



EAGLE SPRINGS HOMEOWNERS ASSOCIATION  
2011 BUDGET SUMMARY

	2008 Actual	2008 Percents	2009 Actual	2009 Percents	Sept 2010 Year To Date	2010 YTD Percents	2010 Budget	2010 Budget Percents	Remaining 2010 Budget	2011 Budget 85 Percent	2011 Budget Percents
<b>Total 5042 · SEASONAL PLANTINGS</b>	62,280	9.96%	83,159	12.20%	41,906	6.36%	74,280	11.61%	32,374	75,766	14.43%
5043 · PINE STRAW	7,410	1.19%	1,788	0.26%	7,775	1.18%	8,000	1.25%	225	8,160	1.55%
5044 · TURF, TREE & SHRUB REPLACEMENT	-	0.00%	565	0.08%	1,225	0.19%	10,000	1.56%	8,775	4,000	0.76%
5046 · LANDSCAPE LIGHTING	-	0.00%	-	0.00%	72	0.01%	-	0.00%	(72)	-	0.00%
5047 · GARDEN CLUB	-	0.00%	-	0.00%	10	0.00%	1,000	0.16%	990	500	0.10%
5048 · LAWN CARE WORKORDERS	26,746	4.28%	1,250	0.18%	14,945	2.27%	-	0.00%	(14,945)	8,000	1.52%
5040 · LANDSCAPING - Other	-	0.00%	-	0.00%	20	0.00%	-	0.00%	(20)	-	0.00%
5045 STORM CLEANUP	5,725	0.92%	6,941	1.02%	-	0.00%	5,000	0.78%	5,000	2,000	0.38%
5047 WEB WORM SPRAYING	-	0.00%	-	0.00%	-	0.00%	1,000	0.16%	1,000	1,000	0.19%
-	-	-	-	-	-	-	-	-	-	-	-
<b>Total 5040 · LANDSCAPING</b>	39,881	6.38%	10,544	1.55%	24,047	3.65%	25,000	3.91%	953	23,660	4.50%
-	-	-	-	-	-	-	-	-	-	-	-
<b>Total All Landscaping</b>	<b>102,161</b>	<b>16.35%</b>	<b>93,703</b>	<b>13.75%</b>	<b>65,953</b>	<b>10.00%</b>	<b>99,280</b>	<b>15.51%</b>	<b>33,327</b>	<b>99,426</b>	<b>18.93%</b>
-	-	-	-	-	-	-	-	-	-	-	-
<b>5060 GYM</b>	-	-	-	-	-	-	-	-	-	-	-
5061 GYM EQUIPMENT REPAIR	1,297	0.21%	1,856	0.27%	1,779	0.27%	1,000	0.16%	(779)	2,000	0.38%
5062 a ELLIPTICAL	-	0.00%	-	0.00%	2,280	0.35%	6,000	0.94%	3,720	-	0.00%
5062 b TREADMILL	-	0.00%	-	0.00%	4,146	0.63%	5,000	0.78%	854	-	0.00%
4063 GYM EXPANSION WEIGHT ROOM	-	0.00%	-	0.00%	3,690	0.56%	3,000	0.47%	(690)	-	0.00%
-	-	-	-	-	-	-	-	-	-	-	-
<b>5060 · GYM</b>	<b>1,297</b>	<b>0.21%</b>	<b>1,856</b>	<b>0.27%</b>	<b>11,895</b>	<b>1.80%</b>	<b>15,000</b>	<b>2.34%</b>	<b>3,105</b>	<b>2,000</b>	<b>0.38%</b>
-	-	-	-	-	-	-	-	-	-	-	-
5070 · TENNIS COURT RE-SURFACE	-	0.00%	-	0.00%	-	0.00%	2,500	0.39%	2,500	-	0.00%
5071 · COURT MAINTENANCE	-	0.00%	1,215	0.18%	496	0.08%	500	0.08%	4	1,000	0.19%
5073 LOCKS	-	0.00%	-	0.00%	-	0.00%	500	0.08%	500	200	0.04%
-	-	-	-	-	-	-	-	-	-	-	-
<b>Total 5070 · TENNIS COURT</b>	<b>-</b>	<b>0.00%</b>	<b>1,215</b>	<b>0.18%</b>	<b>496</b>	<b>0.08%</b>	<b>3,500</b>	<b>0.55%</b>	<b>3,004</b>	<b>1,200</b>	<b>0.23%</b>
-	-	-	-	-	-	-	-	-	-	-	-
