

# Eagle Dunes Homeowners Assn., Inc.

## Income/Expense Statement Period: 01/01/08 to 12/31/08

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04010	Assessment Income	734,348.37	562,520.00	171,828.37	734,348.37	562,520.00	171,828.37	562,520.00
04015	S/F Quarterly Assessments	.00	295,776.00	(295,776.00)	.00	295,776.00	(295,776.00)	295,776.00
04050	Capital Contribution	4,750.00	.00	4,750.00	4,750.00	.00	4,750.00	.00
04060	Late Fee Income	25.00	.00	25.00	25.00	.00	25.00	.00
04065	Interest on Delq Balance	12,056.59	.00	12,056.59	12,056.59	.00	12,056.59	.00
04150	Gate Access Cards	255.00	.00	255.00	255.00	.00	255.00	.00
04160	Pool Keys	75.00	.00	75.00	75.00	.00	75.00	.00
04170	Newsletter Ad	30.00	.00	30.00	30.00	.00	30.00	.00
04180	Interest on Operating Acct	62.77	.00	62.77	62.77	.00	62.77	.00
04220	Miscellaneous Income	2,045.14	.00	2,045.14	2,045.14	.00	2,045.14	.00
	Subtotal Income	753,647.87	858,296.00	(104,648.13)	753,647.87	858,296.00	(104,648.13)	858,296.00
EXPENSES								
General & Administrative								
06010	Management Fees	52,888.00	52,884.00	(4.00)	52,888.00	52,884.00	(4.00)	52,884.00
06020	Accounting Fees / Tax Prep	3,900.00	4,200.00	300.00	3,900.00	4,200.00	300.00	4,200.00
06040	Legal Fees	11,547.46	10,000.00	(1,547.46)	11,547.46	10,000.00	(1,547.46)	10,000.00
06080	Bank Charges	2,225.00	3,000.00	775.00	2,225.00	3,000.00	775.00	3,000.00
06090	Postage / Supplies	3,420.67	3,000.00	(420.67)	3,420.67	3,000.00	(420.67)	3,000.00
06100	Insurance - Liability/Propert	26,149.87	26,000.00	(149.87)	26,149.87	26,000.00	(149.87)	26,000.00
06110	Insurance - Director/Officer	1,607.22	1,700.00	92.78	1,607.22	1,700.00	92.78	1,700.00
06150	Office Supplies	424.01	600.00	175.99	424.01	600.00	175.99	600.00
06160	Telephone / Fax	.65	.00	(.65)	.65	.00	(.65)	.00
06170	Copies - Printing	3,316.29	3,500.00	183.71	3,316.29	3,500.00	183.71	3,500.00
06220	Corporate Annual Report	61.25	61.25	.00	61.25	61.25	.00	61.25
06221	Web Site	.00	500.00	500.00	.00	500.00	500.00	500.00
06222	Cable Service	189,433.02	204,000.00	14,566.98	189,433.02	204,000.00	14,566.98	204,000.00
06240	Bad Debt	68,581.08	37,741.75	(30,839.33)	68,581.08	37,741.75	(30,839.33)	37,741.75
06250	Taxes - Property	2,014.41	1,020.00	(994.41)	2,014.41	1,020.00	(994.41)	1,020.00
06286	Reserve Study	.00	5,000.00	5,000.00	.00	5,000.00	5,000.00	5,000.00
06290	Miscellaneous	573.50	450.00	(123.50)	573.50	450.00	(123.50)	450.00
	General & Administrative	366,142.43	353,657.00	(12,485.43)	366,142.43	353,657.00	(12,485.43)	353,657.00
Grounds Maintenance								
06510	Landscaping - Common Areas	63,598.08	63,600.00	1.92	63,598.08	63,600.00	1.92	63,600.00
06515	Landscaping - Contract	155.00	10,000.00	9,845.00	155.00	10,000.00	9,845.00	10,000.00
06520	Utilities - Irrigation Water	1,540.82	1,800.00	259.18	1,540.82	1,800.00	259.18	1,800.00
06525	Electricity for Common Areas	8,343.34	10,000.00	1,656.66	8,343.34	10,000.00	1,656.66	10,000.00
06530	Electricity for Street Lights	32,766.79	33,000.00	233.21	32,766.79	33,000.00	233.21	33,000.00
06560	Landscape Improvements	1,815.00	3,500.00	1,685.00	1,815.00	3,500.00	1,685.00	3,500.00

