

**AVOCET PROPERTY OWNERS ASSOC., INC**

Income/Expense Statement

Period: 08/01/07 to 08/31/07

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>							
<b>INCOME:</b>							
06310 ASSESSMENT INCOME-HOMEOWNER	10,630.01	10,900.00	(269.99)	86,426.50	87,200.00	(773.50)	130,800.00
06330 SPECIAL ASSESSMENT INCOME	882.50	.00	882.50	69,983.81	70,850.00	(866.19)	70,850.00
06340 LATE FEE INCOME	150.00	125.00	25.00	340.00	1,000.00	(660.00)	1,500.00
06345 NSF CHARGE INCOME	.00	.00	.00	105.00	.00	105.00	.00
06911 OWNER INTEREST INCOME	(4.51)	.00	(4.51)	(7.73)	.00	(7.73)	.00
06913 TENNIS TEAM INCOME	.00	33.33	(33.33)	495.00	266.64	228.36	400.00
06925 CLUBHOUSE RENTAL INCOME	.00	83.33	(83.33)	525.00	666.64	(141.64)	1,000.00
06930 MISCELLANEOUS INCOME	.00	.00	.00	70.50	.00	70.50	.00
06945 INTEREST INCOME-RESERVES	275.22	.00	275.22	935.39	.00	935.39	.00
<b>TOTAL INCOME</b>	<b>11,933.22</b>	<b>11,141.66</b>	<b>791.56</b>	<b>158,873.47</b>	<b>159,983.28</b>	<b>(1,109.81)</b>	<b>204,550.00</b>
<b>EXPENSES</b>							
<b>GENERAL &amp; ADMINISTRATIVE</b>							
07010 MANAGEMENT FEES	1,133.00	1,133.00	.00	9,064.00	9,064.00	.00	13,596.00
07140 AUDIT FEES	.00	125.00	125.00	.00	1,000.00	1,000.00	1,500.00
07145 TAX PREPARATION FEES	.00	.00	.00	270.00	300.00	30.00	300.00
07160 LEGAL FEES	1,702.50	250.00	(1,452.50)	3,371.60	2,000.00	(1,371.60)	3,000.00
07162 LEGAL FEES REIMBURSED	(60.00)	.00	60.00	(543.00)	.00	543.00	.00
07250 BANK CHARGES	20.00	.00	(20.00)	265.00	.00	(265.00)	.00
07260 POSTAGE & MAIL	112.08	66.66	(45.42)	535.56	533.28	(2.28)	800.00
07270 PRINTING & REPRODUCTION	226.48	13.33	(213.15)	565.84	106.64	(459.20)	160.00
07300 DUES & SUBSCRIPTIONS	.00	74.58	74.58	547.50	596.64	49.14	895.00
07320 OFFICE SUPPLIES	32.45	66.66	34.21	764.50	533.28	(231.22)	800.00
07335 SOCIAL ACTIVITIES	.00	200.00	200.00	1,009.57	1,600.00	590.43	2,400.00
07340 NEWSLETTERS	.00	70.00	70.00	26.82	560.00	533.18	840.00
07341 WEB SITE EXPENSES	63.90	30.00	(33.90)	341.55	240.00	(101.55)	360.00
07380 MISCELLANEOUS G & A	5.00	21.66	16.66	90.00	173.28	83.28	260.00
<b>GENERAL &amp; ADMINISTRATIVE</b>	<b>3,235.41</b>	<b>2,050.89</b>	<b>(1,184.52)</b>	<b>16,308.94</b>	<b>16,707.12</b>	<b>398.18</b>	<b>24,911.00</b>
<b>TAXES &amp; INSURANCE</b>							
07420 PROPERTY TAXES	942.12	45.83	(896.29)	942.12	366.64	(575.48)	550.00
07450 OTHER TAXES & FEES	.00	.00	.00	30.00	50.00	20.00	50.00
07480 INSURANCE	.00	600.00	600.00	2,874.00	4,800.00	1,926.00	7,200.00
<b>TAXES &amp; INSURANCE</b>	<b>942.12</b>	<b>645.83</b>	<b>(296.29)</b>	<b>3,846.12</b>	<b>5,216.64</b>	<b>1,370.52</b>	<b>7,800.00</b>

