

**EAGLE DUNES  
HOME OWNERS ASSOCIATION  
ADOPTED BUDGET 2007**

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for the charges in common. The charges that related only to the  
townhouses are charged only to them.

ACCOUNT #	DESCRIPTION	2007 Units	PHASE I & II & III & IV BUDGET - 2007	2007 per unit cost (Assessment)	Townhomes Phase I & II - 2007	Single Family - 2007	Townhomes Phase III - 2007	TOTAL ALL PHASES BUDGET - 2007
<b>INCOME:</b>								
60000	Assessment - Phase I & II, TH	52	\$ 293,926	<b>5,652.42</b>	293,925.90			
60000	Assessment - Phase I - III, SFR	297	\$ 260,426	<b>876.85</b>		260,425.86		
60000	Assessment - Phase III, TH	52	\$ 293,926	<b>5,652.42</b>			293,925.90	
	Assessment - Phase IV, SFR	277	\$ 242,889	<b>876.85</b>		242,888.76		
	<b>TOTAL INCOME</b>	<b>678</b>	<b>\$ 1,091,166</b>		<b>\$ 293,926</b>	<b>\$ 503,315</b>	<b>\$ 293,926</b>	<b>\$ 1,091,166.43</b>
<b>ADMINISTRATION EXPENSES:</b>								
71100	Management Fees	349	\$ 53,808		6,240.00	41,328.00	6,240.00	53,808.00
71200	Telephone / Fax		\$ 250	\$ 0.37	19.17	211.65	19.17	250.00
71300	Bank Charges		\$ 1,800	\$ 2.65	138.05	1,523.89	138.05	1,800.00
71300	Postage / Supplies		\$ 3,000	\$ 4.42	230.09	2,539.82	230.09	3,000.00
71400	Office Supplies		\$ 850	\$ 1.25	65.19	719.62	65.19	850.00
	Copies/Printing		\$ 3,500	\$ 5.16	268.44	2,963.13	268.44	3,500.00
71500	Accounting		\$ 3,500	\$ 5.16	268.44	2,963.13	268.44	3,500.00
71600	Legal / Professional		\$ 2,000	\$ 2.95	153.39	1,693.22	153.39	2,000.00
71700	Insurance - General Liability		\$ 12,000	\$ 17.70	920.35	10,159.29	920.35	12,000.00
	Insurance - Director/Officer		\$ 3,000	\$ 4.42	230.09	2,539.82	230.09	3,000.00
71800	Administrative Fee		\$ -	\$ -	-	-	-	-
71800	Assoc Property Tax		\$ -	\$ -	-	-	-	-
71800	Corporate Report		\$ 61	\$ 0.09	4.70	51.85	4.70	61.25
71800	Licenses & Fees		\$ -	\$ -	-	-	-	-
	Web Site		\$ 500	\$ 0.74	38.35	423.30	38.35	500.00
	Miscellaneous		\$ 174	\$ 0.26	13.31	146.96	13.31	173.59
	Reserve Study		\$ 5,000	\$ 7.37	383.48	4,233.04	383.48	5,000.00
72000	Cable Service		\$ 203,974	\$ 30.85	15,643.99	172,685.60	15,643.99	203,973.59
	<b>TOTAL</b>		<b>\$ 293,416</b>		<b>\$ 24,617</b>	<b>\$ 244,182</b>	<b>\$ 24,617</b>	<b>\$ 293,416.43</b>
<b>BUILDING MAINTENANCE:</b>								
71701	Insurance - Townhomes		\$ 244,920	\$ 2,355.00	122,460.00		122,460.00	244,920.00
72300	Landscape -Townhomes		\$ 125,000	\$ 1,201.92	62,500.00		62,500.00	125,000.00
	Landscape - Repair Townhomes		\$ 2,000	\$ 19.23	1,000.00		1,000.00	2,000.00
	Tree Trim Replace/Remove TH		\$ 1,500	\$ 14.42	750.00		750.00	1,500.00
	Irrigation Repairs - Townhomes		\$ 3,000	\$ 28.85	1,500.00		1,500.00	3,000.00