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06565	Landscaping - Repair/Maintnce	625.00	2,500.00	1,875.00	625.00	2,500.00	1,875.00	2,500.00
06570	Tree Trim/Remove	3,700.00	3,500.00	(200.00)	3,700.00	3,500.00	(200.00)	3,500.00
06610	Irrigation - Repairs & Maint	5,751.21	4,500.00	(1,251.21)	5,751.21	4,500.00	(1,251.21)	4,500.00
06615	Irrigation - Pump	150.00	2,000.00	1,850.00	150.00	2,000.00	1,850.00	2,000.00
06617	Wells Service & Treatment	.00	2,000.00	2,000.00	.00	2,000.00	2,000.00	2,000.00
06685	Street Sweeping	10,560.00	10,560.00	.00	10,560.00	10,560.00	.00	10,560.00
06686	Sidewalk/Curb Repairs	343.80	7,500.00	7,156.20	343.80	7,500.00	7,156.20	7,500.00
06690	Entry Gate - Repairs / Mntnce	8,097.72	6,000.00	(2,097.72)	8,097.72	6,000.00	(2,097.72)	6,000.00
06700	Entry Gate - Telephone	3,392.76	3,500.00	107.24	3,392.76	3,500.00	107.24	3,500.00
06725	Electrical Repairs	893.28	1,000.00	106.72	893.28	1,000.00	106.72	1,000.00
06735	Security - H.O.A.	23,988.00	40,920.00	16,932.00	23,988.00	40,920.00	16,932.00	40,920.00
06740	Misc Supplies / Equipment	4,150.12	2,000.00	(2,150.12)	4,150.12	2,000.00	(2,150.12)	2,000.00
	Grounds Maintenance	169,870.92	207,880.00	38,009.08	169,870.92	207,880.00	38,009.08	207,880.00
Townhomes - Maintenance								
07001	Management Fee - TH	4,364.00	4,368.00	4.00	4,364.00	4,368.00	4.00	4,368.00
07010	Landscape - Townhomes	82,036.08	82,100.00	63.92	82,036.08	82,100.00	63.92	82,100.00
07015	Landscape - Repair Townhomes	650.00	2,000.00	1,350.00	650.00	2,000.00	1,350.00	2,000.00
07020	Tree Trim Replace/Remove TH	325.00	2,500.00	2,175.00	325.00	2,500.00	2,175.00	2,500.00
07021	Irrigation Repairs - Townhome	6,836.58	7,000.00	163.42	6,836.58	7,000.00	163.42	7,000.00
07022	Irrigation Pumps - Townhomes	.00	1,500.00	1,500.00	.00	1,500.00	1,500.00	1,500.00
07023	Utilities Irrig Syst - Townhm	3,429.79	3,000.00	(429.79)	3,429.79	3,000.00	(429.79)	3,000.00
07024	Stucco Repair	5,549.00	19,500.00	13,951.00	5,549.00	19,500.00	13,951.00	19,500.00
07025	Annual Building Cleaning	.00	5,000.00	5,000.00	.00	5,000.00	5,000.00	5,000.00
07035	Termite Bonds	8,320.00	8,400.00	80.00	8,320.00	8,400.00	80.00	8,400.00
07045	Contingency	1,465.89	3,098.00	1,632.11	1,465.89	3,098.00	1,632.11	3,098.00
	Building Maintenance/Rep	112,976.34	138,466.00	25,489.66	112,976.34	138,466.00	25,489.66	138,466.00
Recreational Amenities								
07205	Amenity Center Staff	6,900.00	8,400.00	1,500.00	6,900.00	8,400.00	1,500.00	8,400.00
07206	Water & Sewer	2,716.71	3,100.00	383.29	2,716.71	3,100.00	383.29	3,100.00
07207	Trash Removal	993.03	1,000.00	6.97	993.03	1,000.00	6.97	1,000.00
07210	Pool - Maintenance	11,750.00	12,105.00	355.00	11,750.00	12,105.00	355.00	12,105.00
07215	Pool - Equip Repair	1,135.55	2,500.00	1,364.45	1,135.55	2,500.00	1,364.45	2,500.00
07230	Pool - Permit	300.00	300.00	.00	300.00	300.00	.00	300.00
07235	Pool Area - Furniture Rep/Rep	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	1,000.00
07240	Pool Area - Fencing/Gate/Keys	2,123.04	500.00	(1,623.04)	2,123.04	500.00	(1,623.04)	500.00
07245	Spa - Repair/Maintenance	1,560.70	1,500.00	(60.70)	1,560.70	1,500.00	(60.70)	1,500.00
07250	Signs Pool & Clubhouse	904.00	250.00	(654.00)	904.00	250.00	(654.00)	250.00
07300	Clubhouse - Cleaning	13,200.00	15,000.00	1,800.00	13,200.00	15,000.00	1,800.00	15,000.00
07305	Clubhouse - Repairs / Maintnc	3,142.38	3,000.00	(142.38)	3,142.38	3,000.00	(142.38)	3,000.00
07310	Clubhouse - Misc Supplies	1,121.50	500.00	(621.50)	1,121.50	500.00	(621.50)	500.00
07312	Clubhouse - Equipment	1,146.81	2,500.00	1,353.19	1,146.81	2,500.00	1,353.19	2,500.00

