

AVOCET PROPERTY OWNERS ASSOC., INC

Income/Expense Statement

Period: 09/01/07 to 09/30/07

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
INCOME:							
06310 ASSESSMENT INCOME-HOMEOWNER	10,704.43	10,900.00	(195.57)	97,130.93	98,100.00	(969.07)	130,800.00
06330 SPECIAL ASSESSMENT INCOME	81.25	.00	81.25	70,065.06	70,850.00	(784.94)	70,850.00
06340 LATE FEE INCOME	180.00	125.00	55.00	520.00	1,125.00	(605.00)	1,500.00
06345 NSF CHARGE INCOME	.00	.00	.00	105.00	.00	105.00	.00
06911 OWNER INTEREST INCOME	.00	.00	.00	(7.73)	.00	(7.73)	.00
06913 TENNIS TEAM INCOME	.00	33.33	(33.33)	495.00	299.97	195.03	400.00
06925 CLUBHOUSE RENTAL INCOME	275.00	83.33	191.67	800.00	749.97	50.03	1,000.00
06930 MISCELLANEOUS INCOME	.00	.00	.00	70.50	.00	70.50	.00
06945 INTEREST INCOME-RESERVES	269.25	.00	269.25	1,204.64	.00	1,204.64	.00
TOTAL INCOME	11,509.93	11,141.66	368.27	170,383.40	171,124.94	(741.54)	204,550.00
EXPENSES							
GENERAL & ADMINISTRATIVE							
07010 MANAGEMENT FEES	1,133.00	1,133.00	.00	10,197.00	10,197.00	.00	13,596.00
07140 AUDIT FEES	.00	125.00	125.00	.00	1,125.00	1,125.00	1,500.00
07145 TAX PREPARATION FEES	.00	.00	.00	270.00	300.00	30.00	300.00
07160 LEGAL FEES	20.00	250.00	230.00	3,391.60	2,250.00	(1,141.60)	3,000.00
07162 LEGAL FEES REIMBURSED	(355.50)	.00	355.50	(898.50)	.00	898.50	.00
07250 BANK CHARGES	20.00	.00	(20.00)	285.00	.00	(285.00)	.00
07260 POSTAGE & MAIL	136.84	66.66	(70.18)	672.40	599.94	(72.46)	800.00
07270 PRINTING & REPRODUCTION	111.36	13.33	(98.03)	677.20	119.97	(557.23)	160.00
07300 DUES & SUBSCRIPTIONS	.00	74.58	74.58	547.50	671.22	123.72	895.00
07320 OFFICE SUPPLIES	40.95	66.66	25.71	805.45	599.94	(205.51)	800.00
07335 SOCIAL ACTIVITIES	.00	200.00	200.00	1,009.57	1,800.00	790.43	2,400.00
07340 NEWSLETTERS	.00	70.00	70.00	26.82	630.00	603.18	840.00
07341 WEB SITE EXPENSES	.00	30.00	30.00	341.55	270.00	(71.55)	360.00
07380 MISCELLANEOUS G & A	5.00	21.66	16.66	95.00	194.94	99.94	260.00
GENERAL & ADMINISTRATIVE	1,111.65	2,050.89	939.24	17,420.59	18,758.01	1,337.42	24,911.00
TAXES & INSURANCE							
07420 PROPERTY TAXES	.00	45.83	45.83	942.12	412.47	(529.65)	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	5,400.00	2,526.00	7,200.00
TAXES & INSURANCE	.00	645.83	645.83	3,846.12	5,862.47	2,016.35	7,800.00

