

AVOCET ASSOCIATION, INC.

APPROVED OPERATING BUDGET JANUARY 01, 2011 - DECEMBER 31, 2011

	Average Unit/Month	Monthly Budget	Annual Budget	% of Budget
INCOME				
4011 ASSESSMENTS	70.00	6,650.00	79,800.00	99.77%
4042 LATE FEES	0.16	15.00	180.00	0.23%
TOTAL INCOME	70.16	6,665.00	79,980.00	100.00%
EXPENSES				
MAINTENANCE EXPENSES				
5011 LANDSCAPING - CONTRACT	18.95	1,800.00	21,600.00	27.01%
5013 LANDSCAPING EXTRAS	6.74	640.00	7,680.00	9.60%
5020 IRRIGATION REPAIR	0.68	65.00	780.00	0.98%
5026 TREE TRIMMING	5.53	525.00	6,300.00	7.88%
5100 GENERAL MAINTENANCE	2.37	225.00	2,700.00	3.38%
5300 SECURITY	0.68	65.00	780.00	0.98%
TOTAL MAINTENANCE EXPENSES	34.95	3,320.00	39,840.00	49.81%
UTILITY EXPENSES				
6021 ELECTRICITY	0.53	50.00	600.00	0.75%
6031 WATER IRRIGATION	4.58	435.00	5,220.00	6.53%
TOTAL UTILITY EXPENSES	5.11	485.00	5,820.00	7.28%
ADMINISTRATIVE EXPENSES				
7011 MANAGEMENT FEE - CONTRACT	10.21	970.00	11,640.00	14.55%
7015 MANAGEMENT FEE EXTRAS	0.79	75.00	900.00	1.13%
7122 LEGAL	0.05	5.00	60.00	0.08%
7126 COLLECTION EXPENSE	0.79	75.00	900.00	1.13%
7135 AUDIT & RESERVES	0.89	85.00	1,020.00	1.28%
7211 INSURANCE	2.79	265.00	3,180.00	3.98%
7319 TAXES	0.05	5.00	60.00	0.08%
7900 SOCIAL EVENTS	0.26	25.00	300.00	0.38%
7913 PRINTING & POSTAGE	3.68	350.00	4,200.00	5.25%
7914 ADMINISTRATIVE EXPENSES	2.21	210.00	2,520.00	3.15%
7915 BANK CHARGES	0.32	30.00	360.00	0.45%
7915 BAD DEBT WRITE OFF	-	-	-	0.00%
TOTAL ADMINISTRATIVE EXPENSES	22.05	2,095.00	25,140.00	31.43%
RESERVE FUNDING ALLOCATIONS				
RESERVE FUNDING	8.05	765.00	9,180.00	11.48%
TOTAL RESERVE FUNDING EXPENSE	8.05	765.00	9,180.00	11.48%
TOTAL EXPENSES	70.16	6,665.00	79,980.00	100.00%
NET INCOME (LOSS)	-	-	-	0.00%

*\$10 increase in assessments, effective January 1, 2011.