<b>5080 · MAINTENANCE &amp; REPAIR</b>	-	-	-	-	-	-	-	-	-	-	-
5081 · GATE REPAIR	7,491	1.20%	3,568	0.52%	13,469	2.04%	20,000	3.13%	6,531	10,000	1.90%
5082 · HVAC REPAIR	-	0.00%	1,300	0.19%	3,935	0.60%	6,000	0.94%	2,065	4,000	0.76%
5083 · IRRIGATION REPAIR	9,293	1.49%	14,963	2.20%	5,675	0.86%	15,000	2.34%	9,325	10,000	1.90%
5084 · BUILDING REPAIR	-	0.00%	18,936	2.78%	12,830	1.95%	12,000	1.88%	(830)	20,000	3.81%
5085 · POND & FOUNTAIN REPAIR	-	0.00%	384	0.06%	2,007	0.30%	2,000	0.31%	(7)	2,040	0.39%
5086 · PAINTING	-	0.00%	22	0.00%	163	0.02%	15,000	2.34%	14,837	2,000	0.38%
5087 LIGHTING & CAMERAS	-	0.00%	-	0.00%	-	0.00%	8,000	1.25%	8,000	3,000	0.57%
-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Maintenance &amp; Repair</b>	<b>16,784</b>	<b>2.69%</b>	<b>39,173</b>	<b>5.75%</b>	<b>38,079</b>	<b>5.78%</b>	<b>78,000</b>	<b>12.19%</b>	<b>39,921</b>	<b>51,040</b>	<b>9.72%</b>
-	-	-	-	-	-	-	-	-	-	-	-
<b>5087 · POOL EQUIPT. REPAIR</b>	-	-	-	-	-	-	-	-	-	-	-
5087.a · PUMPS & PIPING	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
5087.b · POOL STRUCTURE	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
5087 · POOL EQUIPT. REPAIR	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	3,000	0.57%
5087 POOL REPAIR OTHER	20,093	3.21%	9,227	1.35%	2,346	0.36%	-	0.00%	(2,346)	4,000	0.76%
<b>POOL CHEMICALS</b>	-	-	-	-	-	-	-	-	-	-	-
5051 a ROUTINE CHEMICLAS	21,700	3.47%	14,136	2.07%	16,355	2.48%	12,000	1.88%	(4,355)	12,240	2.33%
5051 b AFR CHEMICALS	1,737	0.28%	3,301	0.48%	-	0.00%	2,500	0.39%	2,500	2,550	0.49%
5051c WATER ANALYSIS	-	0.00%	-	0.00%	-	0.00%	1,500	0.23%	1,500	1,530	0.29%
<b>POOL REPAIR</b>	-	-	-	-	-	-	-	-	-	-	-
5052 a PUMPS AND PIPING	-	0.00%	3,741	0.55%	3,135	0.48%	7,500	1.17%	4,365	5,000	0.95%
5052b POOL STRUCTURE REPAIR	-	0.00%	16,992	2.49%	396	0.06%	5,000	0.78%	4,604	3,000	0.57%
5052c WATER SLIDE REPAIR	-	0.00%	2,304	0.34%	-	0.00%	-	0.00%	-	-	0.00%
<b>POOL IMPROVEMENTS</b>	-	-	-	-	-	-	-	-	-	-	-
5053a CHEMICAL FEEDERS	-	0.00%	1,513	0.22%	580	0.09%	4,000	0.63%	3,420	2,000	0.38%
5053 b SPARE IMPELLER	-	0.00%	-	0.00%	-	0.00%	1,600	0.25%	1,600	1,632	0.31%

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5053c FURNITURE & ACCESSORIES	-	0.00%	2,077	0.30%	12,961	1.97%	10,000	1.56%	(2,961)	3,000	0.57%
5053d SAFETY UPGRADES	-	0.00%	1,326	0.19%	-	0.00%	2,000	0.31%	2,000	2,040	0.39%
5054 POOL RESERVE	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
