

Eagle Dunes Homeowners Assn., Inc.

Income/Expense Statement
Period: 12/01/09 to 12/31/09

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04010	Assessment Income	26,416.00	26,312.00	104.00	306,384.00	315,744.00	(9,360.00)	315,744.00
04015	S/F Quarterly Assessments	51,410.98	29,983.29	21,427.69	555,555.88	359,800.00	195,755.88	359,800.00
04019	Vacant Lot Assessments	.00	12,491.77	(12,491.77)	.00	149,900.80	(149,900.80)	149,900.80
04050	Capital Contribution	.00	.00	.00	750.00	.00	750.00	.00
04060	Late Fee Income	(10.00)	.00	(10.00)	.00	.00	.00	.00
04065	Interest on Delq Balance	2,730.36	.00	2,730.36	31,461.19	.00	31,461.19	.00
04150	Gate Access Cards	.00	.00	.00	1,135.00	.00	1,135.00	.00
04160	Pool Keys	.00	.00	.00	25.00	.00	25.00	.00
04170	Newsletter Ad	.00	.00	.00	30.00	.00	30.00	.00
04180	Interest on Operating Acct	22.75	.00	22.75	197.87	.00	197.87	.00
04190	Interest on Reserve Acct	244.22	.00	244.22	3,365.62	.00	3,365.62	.00
04200	Allocate Reserve Interest	(244.22)	.00	(244.22)	(3,365.62)	.00	(3,365.62)	.00
04220	Miscellaneous Income	.00	.00	.00	79.75	.00	79.75	.00
	Subtotal Income	80,570.09	68,787.06	11,783.03	895,618.69	825,444.80	70,173.89	825,444.80
EXPENSES								
General & Administrative								
06010	Management Fees	4,158.33	4,407.00	248.67	51,391.98	52,884.00	1,492.02	52,884.00
06015	Management Fees Other	.00	500.00	500.00	.00	6,000.00	6,000.00	6,000.00
06020	Accounting Fees / Tax Prep	.00	.00	.00	4,200.00	4,200.00	.00	4,200.00
06040	Legal Fees	7,611.16	4,166.63	(3,444.53)	8,137.33	50,000.00	41,862.67	50,000.00
06080	Bank Charges	10.00	250.00	240.00	1,951.25	3,000.00	1,048.75	3,000.00
06090	Postage / Supplies / Copies	236.34	425.00	188.66	2,139.96	5,100.00	2,960.04	5,100.00
06100	Insurance - Liability/Propert	739.01	1,666.63	927.62	17,675.57	20,000.00	2,324.43	20,000.00
06110	Insurance - Director/Officer	167.03	141.63	(25.40)	1,842.86	1,700.00	(142.86)	1,700.00
06150	Office Supplies	28.68	.00	(28.68)	397.60	.00	(397.60)	.00
06170	Copies - Printing	586.38	.00	(586.38)	5,720.15	.00	(5,720.15)	.00
06222	Cable Service	5,572.40	5,516.10	(56.30)	170,953.55	66,193.20	(104,760.35)	66,193.20
06240	Bad Debt	144,274.28	5,416.63	(138,857.65)	178,870.82	65,000.00	(113,870.82)	65,000.00
06250	Taxes - Property	.00	.00	.00	.00	1,020.00	1,020.00	1,020.00
06280	Room Rental	.00	80.00	80.00	743.65	960.00	216.35	960.00
06290	Miscellaneous	22.00	83.28	61.28	1,106.55	998.81	(107.74)	998.81
	General & Administrative	163,405.61	22,652.90	(140,752.71)	445,131.27	277,056.01	(168,075.26)	277,056.01
Grounds Maintenance								
06510	Landscaping - Common Areas	3,080.36	5,000.00	1,919.64	53,607.20	60,000.00	6,392.80	60,000.00
06515	Landscaping - Contract	.00	833.37	833.37	7,930.00	10,000.00	2,070.00	10,000.00
06516	Self Help	.00	.00	.00	(20.00)	.00	20.00	.00
06520	Utilities - Irrigation Water	77.24	150.00	72.76	1,621.36	1,800.00	178.64	1,800.00
06525	Electricity for Common Areas	616.62	833.37	216.75	8,212.96	10,000.00	1,787.04	10,000.00