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	Irrigation Pumps (7) Townhomes		\$ 4,000	\$ 38.46	2,000.00		2,000.00	4,000.00
	Utilities - Irrigation System -TH		\$ 4,500	\$ 43.27	2,250.00		2,250.00	4,500.00
72500	Annual Building Cleaning		\$ 5,000	\$ 48.08	2,500.00		2,500.00	5,000.00
72500	Stucco Repair		\$ 2,000	\$ 19.23	1,000.00		1,000.00	2,000.00
73300	Termite Bond		\$ 7,800	\$ 75.00	3,900.00		3,900.00	7,800.00
75400	Contingency		\$ 2,490	\$ 23.94	1,245.00		1,245.00	2,490.00
	<b>TOTAL</b>		\$ 402,210		\$ 201,105	\$ -	\$ 201,105	\$ 402,210.00
<b>GROUND MAINTENANCE:</b>								
72100	Irrigation Water - Utilities		\$ 3,500	\$ 5.16	268.44	2,963.13	268.44	3,500.00
72200	Electricity for Commons		\$ 25,000	\$ 36.87	1,917.40	21,165.19	1,917.40	25,000.00
	Electricity for Street Lights		\$ 30,000	\$ 44.25	2,300.88	25,398.23	2,300.88	30,000.00
72400	Backflow Testing		\$ -	\$ -	-	-	-	-
72400	Irrigation Repair		\$ 3,500	\$ 5.16	268.44	2,963.13	268.44	3,500.00
	Irrigation Pump (3)		\$ 2,000	\$ 2.95	153.39	1,693.22	153.39	2,000.00
72400	Misc Supplies		\$ 1,000	\$ 1.47	76.70	846.61	76.70	1,000.00
72400	Sidewalk Maintenance		\$ 1,000	\$ 1.47	76.70	846.61	76.70	1,000.00
72400	Well Service & Treatment		\$ 500	\$ 0.74	38.35	423.30	38.35	500.00
	Entry Gate Phone (5)		\$ 2,500	\$ 3.69	191.74	2,116.52	191.74	2,500.00
73500	Street Sweeping		\$ 12,000	\$ 17.70	920.35	10,159.29	920.35	12,000.00
73600	Electrical Repairs		\$ 500	\$ 0.74	38.35	423.30	38.35	500.00
74410	Gate Access Maintenance		\$ 15,000	\$ 22.12	1,150.44	12,699.12	1,150.44	15,000.00
74800	Lawn Maintenance - Common		\$ 113,500	\$ 167.40	8,705.01	96,089.97	8,705.01	113,500.00
	Landscape Contract Services		\$ 1,500	\$ 2.21	115.04	1,269.91	115.04	1,500.00
74800	Pond Maintenance		\$ -	\$ -	-	-	-	-
74800	Landscape Repair/Maintenance		\$ 2,500	\$ 3.69	191.74	2,116.52	191.74	2,500.00
	Landscape Improvements		\$ 3,500	\$ 5.16	268.44	2,963.13	268.44	3,500.00
	Security		\$ 6,000	\$ 8.85	460.18	5,079.65	460.18	6,000.00
74800	Tree Trim/Removal		\$ 1,000	\$ 1.47	76.70	846.61	76.70	1,000.00
74800	Trees/Other		\$ 1,500	\$ 2.21	115.04	1,269.91	115.04	1,500.00
	<b>TOTAL</b>		\$ 226,000		\$ 17,333	\$ 191,333	\$ 17,333	\$ 226,000.00

