

AVOCET PROPERTY OWNERS ASSOCIATION, INC
INCOME STATEMENT
 01/31/2008

	ACTUAL	CURRENT PERIOD BUDGET	OVER/(UNDER)	ACTUAL	YEAR-TO-DATE BUDGET	OVER/(UNDER)	YEARLY BUDGET
INCOME							
631000 ASSESS-HOMEOWNER	10,829	10,900	(71)	10,829	10,900	(71)	130,800
634000 LATE FEE INCOME	40	83	(43)	40	83	(43)	1,000
691300 TENNIS INCOME	0	42	(42)	0	42	(42)	500
692500 CLUBHOUSE RENTAL INC	250	83	167	250	83	167	1,000
694000 INTEREST INCOME-OP	0	33	(33)	0	33	(33)	400
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TOTAL INCOME	11,119	11,141	(22)	11,119	11,141	(22)	133,700
EXPENSES							
GENERAL & ADMINISTRATIVE							
701000 MANAGEMENT FEE	1,201	1,133	(68)	1,201	1,133	(68)	13,596
714000 AUDIT FEE	1,500	167	(1,333)	1,500	167	(1,333)	2,000
714500 TAX PREP	0	0	0	0	0	0	300
716000 LEGAL FEES	0	583	583	0	583	583	7,000
716100 COLLECTION FEES	75	0	(75)	75	0	(75)	0
716200 LEGAL FEES REIMB	(58)	0	58	(58)	0	58	0
725000 BANK CHARGES	20	33	13	20	33	13	400
726000 POSTAGE & MAIL	332	75	(257)	332	75	(257)	900
727000 PRINTING & REPROD	27	42	15	27	42	15	500
730000 DUES & SUBSCPT	0	64	64	0	64	64	763
732000 OFFICE SUPPLIES	479	83	(396)	479	83	(396)	1,000
733000 TELEPHONE/PAGER	0	50	50	0	50	50	600
733500 SOCIAL ACTIVITIES	105	252	147	105	252	147	3,025
733700 WEBSITE HOSTING	30	32	2	30	32	2	384
734000 NEWSLETTER	0	70	70	0	70	70	840
738000 MISC G & A	5	22	17	5	22	17	260
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GENERAL & ADMINISTRATIVE TOTAL	3,716	2,606	(1,110)	3,716	2,606	(1,110)	31,568
TAXES & INSURANCE							
742000 PROP TAXES	0	79	79	0	79	79	950
745000 OTHER TAX & FEES	0	0	0	0	0	0	50
748000 INSURANCE	0	609	609	0	609	609	7,308
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TAXES & INSURANCE TOTAL	0	688	688	0	688	688	8,308
RECREATION AREA							
821000 POOL OP & MGMT	150	787	637	150	787	637	9,440
822000 POOL REPAIRS	0	83	83	0	83	83	1,000
823000 POOL PERMIT	400	46	(354)	400	46	(354)	550

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824000 POOL SUPPLIES	0	108	108	0	108	108	1,300
826000 CLBHSE MAINT/REPAIR	0	167	167	0	167	167	2,000
826500 TENNIS MAINT/REPAIRS	0	250	250	0	250	250	3,000
827000 TENNIS SUPPLIES	0	375	375	0	375	375	4,500
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RECREATION AREA TOTAL	550	1,816	1,266	550	1,816	1,266	21,790
LANDSCAPING							
851000 LNDSACP CONTRACT	845	1,367	522	845	1,367	522	16,400
852000 LNDSACP IMPROVEMENTS	0	167	167	0	167	167	2,000
852200 PINESTRAW	0	375	375	0	375	375	4,500
852300 SEASONAL COLOR	0	300	300	0	300	300	3,600
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LANDSCAPING TOTAL	845	2,209	1,364	845	2,209	1,364	26,500
UTILITIES							
891000 ELECTRICITY	735	900	165	735	900	165	10,800
893000 WATER	7	83	76	7	83	76	1,000
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UTILITIES TOTAL	743	983	240	743	983	240	11,800
MAINTENANCE & SERVICES							
909000 ELECT REPAIRS	0	42	42	0	42	42	500
911000 GEN MAINT & REPAIR	1,280	0	(1,280)	1,280	0	(1,280)	0
911100 MAINT SUPPLIES	0	8	8	0	8	8	100
911300 MAINT PAYROLL	0	67	67	0	67	67	800
915000 MISC	0	21	21	0	21	21	250
918000 PLUMBING REPAIRS	0	42	42	0	42	42	500
919500 JANITORIAL SERVICES	630	250	(380)	630	250	(380)	3,000
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MAINTENANCE & SERVICES TOTAL	1,910	430	(1,480)	1,910	430	(1,480)	5,150
PEST CONTROL							
961000 TERMITE BOND	0	17	17	0	17	17	200
962000 PEST CONTROL	0	25	25	0	25	25	300
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PEST CONTROL TOTAL	0	42	42	0	42	42	500
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TOTAL OPERATING EXPENSES	7,764	8,774	1,010	7,764	8,774	1,010	105,616
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NET OPERATING INCOME (LOSS)	3,355	2,367	988	3,355	2,367	988	28,084

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CAPITAL EXPENDITURES							
981500 POOL 005	0	309	309	0	309	309	3,713
981500 POOL 006	0	1,042	1,042	0	1,042	1,042	12,500
981600 TENNIS COURTS 000	0	4,708	4,708	0	4,708	4,708	56,500
986000 BUILDINGS 000	0	707	707	0	707	707	8,487
986100 CLUBHOUSE 001	0	354	354	0	354	354	4,244
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CAPITAL EXPENDITURES TOTAL	0	7,120	7,120	0	7,120	7,120	85,444
CAPITAL RESERVES							
991000 TRNSF-CAPITAL RSRV	0	(4,780)	(4,780)	0	(4,780)	(4,780)	(57,360)
998900 INT INC - RESERVES	(218)	0	218	(218)	0	218	0
999000 TRNSF-RESERVE INT	218	0	(218)	218	0	(218)	0
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CAPITAL RESERVES TOTAL	0	(4,780)	(4,780)	0	(4,780)	(4,780)	(57,360)
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NET INCOME (LOSS)	<u>3,355</u>	<u>27</u>	<u>3,328</u>	<u>3,355</u>	<u>27</u>	<u>3,328</u>	<u>0</u>