

AVIARA COMMON
INCOME STATEMENT
Feb 28, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	11,859.00	13,365.00	1,506.00-	29,622.43	26,730.00	2,892.43
TOTAL OPERATING INCOME	11,859.00	13,365.00	1,506.00-	29,622.43	26,730.00	2,892.43
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	2,300.00-	2,300.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	1,200.00-	1,200.00-	.00
TOTAL INCOME	10,109.00	11,615.00	1,506.00-	26,122.43	23,230.00	2,892.43
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	3,380.00	3,380.00	.00
PEST CONTROL	.00	90.00	90.00	183.10	180.00	3.10-
ELECTRIAL/LIGHTING	663.00	.00	663.00-	663.00	.00	663.00-
POOL & FTN MAINT	.00	354.00	354.00	354.93	708.00	353.07
POOL REPAIRS	.00	300.00	300.00	.00	600.00	600.00
SPRINKLER MAINTENANCE	750.00	250.00	500.00-	750.00	500.00	250.00-
TREE TRIMMING	200.00	.00	200.00-	200.00	.00	200.00-
JANITORIAL	.00	300.00	300.00	250.00	600.00	350.00
CONTRACT SERVICE	750.00	600.00	150.00-	750.00	1,200.00	450.00
PARKING PATROL	.00	300.00	300.00	300.00	600.00	300.00
TOTAL MAINT. & REPAIR	4,053.00	3,884.00	169.00-	6,831.03	7,768.00	936.97
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	.00	225.00	225.00	.00	450.00	450.00
FERTILIZER	240.00	300.00	60.00	240.00	300.00	60.00
TOTAL PARTS & SUPPLIES	240.00	525.00	285.00	240.00	750.00	510.00
UTILITIES						
ELECTRIC	1,219.90	1,315.00	95.10	2,497.58	2,630.00	132.42
PROPANE	686.71	475.00	211.71-	1,504.73	950.00	554.73-
WATER	2,068.19	2,134.00	65.81	4,236.56	4,268.00	31.44
TOTAL UTILITIES	3,974.80	3,924.00	50.80-	8,238.87	7,848.00	390.87-
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	5.00	.00	5.00-	5.00	.00	5.00-
LEGAL & ACCOUNTING	.00	.00	.00	.00	135.00	135.00
COLLECTIONS	105.00	100.00	5.00-	170.50	200.00	29.50
RESERVE STUDY	1,110.00	.00	1,110.00-	1,110.00	.00	1,110.00-

AVIARA COMMON
INCOME STATEMENT

Feb 28, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
MEETING ROOM RENT	62.50-	.00	62.50	62.50-	.00	62.50
INSURANCE	260.32	600.00	339.68	859.04	1,200.00	340.96
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	2,190.00	2,190.00	.00
POSTAGE/COPIES ETC	37.43	110.00	72.57	59.11	220.00	160.89
NEWSLETTERS	280.78	.00	280.78-	472.27	160.00	312.27-
COUPONS/STATEMENTS	225.09	215.00	10.09-	450.18	430.00	20.18-
RECORDS STORAGE	54.00	54.00	.00	108.00	108.00	.00
INCOME TAXES	50.00	.00	50.00-	50.00	.00	50.00-
POOL LICENSE	495.00	.00	495.00-	495.00	.00	495.00-
TOTAL ADMINISTRATIVE	3,655.12	2,174.00	1,481.12-	6,206.60	4,943.00	1,263.60-
TOTAL OPERATING EXPENSE	11,922.92	10,507.00	1,415.92-	21,516.50	21,309.00	207.50-
NET OPERATING PROFILE/LOSS	1,813.92-	1,108.00	2,921.92-	4,605.93	1,921.00	2,684.93
RESERVE INCOME & EXPENSE						
INTEREST INCOME	12.33	5.00	7.33	25.39	10.00	15.39
COMMON AREA RESERVE	1,150.00	1,150.00	.00	2,300.00	2,300.00	.00
STREET RESERVE	600.00	600.00	.00	1,200.00	1,200.00	.00
TOTAL RESERVE & EXPENSE	1,762.33	1,755.00	7.33	3,525.39	3,510.00	15.39
NET PROFIT / (LOSS)	51.59-	2,863.00	2,914.59-	8,131.32	5,431.00	2,700.32

ASSETS

CURRENT ASSETS

AVI OPERATING	8,823.79
AVI RESERVE	11,612.80
AVI STREET RESERVE	58,987.99

TOTAL CURRENT ASSETS	<u>79,424.58</u>
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TOTAL ASSETS	<u><u>79,424.58</u></u>
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	71,293.26
PROFIT /(LOSS) FOR PERIOD	8,131.32

TOTAL CAPITAL	<u>79,424.58</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>79,424.58</u></u>
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