<b>Total 5087 - POOL EQUIPT</b>	<b>43,530</b>	<b>6.96%</b>	<b>54,617</b>	<b>8.02%</b>	<b>35,773</b>	<b>5.43%</b>	<b>46,100</b>	<b>7.20%</b>	<b>10,327</b>	<b>39,992</b>	<b>7.61%</b>
5088 - HOUSEKEEPING	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
5088.a - ROUTINE LABOR	13,000	2.08%	12,725	1.87%	8,750	1.33%	10,410	1.63%	1,660	10,618	2.02%
5088.b - CARPET & FLOOR	-	0.00%	1,365	0.20%	700	0.11%	2,200	0.34%	1,500	2,244	0.43%
5088 c SUPPLIES	360	0.06%	142	0.02%	-	0.00%	5,000	0.78%	5,000	2,000	0.38%
<b>Total 5088 - HOUSEKEEPING</b>	<b>13,360</b>	<b>2.14%</b>	<b>14,232</b>	<b>2.09%</b>	<b>9,450</b>	<b>1.43%</b>	<b>17,610</b>	<b>2.75%</b>	<b>8,160</b>	<b>14,862</b>	<b>2.83%</b>
5080 - MAINTENANCE & REPAIR OTHER	-	0.00%	6,283	0.92%	4,069	0.62%	-	0.00%	(4,069)	5,000	0.95%
5089 FENCE REPAIR	-	0.00%	813	0.12%	-	0.00%	-	0.00%	-	-	0.00%
<b>Total 5080 - MAINTENANCE</b>	<b>73,674</b>	<b>11.79%</b>	<b>115,118</b>	<b>16.90%</b>	<b>87,371</b>	<b>13.25%</b>	<b>141,710</b>	<b>22.14%</b>	<b>54,339</b>	<b>110,894</b>	<b>21.11%</b>
<b>5093 - SECURITY</b>	-	-	-	-	-	-	-	-	-	-	-
5093.a LIGHTS & CAMERAS	-	0.00%	300	0.04%	-	0.00%	-	0.00%	-	1,000	0.19%
5093.b - LOCKS & READERS	-	0.00%	769	0.11%	633	0.10%	-	0.00%	(633)	1,000	0.19%
5093 c SECURITY OTHER	-	0.00%	844	0.12%	260	0.04%	-	0.00%	(260)	-	0.00%
<b>Total 5093 - SECURITY</b>	-	-	<b>1,913</b>	<b>0.28%</b>	<b>893</b>	<b>0.14%</b>	-	<b>0.00%</b>	<b>(893)</b>	<b>2,000</b>	<b>0.38%</b>
<b>Total 5090 - FACILITY IMPROVEMENTS</b>	-	<b>0.00%</b>	<b>1,913</b>	-	<b>893</b>	<b>0.14%</b>	-	<b>0.00%</b>	<b>(893)</b>	<b>2,000</b>	<b>0.38%</b>
5100 - ACTIVITIES	1,089	0.17%	-	0.00%	51	0.01%	2,500	0.39%	2,449	2,000	0.38%
5103 PROMOTIONA;	855	0.14%	671	0.10%	-	0.00%	-	0.00%	-	-	0.00%
5104 - DUES AND SUBSCRIPTIONS	290	0.05%	50	0.01%	30	0.00%	-	0.00%	(30)	100	0.02%
5105 NEWSLETTERS	42	0.01%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
<b>Total Activities</b>	<b>2,276</b>	<b>0.36%</b>	<b>721</b>	<b>0.11%</b>	<b>81</b>	<b>0.01%</b>	<b>2,500</b>	<b>0.39%</b>	<b>2,419</b>	<b>2,100</b>	<b>0.40%</b>
<b>5110 - TAXES</b>	-	-	-	-	-	-	-	-	-	-	-
5111 PROPERTY TAXES	16,232	2.60%	17,433	2.56%	-	0.00%	16,250	2.54%	16,250	17,308	3.30%
5118 - STATE INCOME TAXE	-	0.00%	-	0.00%	1,980	0.30%	-	0.00%	(1,980)	2,400	0.46%
5117 - FEDERAL INCOME TAXES	-	0.00%	-	0.00%	5,638	0.86%	-	0.00%	(5,638)	3,000	0.57%
