

AVIARA COMMON
INCOME STATEMENT

May 31, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	12,207.00	13,365.00	1,158.00-	67,537.38	66,825.00	712.38
DELINQUENT RESID ASSMNT	288.50	.00	288.50	577.00	.00	577.00
MISCELLANEOUS INCOME	35.00	.00	35.00	35.00	.00	35.00
TOTAL OPERATING INCOME	12,530.50	13,365.00	834.50-	68,149.38	66,825.00	1,324.38
TRANSFER/COMMON AREA RES	1,150.00-	1,150.00-	.00	5,750.00-	5,750.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	3,000.00-	3,000.00-	.00
TOTAL INCOME	10,780.50	11,615.00	834.50-	59,399.38	58,075.00	1,324.38
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	8,450.00	8,450.00	.00
PEST CONTROL	95.90	90.00	5.90-	566.70	450.00	116.70-
ELECTRIAL/LIGHTING	.00	.00	.00	663.00	.00	663.00-
POOL & FTN MAINT	372.00	354.00	18.00-	2,205.43	1,770.00	435.43-
POOL REPAIRS	.00	300.00	300.00	1,479.81	1,500.00	20.19
SPRINKLER MAINTENANCE	740.00	250.00	490.00-	1,490.00	1,250.00	240.00-
TREE TRIMMING	.00	.00	.00	200.00	.00	200.00-
JANITORIAL	250.00	300.00	50.00	1,000.00	1,500.00	500.00
CONTRACT SERVICE	.00	600.00	600.00	1,693.22	3,000.00	1,306.78
PARKING PATROL	300.00	300.00	.00	1,350.00	1,500.00	150.00
TOTAL MAINT. & REPAIR	3,447.90	3,884.00	436.10	19,098.16	19,420.00	321.84
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	187.53	225.00	37.47	508.39	1,125.00	616.61
FERTILIZER	.00	300.00	300.00	240.00	600.00	360.00
TOTAL PARTS & SUPPLIES	187.53	525.00	337.47	748.39	1,725.00	976.61
UTILITIES						
ELECTRIC	1,345.58	1,315.00	30.58-	6,367.71	6,575.00	207.29
PROPANE	710.70	475.00	235.70-	2,619.26	2,375.00	244.26-
WATER	1,716.26	2,134.00	417.74	8,455.23	10,670.00	2,214.77
TOTAL UTILITIES	3,772.54	3,924.00	151.46	17,442.20	19,620.00	2,177.80
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	280.00	925.00	645.00
LEGAL & ACCOUNTING	4,008.66	135.00	3,873.66-	4,416.98	270.00	4,146.98-

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May 31, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
COLLECTIONS	60.00	100.00	40.00	455.50	500.00	44.50
RESERVE STUDY	.00	.00	.00	1,110.00	.00	1,110.00-
MEETING ROOM RENT	.00	.00	.00	62.50-	.00	62.50
INSURANCE	2,527.34	600.00	1,927.34-	3,384.99	3,000.00	384.99-
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	5,475.00	5,475.00	.00
POSTAGE/COPIES ETC	66.09	110.00	43.91	801.82	550.00	251.82-
NEWSLETTERS	.00	.00	.00	472.27	160.00	312.27-
COUPONS/STATEMENTS	222.21	215.00	7.21-	1,115.37	1,075.00	40.37-
RECORDS STORAGE	63.50	54.00	9.50-	279.50	270.00	9.50-
INCOME TAXES	60.00	.00	60.00-	110.00	200.00	90.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	8,102.80	2,309.00	5,793.80-	18,633.93	13,220.00	5,413.93-
TOTAL OPERATING EXPENSE	15,510.77	10,642.00	4,868.77-	55,922.68	53,985.00	1,937.68-
NET OPERATING PROFILE/LOSS	4,730.27-	973.00	5,703.27-	3,476.70	4,090.00	613.30-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	8.12	5.00	3.12	56.90	25.00	31.90
RESERVE EXPENSE	40,847.33-	.00	40,847.33-	42,707.33-	.00	42,707.33-
COMMON AREA RESERVE	1,150.00	1,150.00	.00	5,750.00	5,750.00	.00
STREET RESERVE	600.00	600.00	.00	3,000.00	3,000.00	.00
TOTAL RESERVE & EXPENSE	39,089.21-	1,755.00	40,844.21-	33,900.43-	8,775.00	42,675.43-
NET PROFIT / (LOSS)	43,819.48-	2,728.00	46,547.48-	30,423.73-	12,865.00	43,288.73-

