

Dec 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	12,928.00	11,786.00	1,142.00	148,656.36	141,432.00	7,224.36
DELINQUENT RESID ASSMNT	.00	465.00	465.00-	660.00	5,580.00	4,920.00-
MISCELLANEOUS INCOME	.00	.00	.00	70.00	.00	70.00
TOTAL OPERATING INCOME	12,928.00	12,251.00	677.00	149,386.36	147,012.00	2,374.36
TRANSFER/Common Area Res	.00	1,150.00-	1,150.00	12,650.00-	13,800.00-	1,150.00
TRANSFER/STREET RESERVE	.00	600.00-	600.00	6,600.00-	7,200.00-	600.00
TOTAL INCOME	12,928.00	10,501.00	2,427.00	130,136.36	126,012.00	4,124.36
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	20,280.00	20,280.00	.00
PEST CONTROL	87.20	80.00	7.20-	1,124.20	960.00	164.20-
ELECTRIAL/LIGHTING	.00	.00	.00	498.20	.00	498.20-
POOL & FTN MAINT	354.00	330.00	24.00-	4,859.84	3,960.00	899.84-
POOL REPAIRS	.00	300.00	300.00	1,628.27	3,600.00	1,971.73
SPRINKLER MAINTENANCE	875.00	250.00	625.00-	2,498.00	3,000.00	502.00
TREE TRIMMING	.00	.00	.00	10,350.00	8,000.00	2,350.00-
JANITORIAL	250.00	300.00	50.00	3,000.00	3,600.00	600.00
CONTRACT SERVICE	383.47	600.00	216.53	5,161.21	7,200.00	2,038.79
PARKING PATROL	300.00	150.00	150.00-	1,950.00	1,800.00	150.00-
TOTAL MAINT. & REPAIR	3,939.67	3,700.00	239.67-	51,349.72	52,400.00	1,050.28
PARTS & SUPPLIES						
GATE PARTS	.00	.00	.00	760.00	.00	760.00-
POOL CHEM & SUPPLIES	.93	225.00	224.07	2,321.76	2,700.00	378.24
FERTILIZER	270.00	.00	270.00-	935.00	.00	935.00-
PLANTS, BUSHES, & TREES	430.00	.00	430.00-	430.00	1,000.00	570.00
GROUNDS CLEAN-UP	.00	.00	.00	1,125.00	.00	1,125.00-
SCALP & OVERSEEDING	.00	1,100.00	1,100.00	1,232.50	1,100.00	132.50-
TOTAL PARTS & SUPPLIES	700.93	1,325.00	624.07	6,804.26	4,800.00	2,004.26-
UTILITIES						
ELECTRIC	1,312.26	1,250.00	62.26-	15,809.68	15,000.00	809.68-
PROPANE	731.13	475.00	256.13-	3,260.78	5,700.00	2,439.22
WATER	3,675.24	1,750.00	1,925.24-	29,278.56	21,000.00	8,278.56-
TOTAL UTILITIES	5,718.63	3,475.00	2,243.63-	48,349.02	41,700.00	6,649.02-

AVIARA COMMON
INCOME STATEMENT
Dec 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	.00	.00	.00	975.00	975.00	.00
LEGAL & ACCOUNTING	.00	.00	.00	1,839.56	405.00	1,434.56-
COLLECTIONS	15.00	100.00	85.00	878.50	1,200.00	321.50
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
RESERVE STUDY	1,110.00	.00	1,110.00-	1,110.00	.00	1,110.00-
INSURANCE	598.72	325.00	273.72-	8,528.95	3,900.00	4,628.95-
WEBSITE	25.00	.00	25.00-	325.00	300.00	25.00-
MANAGEMENT FEES	1,095.00	1,095.00	.00	13,140.00	13,140.00	.00
POSTAGE/COPIES ETC	403.61	110.00	293.61-	1,466.19	1,320.00	146.19-
NEWSLETTERS	.00	.00	.00	390.52	320.00	70.52-
COUPONS/STATEMENTS	225.09	165.00	60.09-	2,627.91	1,980.00	647.91-
RECORDS STORAGE	54.00	54.00	.00	649.50	648.00	1.50-
INCOME TAXES	.00	.00	.00	100.00	200.00	100.00
POOL LICENSE	.00	.00	.00	495.00	495.00	.00
PROPERTY TAX	27.17	.00	27.17-	57.87	55.00	2.87-
TOTAL ADMINISTRATIVE	3,553.59	1,849.00	1,704.59-	32,609.00	24,938.00	7,671.00-
TOTAL OPERATING EXPENSE	13,912.82	10,349.00	3,563.82-	139,112.00	123,838.00	15,274.00-
NET OPERATING PROFILE/LOSS	984.82-	152.00	1,136.82-	8,975.64-	2,174.00	11,149.64-
RESERVE INCOME & EXPENSE						
INTEREST INCOME	13.16	.00	13.16	186.09	.00	186.09
RESERVE EXPENSE	.00	.00	.00	4,692.78-	.00	4,692.78-
COMMON AREA RESERVE	.00	1,150.00	1,150.00-	12,650.00	13,800.00	1,150.00-
STREET RESERVE	.00	600.00	600.00-	3,950.00	7,200.00	3,250.00-
TOTAL RESERVE & EXPENSE	13.16	1,750.00	1,736.84-	12,093.31	21,000.00	8,906.69-
NET PROFIT / (LOSS)	971.66-	1,902.00	2,873.66-	3,117.67	23,174.00	20,056.33-

ASSETS

CURRENT ASSETS

AVI OPERATING	4,216.74
AVI RESERVE	9,309.21
AVI STREET RESERVE	<u>57,767.31</u>

TOTAL CURRENT ASSETS	<u>71,293.26</u>
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TOTAL ASSETS	<u><u>71,293.26</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	68,175.59
PROFIT /(LOSS) FOR PERIOD	<u>3,117.67</u>

TOTAL CAPITAL	<u>71,293.26</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>71,293.26</u></u>
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