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07315	Clubhouse - Cable	960.00	960.00	.00	960.00	960.00	.00	960.00
07316	Clubhouse - Phone	.00	700.00	700.00	.00	700.00	700.00	700.00
07320	Fitness Center - Equip Mntnce	1,534.91	1,500.00	(34.91)	1,534.91	1,500.00	(34.91)	1,500.00
07340	Clubhouse - Termite Bond	300.00	300.00	.00	300.00	300.00	.00	300.00
07350	Pool Area - Electric	12,551.38	12,500.00	(51.38)	12,551.38	12,500.00	(51.38)	12,500.00
07357	Gas - Pools & Spas	5,508.54	6,500.00	991.46	5,508.54	6,500.00	991.46	6,500.00
07360	Pool Lights/Repair/Replace	263.00	500.00	237.00	263.00	500.00	237.00	500.00
07362	Security System - Monitoring	250.40	975.00	724.60	250.40	975.00	724.60	975.00
07363	Security System - Phone	703.36	700.00	(3.36)	703.36	700.00	(3.36)	700.00
07365	Tennis Court	673.65	500.00	(173.65)	673.65	500.00	(173.65)	500.00
07368	Tot Lot	1,285.00	500.00	(785.00)	1,285.00	500.00	(785.00)	500.00
07380	Rec Area - Miscellaneous	392.00	250.00	(142.00)	392.00	250.00	(142.00)	250.00
	Recreational Amenities	71,415.96	77,540.00	6,124.04	71,415.96	77,540.00	6,124.04	77,540.00
	Reserves Townhomes							
08050	Reserves - Buildings Painting	28,571.00	28,420.00	(151.00)	28,571.00	28,420.00	(151.00)	28,420.00
08060	Reserves - Buildings Roofs	25,000.00	24,980.00	(20.00)	25,000.00	24,980.00	(20.00)	24,980.00
08065	Reserves - Irrigation Pumps	2,000.00	1,990.00	(10.00)	2,000.00	1,990.00	(10.00)	1,990.00
	Reserve Townhomes	55,571.00	55,390.00	(181.00)	55,571.00	55,390.00	(181.00)	55,390.00
	Reserves Other							
08083	Reserves - Pool Surface	2,300.00	2,288.00	(12.00)	2,300.00	2,288.00	(12.00)	2,288.00
08084	Reserves - Road Reseal	10,000.00	9,993.00	(7.00)	10,000.00	9,993.00	(7.00)	9,993.00
08085	Reserves - Deck Refurbishment	2,230.00	2,220.00	(10.00)	2,230.00	2,220.00	(10.00)	2,220.00
08090	Reserves - Irrigation Pumps	2,000.00	1,989.00	(11.00)	2,000.00	1,989.00	(11.00)	1,989.00
08095	Reserves - Tennis Court Resfc	500.00	500.00	.00	500.00	500.00	.00	500.00
08100	Reserves - Tot Lot Equipment	3,000.00	2,995.00	(5.00)	3,000.00	2,995.00	(5.00)	2,995.00
08110	Reserves - Fitness Equipment	3,000.00	2,984.00	(16.00)	3,000.00	2,984.00	(16.00)	2,984.00
08250	Reserves - Clubhouse Roofing	1,200.00	1,199.00	(1.00)	1,200.00	1,199.00	(1.00)	1,199.00
08255	Reserves - Clubhouse Painting	1,200.00	1,195.00	(5.00)	1,200.00	1,195.00	(5.00)	1,195.00
	Reserves Other	25,430.00	25,363.00	(67.00)	25,430.00	25,363.00	(67.00)	25,363.00
	TOTAL EXPENSES	801,406.65	858,296.00	56,889.35	801,406.65	858,296.00	56,889.35	858,296.00
	Current Year Net Income/(loss)	(47,758.78)	.00	(47,758.78)	(47,758.78)	.00	(47,758.78)	.00
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