

AVOCET PROPERTY OWNERS ASSOC., INC

Income/Expense Statement

Period: 06/01/07 to 06/30/07

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
INCOME:							
06310 ASSESSMENT INCOME-HOMEOWNER	10,654.32	10,900.00	(245.68)	64,531.00	65,400.00	(869.00)	130,800.00
06330 SPECIAL ASSESSMENT INCOME	1,352.50	.00	1,352.50	67,716.81	70,850.00	(3,133.19)	70,850.00
06340 LATE FEE INCOME	130.00	125.00	5.00	(40.00)	750.00	(790.00)	1,500.00
06345 NSF CHARGE INCOME	70.00	.00	70.00	70.00	.00	70.00	.00
06911 OWNER INTEREST INCOME	.00	.00	.00	(3.22)	.00	(3.22)	.00
06913 TENNIS TEAM INCOME	135.00	33.33	101.67	495.00	199.98	295.02	400.00
06925 CLUBHOUSE RENTAL INCOME	.00	83.33	(83.33)	525.00	499.98	25.02	1,000.00
06930 MISCELLANEOUS INCOME	28.00	.00	28.00	35.50	.00	35.50	.00
06945 INTEREST INCOME-RESERVES	102.00	.00	102.00	394.94	.00	394.94	.00
TOTAL INCOME	12,471.82	11,141.66	1,330.16	133,725.03	137,699.96	(3,974.93)	204,550.00
EXPENSES							
GENERAL & ADMINISTRATIVE							
07010 MANAGEMENT FEES	1,133.00	1,133.00	.00	6,798.00	6,798.00	.00	13,596.00
07140 AUDIT FEES	.00	125.00	125.00	.00	750.00	750.00	1,500.00
07145 TAX PREPARATION FEES	.00	.00	.00	270.00	300.00	30.00	300.00
07160 LEGAL FEES	734.10	250.00	(484.10)	1,669.10	1,500.00	(169.10)	3,000.00
07162 LEGAL FEES REIMBURSED	(49.00)	.00	49.00	(458.50)	.00	458.50	.00
07250 BANK CHARGES	90.00	.00	(90.00)	190.00	.00	(190.00)	.00
07260 POSTAGE & MAIL	34.50	66.66	32.16	386.44	399.96	13.52	800.00
07270 PRINTING & REPRODUCTION	35.04	13.33	(21.71)	284.76	79.98	(204.78)	160.00
07300 DUES & SUBSCRIPTIONS	.00	74.58	74.58	.00	447.48	447.48	895.00
07320 OFFICE SUPPLIES	11.85	66.66	54.81	696.00	399.96	(296.04)	800.00
07335 SOCIAL ACTIVITIES	841.76	200.00	(641.76)	1,246.96	1,200.00	(46.96)	2,400.00
07340 NEWSLETTERS	.00	70.00	70.00	26.82	420.00	393.18	840.00
07341 WEB SITE EXPENSES	95.85	30.00	(65.85)	277.65	180.00	(97.65)	360.00
07380 MISCELLANEOUS G & A	5.00	21.66	16.66	627.50	129.96	(497.54)	260.00
GENERAL & ADMINISTRATIVE	2,932.10	2,050.89	(881.21)	12,014.73	12,605.34	590.61	24,911.00
TAXES & INSURANCE							
07420 PROPERTY TAXES	.00	45.83	45.83	.00	274.98	274.98	550.00
07450 OTHER TAXES & FEES	.00	.00	.00	30.00	50.00	20.00	50.00
07480 INSURANCE	2,874.00	600.00	(2,274.00)	2,874.00	3,600.00	726.00	7,200.00
TAXES & INSURANCE	2,874.00	645.83	(2,228.17)	2,904.00	3,924.98	1,020.98	7,800.00

