3,875.02       | 4,350.00     | 474.98-          |
| NET PROFIT / (LOSS)     | 2,170.28 | 1,635.00          | 535.28             | 4,310.04       | 4,905.00     | 594.96-          |

AVIARA TOWNHOMES  
BALANCE SHEET  
Mar 31, 2025

ASSETS

CURRENT ASSETS

|                         |           |
|-------------------------|-----------|
| AVT TOWNHOMES OPERATING | 4,638.56  |
| AVT TOWNHOMES RESERVE   | 36,855.34 |

|                      |           |
|----------------------|-----------|
| TOTAL CURRENT ASSETS | 41,493.90 |
|----------------------|-----------|

|              |           |
|--------------|-----------|
| TOTAL ASSETS | 41,493.90 |
|--------------|-----------|

LIABILITIES & CAPITAL

CAPITAL

|                             |           |
|-----------------------------|-----------|
| RETAINED EARNINGS/TOWNHOMES | 37,183.86 |
| PROFIT /(LOSS) FOR PERIOD   | 4,310.04  |

|               |           |
|---------------|-----------|
| TOTAL CAPITAL | 41,493.90 |
|---------------|-----------|

|                             |           |
|-----------------------------|-----------|
| TOTAL LIABILITIES & CAPITAL | 41,493.90 |
|-----------------------------|-----------|