ASSETS

CURRENT ASSETS

AVI OPERATING	7,697.14
AVI RESERVE	3,188.42
AVI STREET RESERVE	29,983.97

TOTAL CURRENT ASSETS	40,869.53
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TOTAL ASSETS	40,869.53
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	71,293.26
PROFIT /(LOSS) FOR PERIOD	(30,423.73)

TOTAL CAPITAL	40,869.53
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TOTAL LIABILITIES & CAPITAL	40,869.53
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AVIARA TOWNHOMES
INCOME STATEMENT
May 31, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	2,625.60	3,027.00	401.40-	14,553.82	15,135.00	581.18-
TOTAL OPERATING INCOME	2,625.60	3,027.00	401.40-	14,553.82	15,135.00	581.18-
OPERATING TRANSFER TO RES	600.00-	600.00-	.00	3,000.00-	3,000.00-	.00
ROOF RESERVE ALLOC	850.00-	850.00-	.00	4,250.00-	4,250.00-	.00
TOTAL INCOME	1,175.60	1,577.00	401.40-	7,303.82	7,885.00	581.18-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	650.00	650.00	.00	3,250.00	3,250.00	.00
PEST CONTROL	37.20	35.00	2.20-	186.00	175.00	11.00-
GENERAL MAINTENANCE	.00	.00	.00	612.28	.00	612.28-
SPRINKLER MAINTENANCE	.00	75.00	75.00	.00	375.00	375.00
CONTRACT SERVICE	395.15	150.00	245.15-	570.15	750.00	179.85
TOTAL MAINT. & REPAIR	1,082.35	910.00	172.35-	4,618.43	4,550.00	68.43-
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	.00	.00	.00	.00
UTILITIES						
TOTAL UTILITIES	.00	.00	.00	.00	.00	.00
ADMINISTRATIVE						
INSURANCE	1,543.27	482.00	1,061.27-	1,956.87	2,410.00	453.13
COMMUNITY NOTICES	.00	.00	.00	55.63	.00	55.63-
TOTAL ADMINISTRATIVE	1,543.27	482.00	1,061.27-	2,012.50	2,410.00	397.50
TOTAL OPERATING EXPENSE	2,625.62	1,392.00	1,233.62-	6,630.93	6,960.00	329.07
NET OPERATING PROFILE/LOSS	1,450.02-	185.00	1,635.02-	672.89	925.00	252.11-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	3.13	.00	3.13	25.13	.00	25.13
RESERVE ALLOC	600.00	600.00	.00	3,000.00	3,000.00	.00

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AVIARA TOWNHOMES
INCOME STATEMENT
May 31, 2025

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ROOF RSV ALLOC	850.00	850.00	.00	4,250.00	4,250.00	.00
RESERVE EXPENSE	12,700.00-	.00	12,700.00-	25,893.28-	.00	25,893.28-
TOTAL RESERVE & EXPENSE	11,246.87-	1,450.00	12,696.87-	18,618.15-	7,250.00	25,868.15-
NET PROFIT / (LOSS)	12,696.89-	1,635.00	14,331.89-	17,945.26-	8,175.00	26,120.26-

AVIARA TOWNHOMES
BALANCE SHEET
May 31, 2025

ASSETS

CURRENT ASSETS

AVT TOWNHOMES OPERATING	4,877.13
AVT TOWNHOMES RESERVE	14,361.47

TOTAL CURRENT ASSETS	19,238.60
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TOTAL ASSETS	19,238.60
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/TOWNHOMES	37,183.86
PROFIT /(LOSS) FOR PERIOD	(17,945.26)

TOTAL CAPITAL	19,238.60
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TOTAL LIABILITIES & CAPITAL	19,238.60
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