5112 - FICA/MEDICARE	5,566	0.89%	7,155	1.05%	5,483	0.83%	6,503	1.02%	1,020	6,885	1.31%
5113 - FEDERAL UNEMPLOYMENT	339	0.05%	413	0.06%	402	0.06%	340	0.05%	(62)	482	0.09%
5114 - STATE UNEMPLOYMENT	304	0.05%	452	0.07%	2,929	0.44%	350	0.05%	(2,579)	2,930	0.56%
5115 - TAXES AND LICENSE	335	0.05%	135	0.02%	2,785	0.42%	325	0.05%	(2,460)	3,325	0.63%
<b>Total 5110 - TAXES</b>	<b>22,776</b>	<b>3.64%</b>	<b>25,588</b>	<b>3.76%</b>	<b>19,217</b>	<b>2.91%</b>	<b>23,768</b>	<b>3.71%</b>	<b>4,551</b>	<b>36,330</b>	<b>6.92%</b>
<b>5120 - INSURANCE</b>	-	-	-	-	-	-	-	-	-	-	-
5121 FIRE-THEFT-LIABILITY PACKAGE	-	0.00%	-	0.00%	12,817	1.94%	13,654	2.13%	837	13,927	2.65%
5122 UMBRELLA LIABILITY	-	0.00%	458	0.07%	-	0.00%	1,879	0.29%	1,879	1,917	0.36%
5124 WORKMAN'S COMP	2,182	0.35%	10,870	1.60%	504	0.08%	5,100	0.80%	4,596	5,202	0.99%
5123 - ERRORS & OMISSION	-	0.00%	-	0.00%	341	0.05%	-	0.00%	(341)	-	0.00%
5120 - INSURANCE - Other	34,287	5.49%	158	0.02%	-	0.00%	-	0.00%	-	-	0.00%
<b>Total 5120 - INSURANCE</b>	<b>36,469</b>	<b>5.83%</b>	<b>11,486</b>	<b>1.69%</b>	<b>13,662</b>	<b>2.07%</b>	<b>20,633</b>	<b>3.22%</b>	<b>6,971</b>	<b>21,046</b>	<b>4.01%</b>
<b>5130 - PROFESSIONAL FEES</b>	-	-	-	-	-	-	-	-	-	-	-
5131 - ACCOUNTING	11,166	1.79%	16,780	2.46%	10,363	1.57%	12,000	1.88%	1,637	12,240	2.33%

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5132 · LEGAL	-	0.00%	16,601	2.44%	3,769	0.57%	10,000	1.56%	6,231	8,000	1.52%
5133 · BANK CHARGE	282	0.05%	2,370	0.35%	3,493	0.53%	1,500	0.23%	(1,993)	4,000	0.76%
5130 · PROFESSIONAL FEES	-	0.00%	-	0.00%	5,390	0.82%	-	0.00%	(5,390)	3,000	0.57%
	-	-	-	-	-	-	-	-	-	-	-
<b>Total 5130 · PROFESSIONAL</b>	<b>11,448</b>	<b>1.83%</b>	<b>35,751</b>	<b>5.25%</b>	<b>23,015</b>	<b>3.49%</b>	<b>23,500</b>	<b>3.67%</b>	<b>485</b>	<b>27,240</b>	<b>5.19%</b>
	-	-	-	-	-	-	-	-	-	-	-
5158 · GATE MONITOR	-	0.00%	462	0.07%	-	0.00%	-	0.00%	-	-	0.00%
	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
5160 · LOAN EXPENSES-PRINCIPAL	66,025	10.56%	66,025	9.69%	70,098	10.63%	77,530	12.11%	7,432	29,803	5.67%
5161 · LOAN INTEREST	29,181	4.67%	13,322	1.96%	8,918	1.35%	11,735	1.83%	2,817	9,462	1.80%
5163 · REFINANCING FEES	-	0.00%	250	0.04%	-	0.00%	-	0.00%	-	-	0.00%
	-	-	-	-	-	-	-	-	-	-	-
<b>Total 5160 · LOAN EXPENSE</b>	<b>95,206</b>	<b>15.23%</b>	<b>79,597</b>	<b>11.68%</b>	<b>79,016</b>	<b>11.98%</b>	<b>89,265</b>	<b>13.95%</b>	<b>10,249</b>	<b>39,265</b>	<b>7.48%</b>
