

AVIARA COMMON
INCOME STATEMENT

Jul 31, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	14,211.36	13,365.00	846.36	94,265.94	93,555.00	710.94
DELINQUENT RESID ASSMNT	.00	.00	.00	577.00	.00	577.00
MISCELLANEOUS INCOME	.00	.00	.00	35.00	.00	35.00
TOTAL OPERATING INCOME	14,211.36	13,365.00	846.36	94,877.94	93,555.00	1,322.94
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	8,050.00-	8,050.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	4,200.00-	4,200.00-	.00
TOTAL INCOME	12,461.36	11,615.00	846.36	82,627.94	81,305.00	1,322.94
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	11,830.00	11,830.00	.00
LANDSCAPE - OTHER	.00	.00	.00	300.00	.00	300.00-
PEST CONTROL	95.90	90.00	5.90-	923.50	630.00	293.50-
ELECTRIAL/LIGHTING	.00	.00	.00	663.00	.00	663.00-
POOL & FTN MAINT	372.00	354.00	18.00-	3,055.68	2,478.00	577.68-
POOL REPAIRS	.00	300.00	300.00	1,479.81	2,100.00	620.19
SPRINKLER MAINTENANCE	1,020.00	250.00	770.00-	2,708.00	1,750.00	958.00-
TREE TRIMMING	.00	8,000.00	8,000.00	8,200.00	8,000.00	200.00-
JANITORIAL	250.00	300.00	50.00	1,500.00	2,100.00	600.00
CONTRACT SERVICE	422.07	600.00	177.93	2,221.76	4,200.00	1,978.24
PARKING PATROL	300.00	300.00	.00	1,950.00	2,100.00	150.00
TOTAL MAINT. & REPAIR	4,149.97	11,884.00	7,734.03	34,831.75	35,188.00	356.25
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	320.77	225.00	95.77-	1,110.44	1,575.00	464.56
FERTILIZER	.00	.00	.00	610.00	600.00	10.00-
GROUNDS CLEAN-UP	.00	500.00	500.00	.00	500.00	500.00
TOTAL PARTS & SUPPLIES	320.77	725.00	404.23	1,720.44	2,675.00	954.56
UTILITIES						
ELECTRIC	1,243.78	1,315.00	71.22	9,015.56	9,205.00	189.44
PROPANE	261.82	475.00	213.18	3,124.09	3,325.00	200.91
WATER	2,270.61	2,134.00	136.61-	12,925.97	14,938.00	2,012.03
TOTAL UTILITIES	3,776.21	3,924.00	147.79	25,065.62	27,468.00	2,402.38
ADMINISTRATIVE						

AVIARA COMMON
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Jul 31, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	P E R I O D VARIANCE	Y E A R ACTUAL	T O BUDGET	D A T E VARIANCE
AUDIT/TAX PREP/STAT AGE	.00	50.00	50.00	280.00	975.00	695.00
LEGAL & ACCOUNTING	275.00-	.00	275.00	10,011.64	270.00	9,741.64-
COLLECTIONS	378.50	100.00	278.50-	1,044.00	700.00	344.00-
RESERVE STUDY	.00	.00	.00	1,110.00	.00	1,110.00-
MEETING ROOM RENT	.00	.00	.00	15.00-	.00	15.00
INSURANCE	690.51	600.00	90.51-	4,766.01	4,200.00	566.01-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	7,665.00	7,665.00	.00
POSTAGE/COPIES ETC	32.01	110.00	77.99	885.08	770.00	115.08-
NEWSLETTERS	629.72	160.00	469.72-	1,101.99	320.00	781.99-
COUPONS/STATEMENTS	220.77	215.00	5.77-	1,556.91	1,505.00	51.91-
RECORDS STORAGE	58.00	54.00	4.00-	395.50	378.00	17.50-
INCOME TAXES	.00	.00	.00	110.00	200.00	90.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	2,829.51	2,384.00	445.51-	29,706.13	17,778.00	11,928.13-
TOTAL OPERATING EXPENSE	11,076.46	18,917.00	7,840.54	91,323.94	83,109.00	8,214.94-
NET OPERATING PROFILE/LOSS	1,384.90	7,302.00-	8,686.90	8,696.00-	1,804.00-	6,892.00-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	4.14	5.00	.86-	65.66	35.00	30.66
RESERVE EXPENSE	.00	.00	.00	42,707.33-	.00	42,707.33-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	8,050.00	8,050.00	.00
STREET RESERVE	600.00	600.00	.00	4,200.00	4,200.00	.00
TOTAL RESERVE & EXPENSE	1,754.14	1,755.00	.86-	30,391.67-	12,285.00	42,676.67-
NET PROFIT / (LOSS)	3,139.04	5,547.00-	8,686.04	39,087.67-	10,481.00	49,568.67-

