

AVOCET PROPERTY OWNERS ASSOCIATION, INC  
INCOME STATEMENT  
02/29/2008

	ACTUAL	CURRENT BUDGET	VARIANCE	ACTUAL	YEAR-TO-DATE BUDGET	VARIANCE	YEARLY BUDGET
<b>INCOME</b>							
631000 ASSESS-HOMEOWNER	10,375	10,900	(525)	21,204	21,800	(597)	130,800
634000 LATE FEE INCOME	110	83	27	150	166	(16)	1,000
691300 TENNIS INCOME	0	42	(42)	0	84	(84)	500
692500 CLUBHOUSE RENTAL INC	0	83	(83)	250	166	84	1,000
694000 INTEREST INCOME-OP	0	33	(33)	0	66	(66)	400
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TOTAL INCOME	10,485	11,141	(656)	21,604	22,282	(679)	133,700
<b>EXPENSES</b>							
GENERAL & ADMINISTRATIVE							
701000 MANAGEMENT FEE	1,201	1,133	(68)	2,402	2,266	(136)	13,596
714000 AUDIT FEE	0	167	167	1,500	334	(1,166)	2,000
714500 TAX PREP	0	0	0	0	0	0	300
716000 LEGAL FEES	0	583	583	0	1,166	1,166	7,000
716100 COLLECTION FEES	0	0	0	75	0	(75)	0
716200 LEGAL FEES REIMB	0	0	0	(58)	0	58	0
725000 BANK CHARGES	20	33	13	40	66	26	400
726000 POSTAGE & MAIL	7	75	68	339	150	(189)	900
727000 PRINTING & REPROD	55	42	(13)	83	84	1	500
730000 DUES & SUBSCPT	0	64	64	0	128	128	763
732000 OFFICE SUPPLIES	6	83	77	485	166	(319)	1,000
733000 TELEPHONE/PAGER	0	50	50	0	100	100	600
733500 SOCIAL ACTIVITIES	0	252	252	105	504	399	3,025
733700 WEBSITE HOSTING	64	32	(32)	94	64	(30)	384
734000 NEWSLETTER	126	70	(56)	126	140	14	840
738000 MISC G & A	5	22	17	10	44	34	260
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GENERAL & ADMINISTRATIVE TOTAL	1,484	2,606	1,122	5,201	5,212	11	31,568
TAXES & INSURANCE							
742000 PROP TAXES	0	79	79	0	158	158	950
745000 OTHER TAX & FEES	0	0	0	0	0	0	50
748000 INSURANCE	0	609	609	0	1,218	1,218	7,308
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TAXES & INSURANCE TOTAL	0	688	688	0	1,376	1,376	8,308
RECREATION AREA							
821000 POOL OP & MGMT	150	787	637	300	1,574	1,274	9,440
822000 POOL REPAIRS	0	83	83	0	166	166	1,000

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823000 POOL PERMIT	0	46	46	400	92	(308)	550
824000 POOL SUPPLIES	0	108	108	0	216	216	1,300
826000 CLBHSE MAINT/REPAIR	0	167	167	0	334	334	2,000
826500 TENNIS MAINT/REPAIRS	0	250	250	0	500	500	3,000
827000 TENNIS SUPPLIES	0	375	375	0	750	750	4,500
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RECREATION AREA TOTAL	150	1,816	1,666	700	3,632	2,932	21,790
LANDSCAPING							
851000 LNDSACP CONTRACT	845	1,367	522	1,690	2,734	1,044	16,400
852000 LNDSACP IMPROVEMENTS	0	167	167	0	334	334	2,000
852200 PINESTRAW	0	375	375	0	750	750	4,500
852300 SEASONAL COLOR	0	300	300	0	600	600	3,600
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LANDSCAPING TOTAL	845	2,209	1,364	1,690	4,418	2,728	26,500
UTILITIES							
891000 ELECTRICITY	1,098	900	(198)	1,833	1,800	(33)	10,800
893000 WATER	7	83	76	15	166	151	1,000
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UTILITIES TOTAL	1,105	983	(122)	1,848	1,966	118	11,800
MAINTENANCE & SERVICES							
909000 ELECT REPAIRS	0	42	42	0	84	84	500
911000 GEN MAINT & REPAIR	0	0	0	1,280	0	(1,280)	0
911100 MAINT SUPPLIES	0	8	8	0	16	16	100
911300 MAINT PAYROLL	0	67	67	0	134	134	800
915000 MISC	0	21	21	0	42	42	250
918000 PLUMBING REPAIRS	0	42	42	0	84	84	500
919500 JANITORIAL SERVICES	280	250	(30)	910	500	(410)	3,000
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MAINTENANCE & SERVICES TOTAL	280	430	150	2,190	860	(1,330)	5,150
PEST CONTROL							
961000 TERMITE BOND	0	17	17	0	34	34	200
962000 PEST CONTROL	75	25	(50)	75	50	(25)	300
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PEST CONTROL TOTAL	75	42	(33)	75	84	9	500
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TOTAL OPERATING EXPENSES	3,940	8,774	4,834	11,704	17,548	5,844	105,616

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NET OPERATING INCOME (LOSS)	6,545	2,367	4,178	9,900	4,734	5,166	28,084
CAPITAL EXPENDITURES							
981500 POOL 005	0	309	309	0	618	618	3,713
981500 POOL 006	0	1,042	1,042	0	2,084	2,084	12,500
981600 TENNIS COURTS 000	0	4,708	4,708	0	9,416	9,416	56,500
986000 BUILDINGS 000	0	707	707	0	1,414	1,414	8,487
986100 CLUBHOUSE 001	0	354	354	0	708	708	4,244
CAPITAL EXPENDITURES TOTAL	0	7,120	7,120	0	14,240	14,240	85,444
CAPITAL RESERVES							
991000 TRNSF-CAPITAL RSRV	0	(4,780)	(4,780)	0	(9,560)	(9,560)	(57,360)
998900 INT INC - RESERVES	(158)	0	158	(376)	0	376	0
999000 TRNSF-RESERVE INT	158	0	(158)	376	0	(376)	0
CAPITAL RESERVES TOTAL	0	(4,780)	(4,780)	0	(9,560)	(9,560)	(57,360)
NET INCOME (LOSS)	6,545	27	6,518	9,900	54	9,846	0