

AVOCET HOMEOWNERS ASSOCIATION, INC
STATEMENT OF INCOME AND EXPENSES
 10/31/2007

	ACTUAL	CURRENT PERIOD BUDGET	OVER/(UNDER)	ACTUAL	YEAR-TO-DATE BUDGET	OVER/(UNDER)	YEARLY BUDGET
INCOME							
631000 ASSESSMENT INCOME-HOMEOWNER	10,704	10,900	196	107,835	109,000	1,165	130,800
633000 SPECIAL ASSESSMENT INCOME	0	5,904	5,904	70,065	59,040	(11,025)	70,850
634000 LATE FEE INCOME	120	125	5	640	1,250	610	1,500
634500 NSF CHARGE INCOME	0	0	0	105	0	(105)	0
691100 OWNER INTEREST INCOME	0	0	0	(8)	0	8	0
691300 TENNIS INCOME	75	33	(42)	570	330	(240)	400
692500 CLUBHOUSE RENTAL INCOME	0	83	83	800	830	30	1,000
693000 MISCELLANEOUS INCOME	15	0	(15)	86	0	(86)	0
694500 INTEREST INCOME-RESERVES	242	0	(242)	1,446	0	(1,446)	0
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TOTAL INCOME	11,155	17,045	5,890	181,539	170,450	(11,089)	204,550
EXPENSES							
GENERAL & ADMINISTRATIVE							
701000 MANAGEMENT FEES	1,133	1,133	0	11,330	11,330	0	13,596
714000 AUDIT FEES	0	125	(125)	0	1,250	(1,250)	1,500
714500 TAX PREPARATION FEES	0	0	0	270	300	(30)	300
716000 LEGAL FEES	0	250	(250)	3,392	2,500	892	3,000
716200 LEGAL FEES REIMBURSED	(230)	0	(230)	(1,129)	0	(1,129)	0
716201 LEGAL-CONTINGENCY REIMBURSED	(75)	0	(75)	(75)	0	(75)	0
725000 BANK CHARGES	0	0	0	285	0	285	0
726000 POSTAGE & MAIL	36	67	(31)	708	670	38	800
727000 PRINTING & REPRODUCTION	96	13	83	773	130	643	160
730000 DUES & SUBSCRIPTIONS	0	75	(75)	548	750	(203)	895
732000 OFFICE SUPPLIES	17	67	(50)	823	670	153	800
733500 SOCIAL ACTIVITIES	30	200	(170)	1,040	2,000	(960)	2,400
733700 WEBSITE HOSTING	32	30	2	374	300	74	360
734000 NEWSLETTERS	64	70	(6)	91	700	(609)	840
738000 MISCELLANEOUS GENERAL & ADMINI	5	22	(17)	100	220	(120)	260
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GENERAL & ADMINISTATIVE	1,108	2,052	(944)	18,529	20,820	(2,291)	24,911
TAXES & INSURANCE							
742000 PROPERTY TAXES	0	46	(46)	942	460	482	550
745000 OTHER TAXES & FEES	0	0	0	30	50	(20)	50
748000 INSURANCE	0	600	(600)	2,874	6,000	(3,126)	7,200
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	0	646	(646)	3,846	6,510	(2,664)	7,800
RECREATION AREA							

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821000 POOL OPERATION & MANAGEMENT	1,152	0	1,152	5,774	9,300	(3,526)	9,300
822000 POOL REPAIRS	0	42	(42)	1,710	420	1,290	500
823000 POOL PERMIT	0	46	(46)	400	460	(60)	550
824000 POOL SUPPLIES	0	58	(58)	509	580	(71)	700
825000 POOL TELEPHONE	0	50	(50)	1,100	500	600	600
826000 CLUBHOUSE MAINTENANCE & REPAIR	0	25	(25)	2,608	250	2,358	300
826500 TENNIS MAINT/ REPAIRS	0	250	(250)	1,232	2,500	(1,268)	3,000
827000 TENNIS SUPPLIES	0	33	(33)	829	330	499	400
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RECREATION AREA	1,152	504	648	14,162	14,340	(178)	15,350
LANDSCAPING							
851000 LANDSCAPING CONTRACT	970	1,000	(30)	13,055	10,000	3,055	12,000
852000 LANDSCAPING IMPROVEMENTS	0	0	0	2,734	0	2,734	0
852200 PINESTRAW	0	375	(375)	3,063	3,750	(687)	4,500
852300 SEASONAL COLOR	0	300	(300)	1,531	3,000	(1,470)	3,600
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LANDSCAPING	970	1,675	(705)	20,383	16,750	3,633	20,100
UTILITIES							
891000 ELECTRICITY	1,033	900	133	8,977	9,000	(23)	10,800
893000 WATER	297	42	255	1,441	420	1,021	500
895000 CABLE TV	0	55	(55)	0	550	(550)	660
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UTILITIES	1,329	997	332	10,418	9,970	448	11,960
MAINTENANCE & SERVICES							
909000 ELECTRICAL REPAIRS	0	42	(42)	0	420	(420)	500
910500 FIRE ALARM	0	50	(50)	885	500	385	600
911000 GENERAL MAINTENANCE & REPAIRS	0	0	0	2,523	0	2,523	0
911100 MAINTENANCE SUPPLIES	0	8	(8)	0	80	(80)	100
911300 MAINTENANCE PAYROLL	0	50	(50)	685	500	185	600
915000 MISCELLANEOUS	0	21	(21)	0	210	(210)	250
918000 PLUMBING REPAIRS	0	33	(33)	0	330	(330)	400
919500 JANITORIAL SERVICES	280	250	30	2,240	2,500	(260)	3,000
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MAINTENANCE & SERVICES	280	454	(174)	6,333	4,540	1,793	5,450
PEST CONTROL							
961000 TERMITE BOND	0	17	(17)	0	170	(170)	200
962000 PEST CONTROL CHARGES	0	25	(25)	225	250	(25)	300
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PEST CONTROL	0	42	(42)	225	420	(195)	500

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TOTAL OPERATING EXPENSES	4,840	6,370	(1,530)	73,895	73,350	545	86,071
NET OPERATING INCOME (LOSS)	6,316	10,675	4,359	107,644	97,100	(10,544)	118,479
CAPITAL EXPENDITURES							
980600 ENTRANCE	0	0	0	0	3,090	(3,090)	3,090
980700 PLAYGROUND	0	0	0	14,588	12,360	2,228	12,360
981500 POOL POOL	0	461	(461)	4,754	4,610	144	5,530
981500 POOL FURNITURE	0	0	0	3,520	3,000	520	3,000
981600 TENNIS COURTS COURTS	0	3,090	(3,090)	800	30,900	(30,100)	37,080
985500 LANDSCAPING	0	0	0	5,849	15,000	(9,151)	15,000
985600 IRRIGATION REPAIRS	0	0	0	5,310	5,625	(315)	5,625
CAPITAL EXPENDITURE	0	3,551	(3,551)	34,821	74,585	(39,764)	81,685
CAPITAL RESERVES							
999000 TRANSFER RESERVE INTEREST	242	0	242	1,446	0	1,446	0
CAPITAL RESERVES	242	0	242	1,446	0	1,446	0
NET INCOME (LOSS)	6,074	7,124	1,050	71,377	22,515	(48,862)	36,794