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		Actual	Budget	Variance	Actual	Budget	Variance	Budget
06530	Electricity for Street Lights	2,767.01	2,750.00	(17.01)	33,249.93	33,000.00	(249.93)	33,000.00
06560	Landscape Improvements	.00	291.74	291.74	.00	3,500.00	3,500.00	3,500.00
06565	Landscaping - Repair/Maintnce	.00	208.37	208.37	.00	2,500.00	2,500.00	2,500.00
06570	Tree Trim/Remove	.00	291.63	291.63	.00	3,500.00	3,500.00	3,500.00
06610	Irrigation - Repairs & Maint	.00	291.63	291.63	6,769.34	3,500.00	(3,269.34)	3,500.00
06615	Irrigation - Pump	.00	166.74	166.74	.00	2,000.00	2,000.00	2,000.00
06617	Wells Service & Treatment	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00
06685	Street Sweeping	.00	.00	.00	5,280.00	.00	(5,280.00)	.00
06690	Entry Gate - Repairs / Mntnce	868.66	833.37	(35.29)	11,612.93	10,000.00	(1,612.93)	10,000.00
06700	Entry Gate - Telephone	320.52	308.37	(12.15)	3,659.12	3,700.00	40.88	3,700.00
06725	Electrical Repairs	.00	41.63	41.63	288.00	500.00	212.00	500.00
06735	Security - H.O.A.	6,771.42	7,979.37	1,207.95	49,361.80	95,752.00	46,390.20	95,752.00
06740	Misc Supplies / Equipment	.00	125.38	125.38	130.95	1,505.00	1,374.05	1,505.00
	Grounds Maintenance	14,501.83	20,271.60	5,769.77	181,703.59	243,257.00	61,553.41	243,257.00
Townhomes - Maintenance								
07001	Management Fee - TH	364.00	364.00	.00	4,368.00	4,368.00	.00	4,368.00
07010	Landscape - Townhomes	6,836.34	6,231.63	(604.71)	82,036.08	74,780.00	(7,256.08)	74,780.00
07015	Landscape - Repair Townhomes	.00	833.37	833.37	.00	10,000.00	10,000.00	10,000.00
07021	Irrigation Repairs - Townhome	.00	291.63	291.63	.00	3,500.00	3,500.00	3,500.00
07022	Irrigation Pumps - Townhomes	.00	125.00	125.00	.00	1,500.00	1,500.00	1,500.00
07023	Utilities Irrig Syst - Townhm	107.11	208.37	101.26	2,519.65	2,500.00	(19.65)	2,500.00
07024	Stucco Repair	.00	3,250.00	3,250.00	5,988.53	39,000.00	33,011.47	39,000.00
07025	Roof Repairs	.00	708.37	708.37	.00	8,500.00	8,500.00	8,500.00
07035	Termite Bonds	693.37	700.00	6.63	8,320.00	8,400.00	80.00	8,400.00
07045	Contingency	.00	272.40	272.40	1,964.07	3,268.91	1,304.84	3,268.91
	Building Maintenance/Rep	8,000.82	12,984.77	4,983.95	105,196.33	155,816.91	50,620.58	155,816.91
Recreational Amenities								
07205	Amenity Center Staff	700.00	700.00	.00	8,400.00	8,400.00	.00	8,400.00
07206	Water & Sewer	337.86	166.63	(171.23)	3,024.59	2,000.00	(1,024.59)	2,000.00
07207	Trash Removal	83.09	83.37	.28	1,027.29	1,000.00	(27.29)	1,000.00
07210	Pool - Maintenance	850.00	1,008.75	158.75	11,600.00	12,105.00	505.00	12,105.00
07215	Pool - Equip Repair	.00	125.00	125.00	2,502.85	1,500.00	(1,002.85)	1,500.00
07230	Pool - Permit	.00	.00	.00	375.00	300.00	(75.00)	300.00
07235	Pool Area - Furniture Rep/Rep	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
07240	Pool Area - Fencing/Gate/Keys	.00	250.00	250.00	1,772.06	3,000.00	1,227.94	3,000.00
07245	Spa - Repair/Maintenance	85.00	125.00	40.00	574.05	1,500.00	925.95	1,500.00
07250	Signs Pool & Clubhouse	195.00	20.87	(174.13)	689.43	250.00	(439.43)	250.00
07300	Clubhouse - Cleaning	1,200.00	1,200.00	.00	14,400.00	14,400.00	.00	14,400.00
07305	Clubhouse - Repairs / Maintnc	643.25	.00	(643.25)	2,098.92	3,000.00	901.08	3,000.00
07310	Clubhouse - Misc Supplies	.00	41.74	41.74	158.99	500.00	341.01	500.00
07312	Clubhouse - Equipment	.00	.00	.00	132.85	.00	(132.85)	.00

