

AVIARA COMMON
INCOME STATEMENT
Mar 31, 2025

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	12,306.50	13,365.00	1,058.50-	41,928.93	40,095.00	1,833.93
DELINQUENT RESID ASSMNT	288.50	.00	288.50	288.50	.00	288.50
TOTAL OPERATING INCOME	12,595.00	13,365.00	770.00-	42,217.43	40,095.00	2,122.43
TRANSFER/Common Area Res	1,150.00-	1,150.00-	.00	3,450.00-	3,450.00-	.00
TRANSFER/STREET RESERVE	600.00-	600.00-	.00	1,800.00-	1,800.00-	.00
TOTAL INCOME	10,845.00	11,615.00	770.00-	36,967.43	34,845.00	2,122.43
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,690.00	1,690.00	.00	5,070.00	5,070.00	.00
PEST CONTROL	191.80	90.00	101.80-	374.90	270.00	104.90-
ELECTRIAL/LIGHTING	.00	.00	.00	663.00	.00	663.00-
POOL & FTN MAINT	384.50	354.00	30.50-	739.43	1,062.00	322.57
POOL REPAIRS	1,479.81	300.00	1,179.81-	1,479.81	900.00	579.81-
SPRINKLER MAINTENANCE	.00	250.00	250.00	750.00	750.00	.00
TREE TRIMMING	.00	.00	.00	200.00	.00	200.00-
JANITORIAL	250.00	300.00	50.00	500.00	900.00	400.00
CONTRACT SERVICE	620.00	600.00	20.00-	1,370.00	1,800.00	430.00
PARKING PATROL	450.00	300.00	150.00-	750.00	900.00	150.00
TOTAL MAINT. & REPAIR	5,066.11	3,884.00	1,182.11-	11,897.14	11,652.00	245.14-
PARTS & SUPPLIES						
POOL CHEM & SUPPLIES	.00	225.00	225.00	.00	675.00	675.00
FERTILIZER	.00	.00	.00	240.00	300.00	60.00
TOTAL PARTS & SUPPLIES	.00	225.00	225.00	240.00	975.00	735.00
UTILITIES						
ELECTRIC	1,181.42	1,315.00	133.58	3,679.00	3,945.00	266.00
PROPANE	.00	475.00	475.00	1,504.73	1,425.00	79.73-
WATER	1,305.96	2,134.00	828.04	5,542.52	6,402.00	859.48
TOTAL UTILITIES	2,487.38	3,924.00	1,436.62	10,726.25	11,772.00	1,045.75
ADMINISTRATIVE						
AUDIT/TAX PREP/STAT AGE	275.00	325.00	50.00	280.00	325.00	45.00
LEGAL & ACCOUNTING	408.32	.00	408.32-	408.32	135.00	273.32-
COLLECTIONS	120.00	100.00	20.00-	290.50	300.00	9.50

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RESERVE STUDY	.00	.00	.00	1,110.00	.00	1,110.00-
MEETING ROOM RENT	.00	.00	.00	62.50-	.00	62.50
INSURANCE	1.39-	600.00	601.39	857.65	1,800.00	942.35
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	1,095.00	1,095.00	.00	3,285.00	3,285.00	.00
POSTAGE/COPIES ETC	227.55	110.00	117.55-	286.66	330.00	43.34
NEWSLETTERS	.00	.00	.00	472.27	160.00	312.27-
COUPONS/STATEMENTS	222.21	215.00	7.21-	672.39	645.00	27.39-
RECORDS STORAGE	54.00	54.00	.00	162.00	162.00	.00
INCOME TAXES	.00	200.00	200.00	50.00	200.00	150.00
POOL LICENSE	.00	495.00	495.00	495.00	495.00	.00
TOTAL ADMINISTRATIVE	2,400.69	3,194.00	793.31	8,607.29	8,137.00	470.29-
TOTAL OPERATING EXPENSE	9,954.18	11,227.00	1,272.82	31,470.68	32,536.00	1,065.32
NET OPERATING PROFILE/LOSS	890.82	388.00	502.82	5,496.75	2,309.00	3,187.75
RESERVE INCOME & EXPENSE						
INTEREST INCOME	12.51	5.00	7.51	37.90	15.00	22.90
COMMON AREA RESERVE	1,150.00	1,150.00	.00	3,450.00	3,450.00	.00
STREET RESERVE	600.00	600.00	.00	1,800.00	1,800.00	.00
TOTAL RESERVE & EXPENSE	1,762.51	1,755.00	7.51	5,287.90	5,265.00	22.90
NET PROFIT / (LOSS)	2,653.33	2,143.00	510.33	10,784.65	7,574.00	3,210.65

ASSETS

CURRENT ASSETS

AVI OPERATING	9,715.34
AVI RESERVE	12,764.76
AVI STREET RESERVE	59,597.81

TOTAL CURRENT ASSETS	82,077.91
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TOTAL ASSETS	82,077.91
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS/COMMON	71,293.26
PROFIT /(LOSS) FOR PERIOD	10,784.65

TOTAL CAPITAL	82,077.91
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TOTAL LIABILITIES & CAPITAL	82,077.91
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