

AVIARA COMMON
INCOME STATEMENT

Jun 30, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	12,517.20	13,365.00	847.80-	80,054.58	80,190.00	135.42-
DELINQUENT RESID ASSMNT	.00	.00	.00	577.00	.00	577.00
MISCELLANEOUS INCOME	.00	.00	.00	35.00	.00	35.00
TOTAL OPERATING INCOME	12,517.20	13,365.00	847.80-	80,666.58	80,190.00	476.58
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	6,900.00-	6,900.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	3,600.00-	3,600.00-	.00
TOTAL INCOME	10,767.20	11,615.00	847.80-	70,166.58	69,690.00	476.58
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	10,140.00	10,140.00	.00
LANDSCAPE - OTHER	300.00	.00	300.00-	300.00	.00	300.00-
PEST CONTROL	260.90	90.00	170.90-	827.60	540.00	287.60-
ELECTRIAL/LIGHTING	.00	.00	.00	663.00	.00	663.00-
POOL & FTN MAINT	478.25	354.00	124.25-	2,683.68	2,124.00	559.68-
POOL REPAIRS	.00	300.00	300.00	1,479.81	1,800.00	320.19
SPRINKLER MAINTENANCE	198.00	250.00	52.00	1,688.00	1,500.00	188.00-
TREE TRIMMING	8,000.00	.00	8,000.00-	8,200.00	.00	8,200.00-
JANITORIAL	250.00	300.00	50.00	1,250.00	1,800.00	550.00
CONTRACT SERVICE	106.47	600.00	493.53	1,799.69	3,600.00	1,800.31
PARKING PATROL	300.00	300.00	.00	1,650.00	1,800.00	150.00
TOTAL MAINT. & REPAIR	11,583.62	3,884.00	7,699.62-	30,681.78	23,304.00	7,377.78-
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	281.28	225.00	56.28-	789.67	1,350.00	560.33
FERTILIZER	370.00	.00	370.00-	610.00	600.00	10.00-
TOTAL PARTS & SUPPLIES	651.28	225.00	426.28-	1,399.67	1,950.00	550.33
UTILITIES						
ELECTRIC	1,404.07	1,315.00	89.07-	7,771.78	7,890.00	118.22
PROPANE	243.01	475.00	231.99	2,862.27	2,850.00	12.27-
WATER	2,200.13	2,134.00	66.13-	10,655.36	12,804.00	2,148.64
TOTAL UTILITIES	3,847.21	3,924.00	76.79	21,289.41	23,544.00	2,254.59
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	280.00	925.00	645.00

AVIARA COMMON
INCOME STATEMENT

Jun 30, 2025

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LEGAL & ACCOUNTING	5,869.66	.00	5,869.66-	10,286.64	270.00	10,016.64-
COLLECTIONS	210.00	100.00	110.00-	665.50	600.00	65.50-
RESERVE STUDY	.00	.00	.00	1,110.00	.00	1,110.00-
MEETING ROOM RENT	47.50	.00	47.50-	15.00-	.00	15.00
INSURANCE	690.51	600.00	90.51-	4,075.50	3,600.00	475.50-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	6,570.00	6,570.00	.00
POSTAGE/COPIES ETC	51.25	110.00	58.75	853.07	660.00	193.07-
NEWSLETTERS	.00	.00	.00	472.27	160.00	312.27-
COUPONS/STATEMENTS	220.77	215.00	5.77-	1,336.14	1,290.00	46.14-
RECORDS STORAGE	58.00	54.00	4.00-	337.50	324.00	13.50-
INCOME TAXES	.00	.00	.00	110.00	200.00	90.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	8,242.69	2,174.00	6,068.69-	26,876.62	15,394.00	11,482.62-
TOTAL OPERATING EXPENSE	24,324.80	10,207.00	14,117.80-	80,247.48	64,192.00	16,055.48-
NET OPERATING PROFILE/LOSS	13,557.60-	1,408.00	14,965.60-	10,080.90-	5,498.00	15,578.90-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	4.62	5.00	.38-	61.52	30.00	31.52
RESERVE EXPENSE	.00	.00	.00	42,707.33-	.00	42,707.33-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	6,900.00	6,900.00	.00
STREET RESERVE	600.00	600.00	.00	3,600.00	3,600.00	.00
TOTAL RESERVE & EXPENSE	1,754.62	1,755.00	.38-	32,145.81-	10,530.00	42,675.81-
NET PROFIT / (LOSS)	11,802.98-	3,163.00	14,965.98-	42,226.71-	16,028.00	58,254.71-

ASSETS

CURRENT ASSETS

AVI OPERATING	4,140.06
AVI RESERVE	4,338.91
AVI STREET RESERVE	20,587.58

TOTAL CURRENT ASSETS	29,066.55
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TOTAL ASSETS	29,066.55
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	71,293.26
PROFIT /(LOSS) FOR PERIOD	(42,226.71)

TOTAL CAPITAL	29,066.55
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TOTAL LIABILITIES & CAPITAL	29,066.55
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AVIARA TOWNHOMES
INCOME STATEMENT
Jun 30, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,270.40	3,027.00	756.60-	16,824.22	18,162.00	1,337.78-
TOTAL OPERATING INCOME	2,270.40	3,027.00	756.60-	16,824.22	18,162.00	1,337.78-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	3,600.00-	3,600.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	5,100.00-	5,100.00-	.00
TOTAL INCOME	820.40	1,577.00	756.60-	8,124.22	9,462.00	1,337.78-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	3,900.00	3,900.00	.00
PEST CONTROL	37.20	35.00	2.20-	223.20	210.00	13.20-
GENERAL MAINTENANCE	.00	.00	.00	612.28	.00	612.28-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	450.00	450.00
TREE TRIMMING	.00	500.00	500.00	.00	500.00	500.00
CONTRACT SERVICE	.00	150.00	150.00	570.15	900.00	329.85
TOTAL MAINT. & REPAIR	687.20	1,410.00	722.80	5,305.63	5,960.00	654.37
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	2,346.32	2,892.00	545.68
COMMUNITY NOTICES	.00	.00	.00	55.63	.00	55.63-
TOTAL ADMINISTRATIVE	389.45	482.00	92.55	2,401.95	2,892.00	490.05
TOTAL OPERATING EXPENSE	1,076.65	1,892.00	815.35	7,707.58	8,852.00	1,144.42
NET OPERATING PROFILE/LOSS	256.25-	315.00-	58.75	416.64	610.00	193.36-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	2.23	.00	2.23	27.36	.00	27.36

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AVIARA TOWNHOMES
INCOME STATEMENT
Jun 30, 2025

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DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE ALLOC	600.00	600.00	.00	3,600.00	3,600.00	.00
ROOF RSV ALLOC	850.00	850.00	.00	5,100.00	5,100.00	.00
RESERVE EXPENSE	.00	.00	.00	25,893.28-	.00	25,893.28-
TOTAL RESERVE & EXPENSE	1,452.23	1,450.00	2.23	17,165.92-	8,700.00	25,865.92-
NET PROFIT / (LOSS)	1,195.98	1,135.00	60.98	16,749.28-	9,310.00	26,059.28-

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AVIARA TOWNHOMES
BALANCE SHEET
Jun 30, 2025

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ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING 4,621.05

AVT TOWNHOMES RESERVE 15,813.53

TOTAL CURRENT ASSETS 20,434.58

TOTAL ASSETS 20,434.58

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES 37,183.86

PROFIT /(LOSS) FOR PERIOD (16,749.28)

TOTAL CAPITAL 20,434.58

TOTAL LIABILITIES & CAPITAL 20,434.58