**POOL/CLUBHOUSE:**

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71900	Amenity Center Staff		\$ 7,200	\$ 17.96	933.67	5,332.67	933.67	7,200.00
72100	Water & Sewer		\$ 5,500	\$ 13.72	713.22	4,073.57	713.22	5,500.00
73300	Termite Bond		\$ 300	\$ 0.75	38.90	222.19	38.90	300.00
73600	Gas for Pool & Spa Heater		\$ 4,100	\$ 10.22	531.67	3,036.66	531.67	4,100.00
	Pool Area Electric		\$ 12,360	\$ 30.82	1,602.79	9,154.41	1,602.79	12,360.00
	Pool Permit		\$ 300	\$ 0.75	38.90	222.19	38.90	300.00
	Pool - Fencing & Locks		\$ 500	\$ 1.25	64.84	370.32	64.84	500.00
73600	Misc Materials		\$ 250	\$ 0.62	32.42	185.16	32.42	250.00
75100	Pool Equipment Repair		\$ 2,500	\$ 6.23	324.19	1,851.62	324.19	2,500.00
75100	Pool Lights, Repair/Replace		\$ 750	\$ 1.87	97.26	555.49	97.26	750.00
75100	Pool Maintenance (Contract)		\$ 10,200	\$ 25.44	1,322.69	7,554.61	1,322.69	10,200.00
75200	Bathhouse Supplies		\$ -	\$ -	-	-	-	-
75200	Chemicals & Supplies		\$ -	\$ -	-	-	-	-
75200	Club House Janitorial Service		\$ 12,100	\$ 30.17	1,569.08	8,961.85	1,569.08	12,100.00
75200	Miscellaneous Supplies		\$ 500	\$ 1.25	64.84	370.32	64.84	500.00
75300	Club House Cable Service		\$ 1,020	\$ 2.54	132.27	755.46	132.27	1,020.00
75300	Club House Equipment		\$ 500	\$ 1.25	64.84	370.32	64.84	500.00
	Club House Repairs/Maint		\$ 3,000	\$ 7.48	389.03	2,221.95	389.03	3,000.00
75300	Fitness Center Equip Maint		\$ 500	\$ 1.25	64.84	370.32	64.84	500.00
75300	Furniture Maintenance		\$ 1,000	\$ 2.49	129.68	740.65	129.68	1,000.00
75300	Security System Monitor		\$ 780	\$ 1.95	101.15	577.71	101.15	780.00
	Security System Phone		\$ 500	\$ 1.25	64.84	370.32	64.84	500.00
75300	Signs - Pool & Clubhouse		\$ 250	\$ 0.62	32.42	185.16	32.42	250.00
75300	Tennis Court		\$ 500	\$ 1.25	64.84	370.32	64.84	500.00
	Trash Removal		\$ 1,000	\$ 2.49	129.68	740.65	129.68	1,000.00
75300	Tot Lot		\$ 500	\$ 1.25	64.84	370.32	64.84	500.00
	<b>TOTAL</b>		\$ 66,110		\$ 8,572.87	\$ 48,964.26	\$ 8,572.87	\$ 66,110.00

**RESERVES:**

**BUILDING RESERVE (TOWNHOMES):**

75700	Irrigation Pumps		\$ 2,000	\$ 19.23	1,000.00		1,000.00	2,000.00
75700	Painting (Buildings)		\$ 26,000	\$ 250.00	13,000.00		13,000.00	26,000.00
75700	Roof (Buildings)		\$ 50,000	\$ 480.77	25,000.00		25,000.00	50,000.00

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75700	Stucco		\$ -				-	-
	<b>TOTAL</b>		\$ 78,000		\$ 39,000.00	\$ -	\$ 39,000.00	\$ 78,000.00
<b>OTHER RESERVES:</b>								
75700	Club House Paint - Int & Ext		\$ 1,200	\$ 2.99	155.61	888.78	155.61	1,200.00
75700	Club / Cabana Roof		\$ 1,200	\$ 2.99	155.61	888.78	155.61	1,200.00
75700	Deck Refurbishment		\$ 2,230	\$ 5.56	289.18	1,651.65	289.18	2,230.00
75700	FitnessEquipment Replacement		\$ 3,000	\$ 7.48	389.03	2,221.95	389.03	3,000.00
75700	Pool Resurface		\$ 2,300	\$ 5.74	298.25	1,703.49	298.25	2,300.00
75700	Roads (Overlay & Reseal		\$ 10,000	\$ 24.94	1,296.76	7,406.48	1,296.76	10,000.00
	Irrigation Pumps		\$ 2,000	\$ 4.99	259.35	1,481.30	259.35	2,000.00
	Pool Furniture Replacement		\$ -	\$ -	-	-	-	-
	Tennis Court Resurface		\$ 500	\$ 1.25	64.84	370.32	64.84	500.00
75700	Tot Lot Equipment Replacement		\$ 3,000	\$ 7.48	389.03	2,221.95	389.03	3,000.00
	<b>TOTAL</b>		\$ 25,430		\$ 3,297.66	\$ 18,834.69	\$ 3,297.66	\$ 25,430.00
	<b>TOTAL ALL EXPENSES:</b>		\$ 1,091,166		293,925.90	\$ 503,315	293,925.90	\$ 1,091,166.43
	<b>NET INCOME:</b>		\$ -	cost per unit	\$ 5,652.42	\$ 876.85	\$ 5,652.42	1,091,166.43
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