

AVOCET ASSOCIATION, INC
 B A L A N C E S H E E T
 Year End December 31, 2010
 As of 04/30/10

A S S E T S

OPERATING ASSETS

UNION BANK CHECKING	\$	95.88
COMMUNITY ASSOC. BANC CHECKING		3,985.41

TOTAL OPERATING ASSETS	\$	4,081.29

RESERVE ASSETS

UNION BANK - MONEY MARKET	\$	6,204.81
COMMUNITY ASSOC. BANC RESERVE		871.45

TOTAL RESERVE ASSETS	\$	7,076.26

OTHER ASSETS

ACCOUNTS RECEIVABLE	\$	7,206.20
POSTAGE DEPOSIT		175.00
PRE-PAID INSURANCE		1,862.48

TOTAL OTHER ASSETS	\$	9,243.68

TOTAL ASSETS	\$	20,401.23

LIABILITIES & CAPITAL

CURRENT LIABILITIES

PRE-PAID ASSESSMENTS	\$	1,016.40

TOTAL CURRENT LIABILITIES	\$	1,016.40

CAPITAL RESERVES

RESERVES - CONCRETE GRINDING	\$	1,866.97
RESERVES - FENCE/RAIL/WALLS		4,015.11
RESERVES - IRRIGATION		610.45
RESERVES - MAILBOXES		2,359.86
RESERVES - PAINT		2,053.82
RESERVES - PARK AMENITIES		2,040.76
RESERVES - SIGNAGE		612.16
RESERVES - INTEREST		17.22
RESERVES - CONTINGENCY		(5,210.09)

TOTAL CAPITAL RESERVES	\$	8,366.26

AVOCET ASSOCIATION, INC
Year End December 31, 2010
As of 04/30/10

E Q U I T Y

RETAINED EARNINGS	\$	13,356.07	
EQUITY INCREASE (DECREASE) YEAR		(2,337.50)	

TOTAL EQUITY	\$	11,018.57	
TOTAL LIABILITIES & CAPITAL	\$	20,401.23	
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AVOCET ASSOCIATION, INC.
STATEMENT OF INCOME AND EXPENSES
Year End December 31, 2010
For The Period 04/01/10 To 04/30/10

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance
I N C O M E						
4011 MONTHLY ASSESSMENTS	\$ 5,700.00	\$ 5,700.00	\$.00	\$ 22,800.00	\$ 22,800.00	\$.00
4042 LATE FEES	80.00	.00	80.00	180.00	.00	180.00
4044 INTEREST INCOME	.64	.00	.64	3.80	.00	3.80
4052 FINES/VIOLATIONS	200.00	.00	200.00	400.00	.00	400.00
4099 MISCELLANEOUS INCOME	.00	50.00	(50.00)	(175.00)	200.00	(375.00)
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TOTAL INCOME	\$ 5,980.64	\$ 5,750.00	\$ 230.64	\$ 23,208.80	\$ 23,000.00	\$ 208.80
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E X P E N S E S						
MAINTENANCE EXPENSES						
5011 LANDSCAPING - CONTRACT	\$ 1,753.00	\$ 1,800.00	\$ 47.00	\$ 5,259.00	\$ 7,200.00	\$ 1,941.00
5013 LANDSCAPING EXTRAS	3,270.63	310.00	(2,960.63)	4,933.83	1,240.00	(3,693.83)
5020 IRRIGATION	715.13	40.00	(675.13)	215.13	160.00	(55.13)
5026 TREE TRIMMING	3,040.00	375.00	(2,665.00)	4,040.00	1,500.00	(2,540.00)
5100 GENERAL MAINTENANCE	319.63	270.00	(49.63)	593.63	1,080.00	486.37
5300 SECURITY	100.00	80.00	(20.00)	200.00	320.00	120.00
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TOTAL MAINTENACE EXPENSES	\$ 9,198.39	\$ 2,875.00	\$ (6,323.39)	\$ 15,241.59	\$ 11,500.00	\$ (3,741.59)
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UTILITY EXPENSES						
6021 ELECTRICITY	\$ 70.93	\$ 50.00	\$ (20.93)	\$ 218.28	\$ 200.00	\$ (18.28)
6031 WATER IRRIGATION	(63.12)	435.00	498.12	866.08	1,740.00	873.92
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TOTAL UTILITY EXPENSES	\$ 7.81	\$ 485.00	\$ 477.19	\$ 1,084.36	\$ 1,940.00	\$ 855.64

AVOCET ASSOCIATION, INC.
Year End December 31, 2010
For The Period 04/01/10 To 04/30/10

	Current-Prd Actual	Current-Prd Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	
ADMINISTRATIVE EXPENSES							
7011	MANAGEMENT FEE - CONTRACT	\$ 960.00	\$ 975.00	\$ 15.00	\$ 3,840.00	\$ 3,900.00	\$ 60.00
7015	MANAGEMENT FEE EXTRAS	.00	100.00	100.00	95.00	400.00	305.00
7122	LEGAL EXPENSE	.00	10.00	10.00	.00	40.00	40.00
7126	COLLECTION EXPENSE	152.50	60.00	(92.50)	412.50	240.00	(172.50)
7135	AUDITS & RESERVES	300.00	120.00	(180.00)	300.00	480.00	180.00
7211	INSURANCE	310.42	210.00	(100.42)	1,241.68	840.00	(401.68)
7319	TAXES	(300.00)	10.00	310.00	10.00	40.00	30.00
7900	SOCIAL EVENTS	.00	50.00	50.00	.00	200.00	200.00
7913	PRINTING & POSTAGE	148.63	440.00	291.37	696.77	1,760.00	1,063.23
7914	ADMINISTRATIVE EXPENSES	327.99	100.00	(227.99)	1,352.59	400.00	(952.59)
7915	BANK CHARGES	14.07	25.00	10.93	111.81	100.00	(11.81)
	TOTAL ADMINISTRATIVE EXPENSES	\$ 1,913.61	\$ 2,100.00	\$ 186.39	\$ 8,060.35	\$ 8,400.00	\$ 339.65
RESERVE FUNDING ALLOCATIONS							
8000	RESERVE FUNDING	\$ 290.00	\$ 290.00	\$.00	\$ 1,160.00	\$ 1,160.00	\$.00
	TOTAL RESERVE FUNDING ALLOCAT	\$ 290.00	\$ 290.00	\$.00	\$ 1,160.00	\$ 1,160.00	\$.00
	TOTAL EXPENSES	\$ 11,409.81	\$ 5,750.00	\$ (5,659.81)	\$ 25,546.30	\$ 23,000.00	\$ (2,546.30)
	NET SURPLUS (DEFICIT)	\$ (5,429.17)	\$.00	\$ (5,429.17)	\$ (2,337.50)	\$.00	\$ (2,337.50)