	-	-	-	-	-	-	-	-	-	-	-
5170 · MISCELLANEOUS EXP	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
5171 · MILEAGE	-	0.00%	328	0.05%	180	0.03%	1,500	0.23%	1,320	700	0.13%
5170 · MISCELLANEOUS EXPENSE	275	0.04%	1,036	0.15%	156	0.02%	5,000	0.78%	4,844	1,500	0.29%
	-	-	-	-	-	-	-	-	-	-	-
<b>Total 5170 · MISCELLANEOUS</b>	<b>275</b>	<b>0.04%</b>	<b>1,364</b>	<b>0.20%</b>	<b>336</b>	<b>0.05%</b>	<b>6,500</b>	<b>1.02%</b>	<b>6,164</b>	<b>2,200</b>	<b>0.42%</b>
	-	-	-	-	-	-	-	-	-	-	-
5201 · GENERAL REPAIR	30,845	4.94%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
5214 · POOL PAINTING	231	0.04%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
5228 · HANDYMAN REPAIR	215	0.03%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
5231 · FOOD (MEALS)	112	0.02%	794	0.12%	222	0.03%	-	0.00%	(222)	1,000	0.19%
5235 · RENT EQUIPMENT	200	0.03%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
5240 · FACILITY SUPPLIES	2,600	0.42%	2,980	0.44%	2,283	0.35%	-	0.00%	(2,283)	2,000	0.38%
5247 · FURNISHINGS	1,439	0.23%	-	0.00%	-	0.00%	-	0.00%	-	-	0.00%
	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other 5200</b>	<b>35,642</b>	<b>5.70%</b>	<b>3,774</b>	<b>0.55%</b>	<b>2,505</b>	<b>0.38%</b>	<b>-</b>	<b>0.00%</b>	<b>(2,505)</b>	<b>3,000</b>	<b>0.57%</b>
	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expense</b>	<b>531,270</b>	<b>85.00%</b>	<b>544,938</b>	<b>79.98%</b>	<b>433,208</b>	<b>65.71%</b>	<b>601,476</b>	<b>93.98%</b>	<b>168,268</b>	<b>519,080</b>	<b>98.83%</b>
<b>Total Expense Including Cash For Assets</b>	-	-	<b>577,012</b>	<b>84.68%</b>	<b>440,476</b>	<b>66.81%</b>	-	-	-	-	-
<b>Net Ordinary Income</b>	<b>93,749</b>	-	<b>104,355</b>	-	<b>218,823</b>	-	<b>38,524</b>	-	-	<b>6,135</b>	-
	-	-	-	-	-	-	-	-	-	-	-
<b>MEMO DEPRECIATION</b>	<b>80,268</b>	-	<b>77,976</b>	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-
<b>NET INCOME AFTER DEPRECIATION</b>	<b>13,481</b>	-	<b>26,379</b>	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-
<b>CASH RESERVES</b>	-	-	-	-	-	-	-	-	-	-	-
5054 · POOL RESERVE	-	-	-	-	5,000	0.76%	25,000	3.91%	20,000	25,000	4.76%
5160 · LOAN EXPENSES-PRINCIPAL	-	-	-	-	-	0.00%	-	0.00%	-	25,000	4.76%
5052c · WATER SLIDE REPAIR	-	-	-	-	-	0.00%	5,000	0.78%	5,000	5,000	0.95%
5089 · FENCE REPAIR	-	-	-	-	-	0.00%	-	0.00%	-	4,000	0.76%
<b>NET INCOME AFTER CASH RESERVES</b>	-	-	-	-	<b>213,823</b>	-	<b>8,524</b>	-	-	<b>(52,865)</b>	-