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07315	Clubhouse - Cable	80.00	80.00	.00	988.00	960.00	(28.00)	960.00
07316	Clubhouse - Phone	.00	58.37	58.37	.00	700.00	700.00	700.00
07320	Fitness Center - Equip Mntnce	116.62	291.63	175.01	2,741.52	3,500.00	758.48	3,500.00
07340	Clubhouse - Termite Bond	.00	.00	.00	300.00	300.00	.00	300.00
07350	Pool Area - Electric	1,176.43	1,125.00	(51.43)	13,092.91	13,500.00	407.09	13,500.00
07357	Gas - Pools & Spas	.00	100.00	100.00	154.08	1,200.00	1,045.92	1,200.00
07360	Pool Lights/Repair/Replace	.00	41.63	41.63	.00	500.00	500.00	500.00
07362	Security System - Monitoring	.00	20.87	20.87	187.80	250.00	62.20	250.00
07363	Security System - Phone	49.94	58.37	8.43	583.52	700.00	116.48	700.00
07365	Tennis Court	.00	41.63	41.63	200.00	500.00	300.00	500.00
07368	Tot Lot	.00	41.63	41.63	.00	500.00	500.00	500.00
07380	Rec Area - Miscellaneous	16.00	20.87	4.87	1,889.09	250.00	(1,639.09)	250.00
	Recreational Amenities	5,533.19	5,684.73	151.54	66,892.95	71,815.00	4,922.05	71,815.00
Reserves Townhomes								
08050	Reserves - Buildings Painting	2,368.37	2,196.47	(171.90)	28,420.00	26,357.20	(2,062.80)	26,357.20
08060	Reserves - Buildings Roofs	2,081.63	2,067.76	(13.87)	24,980.00	24,813.34	(166.66)	24,813.34
08065	Reserves - Irrigation Pumps	165.87	153.74	(12.13)	1,990.00	1,844.55	(145.45)	1,844.55
	Reserve Townhomes	4,615.87	4,417.97	(197.90)	55,390.00	53,015.09	(2,374.91)	53,015.09
Reserves Other								
08083	Reserves - Pool Surface	190.63	176.85	(13.78)	2,288.00	2,121.65	(166.35)	2,121.65
08084	Reserves - Road Reseal	832.75	828.71	(4.04)	9,993.00	9,945.18	(47.82)	9,945.18
08085	Reserves - Deck Refurbishment	185.00	171.24	(13.76)	2,220.00	2,055.43	(164.57)	2,055.43
08090	Reserves - Irrigation Pumps	165.75	153.86	(11.89)	1,989.00	1,845.55	(143.45)	1,845.55
08095	Reserves - Tennis Court Resfc	41.74	41.11	(.63)	500.00	493.10	(6.90)	493.10
08100	Reserves - Tot Lot Equipment	249.62	246.68	(2.94)	2,995.00	2,959.39	(35.61)	2,959.39
08110	Reserves - Fitness Equipment	248.63	230.60	(18.03)	2,984.00	2,767.75	(216.25)	2,767.75
08250	Reserves - Clubhouse Roofing	99.88	99.29	(.59)	1,199.00	1,191.04	(7.96)	1,191.04
08255	Reserves - Clubhouse Painting	99.62	92.16	(7.46)	1,195.00	1,105.70	(89.30)	1,105.70
	Reserves Other	2,113.62	2,040.50	(73.12)	25,363.00	24,484.79	(878.21)	24,484.79
	TOTAL EXPENSES	198,170.94	68,052.47	(130,118.47)	879,677.14	825,444.80	(54,232.34)	825,444.80
	Current Year Net Income/(loss)	(117,600.85)	734.59	(118,335.44)	15,941.55	.00	15,941.55	.00
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