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RECREATION AREA							
08210 POOL OPERATION & MGMT	1,050.00	1,860.00	810.00	1,650.00	3,720.00	2,070.00	9,300.00
08220 POOL REPAIRS	.00	41.66	41.66	1,710.46	249.96	(1,460.50)	500.00
08230 POOL PERMIT	.00	45.83	45.83	400.00	274.98	(125.02)	550.00
08240 POOL SUPPLIES	.00	58.33	58.33	.00	349.98	349.98	700.00
08250 POOL TELEPHONE	.00	50.00	50.00	.00	300.00	300.00	600.00
08260 CLUBHOUSE MAINTENANCE & REPAIR	573.19	25.00	(548.19)	2,258.19	150.00	(2,108.19)	300.00
08261 CLUBHOUSE FURNITURE STORAGE	33.65	.00	(33.65)	33.65	.00	(33.65)	.00
08265 TENNIS REPAIR	.00	250.00	250.00	475.00	1,500.00	1,025.00	3,000.00
08270 TENNIS SUPPLIES	.00	33.33	33.33	628.83	199.98	(428.85)	400.00
RECREATION AREA	1,656.84	2,364.15	707.31	7,156.13	6,744.90	(411.23)	15,350.00
LANDSCAPING							
08510 LANDSCAPING CONTRACT	890.00	1,000.00	110.00	9,255.00	6,000.00	(3,255.00)	12,000.00
08522 PINES/STRAW	.00	375.00	375.00	.00	2,250.00	2,250.00	4,500.00
08523 SEASONAL COLOR	753.00	300.00	(453.00)	1,530.50	1,800.00	269.50	3,600.00
LANDSCAPING	1,643.00	1,675.00	32.00	10,785.50	10,050.00	(735.50)	20,100.00
UTILITIES							
08910 ELECTRICITY	954.49	900.00	(54.49)	4,680.56	5,400.00	719.44	10,800.00
08930 WATER/SEWER	107.93	41.66	(66.27)	225.99	249.96	23.97	500.00
08950 CABLE TV	.00	55.00	55.00	.00	330.00	330.00	660.00
UTILITIES	1,062.42	996.66	(65.76)	4,906.55	5,979.96	1,073.41	11,960.00
MAINTENANCE & SERVICES							
09090 ELECTRICAL REPAIRS	.00	41.66	41.66	.00	249.96	249.96	500.00
09105 FIRE ALARM	.00	50.00	50.00	885.00	300.00	(585.00)	600.00
09110 GEN. MAINT. & REPAIR	753.36	.00	(753.36)	1,773.78	.00	(1,773.78)	.00
09111 MAINTENANCE SUPPLIES	.00	8.33	8.33	.00	49.98	49.98	100.00
09113 MAINTENANCE PAYROLL	.00	50.00	50.00	.00	300.00	300.00	600.00
09150 MISCELLANEOUS	.00	20.83	20.83	275.00	124.98	(150.02)	250.00
09180 PLUMBING REPAIRS	.00	33.33	33.33	.00	199.98	199.98	400.00
09195 JANITORIAL SERVICES	245.00	250.00	5.00	1,015.00	1,500.00	485.00	3,000.00
MAINTENANCE & SERVICES	998.36	454.15	(544.21)	3,948.78	2,724.90	(1,223.88)	5,450.00
PEST CONTROL							
09610 TERMITTE BOND	.00	16.66	16.66	.00	99.96	99.96	200.00
09620 PEST CONTROL CHARGES	75.00	25.00	(50.00)	150.00	150.00	.00	300.00
PEST CONTROL	75.00	41.66	(33.34)	150.00	249.96	99.96	500.00
TOTAL OPERATING EXPENSES	11,241.72	8,228.34	(3,013.38)	41,865.69	42,280.04	414.35	86,071.00
NET OPERATING INCOME (LOSS)	1,230.10	2,913.32	(1,683.22)	91,859.34	95,419.92	(3,560.58)	118,479.00

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Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
CAPITAL EXPENDITURES							
09803 PLAYGROUND EQUIPMENT	218.27	.00	(218.27)	12,453.63	12,360.00	(93.63)	12,360.00
09810 POOL MAINTENANCE	.00	.00	.00	4,754.00	5,530.00	776.00	5,530.00
09811 TENNIS COURT REPLACEMENT	.00	.00	.00	.00	37,080.00	37,080.00	37,080.00
09812 LANDSCAPE ENTRY	5,368.95	.00	(5,368.95)	5,368.95	15,000.00	9,631.05	15,000.00
09813 EXTERIOR SITE LIGHT & IRRIG	.00	.00	.00	5,310.00	5,625.00	315.00	5,625.00
09814 POOL FURNITURE	3,520.00	.00	(3,520.00)	3,520.00	3,000.00	(520.00)	3,000.00
09815 ENTRY SIGNAGE REPAIR & MAINT	.00	.00	.00	.00	3,090.00	3,090.00	3,090.00
09817 EROSION REPAIR	848.33	.00	(848.33)	848.33	.00	(848.33)	.00
CAPITAL EXPENDITURES	9,955.55	.00	(9,955.55)	32,254.91	81,685.00	49,430.09	81,685.00
CAPITAL RESERVES							
09990 TRANSFER RESERVE INTEREST	102.00	.00	(102.00)	394.94	.00	(394.94)	.00
CAPITAL RESERVES	102.00	.00	(102.00)	394.94	.00	(394.94)	.00
NET INCOME (LOSS)	(8,827.45)	2,913.32	(11,740.77)	59,209.49	13,734.92	45,474.57	36,794.00