ASSETS

CURRENT ASSETS

AVI OPERATING	5,525.43
AVI RESERVE	5,489.58
AVI STREET RESERVE	21,190.58

TOTAL CURRENT ASSETS	32,205.59
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TOTAL ASSETS	32,205.59
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	71,293.26
PROFIT /(LOSS) FOR PERIOD	(39,087.67)

TOTAL CAPITAL	32,205.59
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TOTAL LIABILITIES & CAPITAL	32,205.59
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AVIARA TOWNHOMES
INCOME STATEMENT
Jul 31, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	P E R I O D VARIANCE	Y E A R ACTUAL	T O BUDGET	D A T E VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,649.10	3,027.00	377.90-	19,473.32	21,189.00	1,715.68-
TOTAL OPERATING INCOME	2,649.10	3,027.00	377.90-	19,473.32	21,189.00	1,715.68-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	4,200.00-	4,200.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	5,950.00-	5,950.00-	.00
TOTAL INCOME	1,199.10	1,577.00	377.90-	9,323.32	11,039.00	1,715.68-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	4,550.00	4,550.00	.00
PEST CONTROL	37.20	35.00	2.20-	260.40	245.00	15.40-
GENERAL MAINTENANCE	.00	.00	.00	612.28	.00	612.28-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	525.00	525.00
TREE TRIMMING	.00	.00	.00	.00	500.00	500.00
CONTRACT SERVICE	.00	150.00	150.00	570.15	1,050.00	479.85
TOTAL MAINT. & REPAIR	687.20	910.00	222.80	5,992.83	6,870.00	877.17
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	389.45	482.00	92.55	2,735.77	3,374.00	638.23
COMMUNITY NOTICES	.00	.00	.00	55.63	.00	55.63-
TOTAL ADMINISTRATIVE	389.45	482.00	92.55	2,791.40	3,374.00	582.60
TOTAL OPERATING EXPENSE	1,076.65	1,392.00	315.35	8,784.23	10,244.00	1,459.77
NET OPERATING PROFILE/LOSS	122.45	185.00	62.55-	539.09	795.00	255.91-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	2.50	.00	2.50	29.86	.00	29.86

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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
RESERVE ALLOC	600.00	600.00	.00	4,200.00	4,200.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	5,950.00	5,950.00	.00
RESERVE EXPENSE	.00	.00	.00	25,893.28-	.00	25,893.28-
TOTAL RESERVE & EXPENSE	1,452.50	1,450.00	2.50	15,713.42-	10,150.00	25,863.42-
NET PROFIT / (LOSS)	1,574.95	1,635.00	60.05-	15,174.33-	10,945.00	26,119.33-

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AVIARA TOWNHOMES

BALANCE SHEET

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ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING 4,743.66

AVT TOWNHOMES RESERVE 17,265.87

TOTAL CURRENT ASSETS 22,009.53

TOTAL ASSETS 22,009.53

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES 37,183.86

PROFIT /(LOSS) FOR PERIOD (15,174.33)

TOTAL CAPITAL 22,009.53

TOTAL LIABILITIES & CAPITAL 22,009.53