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<b>RECREATION AREA</b>							
08210 POOL OPERATION & MGMT	1,126.00	1,860.00	734.00	3,572.00	7,440.00	3,868.00	9,300.00
08220 POOL REPAIRS	.00	41.66	41.66	1,710.46	333.28	(1,377.18)	500.00
08230 POOL PERMIT	.00	45.83	45.83	400.00	366.64	(33.36)	550.00
08240 POOL SUPPLIES	.00	58.33	58.33	.00	466.64	466.64	700.00
08250 POOL TELEPHONE	1,100.00	50.00	(1,050.00)	1,100.00	400.00	(700.00)	600.00
08260 CLUBHOUSE MAINTENANCE & REPAIR	.00	25.00	25.00	2,258.19	200.00	(2,058.19)	300.00
08261 CLUBHOUSE FURNITURE STORAGE	39.22	.00	(39.22)	350.17	.00	(350.17)	.00
08265 TENNIS REPAIR	.00	250.00	250.00	970.35	2,000.00	1,029.65	3,000.00
08270 TENNIS SUPPLIES	.00	33.33	33.33	628.83	266.64	(362.19)	400.00
<b>RECREATION AREA</b>	<b>2,265.22</b>	<b>2,364.15</b>	<b>98.93</b>	<b>10,990.00</b>	<b>11,473.20</b>	<b>483.20</b>	<b>15,350.00</b>
<b>LANDSCAPING</b>							
08510 LANDSCAPING CONTRACT	890.00	1,000.00	110.00	10,990.00	8,000.00	(2,990.00)	12,000.00
08520 LANDSCAPING IMPROVEMENTS	1,800.00	.00	(1,800.00)	1,800.00	.00	(1,800.00)	.00
08522 PINESIRAW	.00	375.00	375.00	3,063.00	3,000.00	(63.00)	4,500.00
08523 SEASONAL COLOR	.00	300.00	300.00	1,530.50	2,400.00	869.50	3,600.00
<b>LANDSCAPING</b>	<b>2,690.00</b>	<b>1,675.00</b>	<b>(1,015.00)</b>	<b>17,383.50</b>	<b>13,400.00</b>	<b>(3,983.50)</b>	<b>20,100.00</b>
<b>UTILITIES</b>							
08910 ELECTRICITY	1,840.21	900.00	(940.21)	7,161.16	7,200.00	38.84	10,800.00
08930 WATER/SEWER	918.20	41.66	(876.54)	1,144.19	333.28	(810.91)	500.00
08950 CABLE TV	.00	55.00	55.00	.00	440.00	440.00	660.00
<b>UTILITIES</b>	<b>2,758.41</b>	<b>996.66</b>	<b>(1,761.75)</b>	<b>8,305.35</b>	<b>7,973.28</b>	<b>(332.07)</b>	<b>11,960.00</b>
<b>MAINTENANCE &amp; SERVICES</b>							
09090 ELECTRICAL REPAIRS	.00	41.66	41.66	.00	333.28	333.28	500.00
09105 FIRE ALARM	.00	50.00	50.00	885.00	400.00	(485.00)	600.00
09110 GEN. MAINT. & REPAIR	250.00	.00	(250.00)	2,522.89	.00	(2,522.89)	.00
09111 MAINTENANCE SUPPLIES	.00	8.33	8.33	.00	66.64	66.64	100.00
09113 MAINTENANCE PAYROLL	684.86	50.00	(634.86)	684.86	400.00	(284.86)	600.00
09150 MISCELLANEOUS	.00	20.83	20.83	.00	166.64	166.64	250.00
09180 PLUMBING REPAIRS	.00	33.33	33.33	.00	266.64	266.64	400.00
09195 JANITORIAL SERVICES	315.00	250.00	(65.00)	1,645.00	2,000.00	355.00	3,000.00
<b>MAINTENANCE &amp; SERVICES</b>	<b>1,249.86</b>	<b>454.15</b>	<b>(795.71)</b>	<b>5,737.75</b>	<b>3,633.20</b>	<b>(2,104.55)</b>	<b>5,450.00</b>
<b>PEST CONTROL</b>							
09610 TERMITE BOND	.00	16.66	16.66	.00	133.28	133.28	200.00
09620 PEST CONTROL CHARGES	75.00	25.00	(50.00)	225.00	200.00	(25.00)	300.00
<b>PEST CONTROL</b>	<b>75.00</b>	<b>41.66</b>	<b>(33.34)</b>	<b>225.00</b>	<b>333.28</b>	<b>108.28</b>	<b>500.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>13,216.02</b>	<b>8,228.34</b>	<b>(4,987.68)</b>	<b>62,796.66</b>	<b>58,736.72</b>	<b>(4,059.94)</b>	<b>86,071.00</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(1,282.80)</b>	<b>2,913.32</b>	<b>(4,196.12)</b>	<b>96,076.81</b>	<b>101,246.56</b>	<b>(5,169.75)</b>	<b>118,479.00</b>

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<b>CAPITAL EXPENDITURES</b>							
09803 PLAYGROUND EQUIPMENT	.00	.00	.00	14,587.83	12,360.00	(2,227.83)	12,360.00
09810 POOL MAINTENANCE	.00	.00	.00	4,754.00	5,530.00	776.00	5,530.00
09811 TENNIS COURT REPLACEMENT	800.00	.00	(800.00)	800.00	37,080.00	36,280.00	37,080.00
09812 LANDSCAPE ENTRY	.00	.00	.00	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	.00	.00	.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	.00	.00	.00	934.46	.00	(934.46)	.00
<b>CAPITAL EXPENDITURES</b>	<b>800.00</b>	<b>.00</b>	<b>(800.00)</b>	<b>35,275.24</b>	<b>81,685.00</b>	<b>46,409.76</b>	<b>81,685.00</b>
<b>CAPITAL RESERVES</b>							
09990 TRANSFER RESERVE INTEREST	275.22	.00	(275.22)	935.39	.00	(935.39)	.00
<b>CAPITAL RESERVES</b>	<b>275.22</b>	<b>.00</b>	<b>(275.22)</b>	<b>935.39</b>	<b>.00</b>	<b>(935.39)</b>	<b>.00</b>
<b>NET INCOME (LOSS)</b>	<b>(2,358.02)</b>	<b>2,913.32</b>	<b>(5,271.34)</b>	<b>59,866.18</b>	<b>19,561.56</b>	<b>40,304.62</b>	<b>36,794.00</b>