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Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
RECREATION AREA							
08210 POOL OPERATION & MGMT	1,050.00	1,860.00	810.00	4,622.00	9,300.00	4,678.00	9,300.00
08220 POOL REPAIRS	.00	41.66	41.66	1,710.46	374.94	(1,335.52)	500.00
08230 POOL PERMIT	.00	45.83	45.83	400.00	412.47	12.47	550.00
08240 POOL SUPPLIES	508.55	58.33	(450.22)	508.55	524.97	16.42	700.00
08250 POOL TELEPHONE	.00	50.00	50.00	1,100.00	450.00	(650.00)	600.00
08260 CLUBHOUSE MAINTENANCE & REPAIR	.00	25.00	25.00	2,258.19	225.00	(2,033.19)	300.00
08261 CLUBHOUSE FURNITURE STORAGE	.00	.00	.00	350.17	.00	(350.17)	.00
08265 TENNIS REPAIR	261.37	250.00	(11.37)	1,231.72	2,250.00	1,018.28	3,000.00
08270 TENNIS SUPPLIES	199.95	33.33	(166.62)	828.78	299.97	(528.81)	400.00
RECREATION AREA	2,019.87	2,364.15	344.28	13,009.87	13,837.35	827.48	15,350.00
LANDSCAPING							
08510 LANDSCAPING CONTRACT	1,095.00	1,000.00	(95.00)	12,085.00	9,000.00	(3,085.00)	12,000.00
08520 LANDSCAPING IMPROVEMENTS	.00	.00	.00	1,800.00	.00	(1,800.00)	.00
08522 PINESIRAW	.00	375.00	375.00	3,063.00	3,375.00	312.00	4,500.00
08523 SEASONAL COLOR	.00	300.00	300.00	1,530.50	2,700.00	1,169.50	3,600.00
LANDSCAPING	1,095.00	1,675.00	580.00	18,478.50	15,075.00	(3,403.50)	20,100.00
UTILITIES							
08910 ELECTRICITY	782.89	900.00	117.11	7,944.05	8,100.00	155.95	10,800.00
08930 WATER/SEWER	.00	41.66	41.66	1,144.19	374.94	(769.25)	500.00
08950 CABLE TV	.00	55.00	55.00	.00	495.00	495.00	660.00
UTILITIES	782.89	996.66	213.77	9,088.24	8,969.94	(118.30)	11,960.00
MAINTENANCE & SERVICES							
09090 ELECTRICAL REPAIRS	.00	41.66	41.66	.00	374.94	374.94	500.00
09105 FIRE ALARM	.00	50.00	50.00	885.00	450.00	(435.00)	600.00
09110 GEN. MAINT. & REPAIR	.00	.00	.00	2,522.89	.00	(2,522.89)	.00
09111 MAINTENANCE SUPPLIES	.00	8.33	8.33	.00	74.97	74.97	100.00
09113 MAINTENANCE PAYROLL	.00	50.00	50.00	684.86	450.00	(234.86)	600.00
09150 MISCELLANEOUS	.00	20.83	20.83	.00	187.47	187.47	250.00
09180 PLUMBING REPAIRS	.00	33.33	33.33	.00	299.97	299.97	400.00
09195 JANITORIAL SERVICES	315.00	250.00	(65.00)	1,960.00	2,250.00	290.00	3,000.00
MAINTENANCE & SERVICES	315.00	454.15	139.15	6,052.75	4,087.35	(1,965.40)	5,450.00
PEST CONTROL							
09610 TERMITE BOND	.00	16.66	16.66	.00	149.94	149.94	200.00
09620 PEST CONTROL CHARGES	.00	25.00	25.00	225.00	225.00	.00	300.00
PEST CONTROL	.00	41.66	41.66	225.00	374.94	149.94	500.00
TOTAL OPERATING EXPENSES	5,324.41	8,228.34	2,903.93	68,121.07	66,965.06	(1,156.01)	86,071.00
NET OPERATING INCOME (LOSS)	6,185.52	2,913.32	3,272.20	102,262.33	104,159.88	(1,897.55)	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	.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	.00	.00	.00	800.00	37,080.00	36,280.00	37,080.00
09812 LANDSCAPE ENTRY	480.00	.00	(480.00)	5,848.95	15,000.00	9,151.05	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
CAPITAL EXPENDITURES	480.00	.00	(480.00)	35,755.24	81,685.00	45,929.76	81,685.00
CAPITAL RESERVES							
09990 TRANSFER RESERVE INTEREST	269.25	.00	(269.25)	1,204.64	.00	(1,204.64)	.00
CAPITAL RESERVES	269.25	.00	(269.25)	1,204.64	.00	(1,204.64)	.00
NET INCOME (LOSS)	5,436.27	2,913.32	2,522.95	65,302.45	22,474.88	42,827.57	36,794.00