

Mirabel Community Association
Income/Expense Statement
Period: 04/01/09 to 04/30/09

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
04010 Homeowner Assessments	95,975.00	95,975.00	.00	383,900.00	383,900.00	.00	1,151,700.00
04100 Design Review Fee	.00	4,000.00	(4,000.00)	.00	16,000.00	(16,000.00)	48,000.00
04105 Security Cost Share	5,775.00	4,583.00	1,192.00	23,100.00	18,332.00	4,768.00	55,000.00
04120 Collection Fees	.00	.00	.00	600.00	.00	600.00	.00
04139 Developer Settlement	.00	.00	.00	584,800.00	.00	584,800.00	.00
04145 Interest-Bank Accounts	81.76	865.13	(783.37)	158.36	3,460.52	(3,302.16)	10,381.64
04146 Interest - Money Market Accts	469.67	.00	469.67	2,018.23	.00	2,018.23	.00
04148 Interest - Bid Bond	523.32	.00	523.32	2,328.08	.00	2,328.08	.00
04190 NSF Fee	(25.00)	.00	(25.00)	10.00	.00	10.00	.00
04340 Gate Cards / Transponder	373.50	.00	373.50	9,321.50	.00	9,321.50	.00
Subtotal Income	103,173.25	105,423.13	(2,249.88)	1,006,236.17	421,692.52	-584,543.65	1,265,081.64

EXPENSES

UTILITIES

05040 Electric	1,082.93	1,333.34	250.41	4,515.86	5,333.36	817.50	16,000.08
05180 Water	4,654.64	4,285.71	(368.93)	12,382.20	17,142.87	4,760.67	60,000.00
UTILITIES	5,737.57	5,619.05	(118.52)	16,898.06	22,476.23	5,578.17	76,000.08

MAINTENANCE

05226 Backflow Inspection	.00	.00	.00	325.00	.00	(325.00)	1,000.00
05228 Backflow Repairs	.00	.00	.00	121.81	.00	(121.81)	1,000.00
05249 Access System	3,976.00	4,225.00	249.00	16,128.00	16,900.00	772.00	50,700.00
05250 Access Gates Maint.\Repair	.00	500.00	500.00	2,755.40	2,000.00	(755.40)	6,000.00
05251 Gate House / Maint-Repair	626.24	333.34	(292.90)	777.44	1,333.36	555.92	4,000.08
05260 Irrigation Maint.\Repair	942.17	350.00	(592.17)	942.17	1,950.00	1,007.83	4,750.00
05265 Lake Chemicals	196.74	250.00	53.26	217.74	1,000.00	782.26	3,000.00
05280 Lake System / Maint.	575.00	666.67	91.67	2,310.50	2,666.68	356.18	8,000.04
05290 Landscape Extras	.00	2,710.75	2,710.75	604.37	10,843.00	10,238.63	32,529.00
05295 Landscape Maint.	15,250.00	15,250.00	.00	61,000.00	61,000.00	.00	183,000.00
05320 Pest Control	.00	41.67	41.67	.00	166.68	166.68	500.04
05390 Security Service	42,239.15	41,380.50	(858.65)	163,916.66	165,522.00	1,605.34	496,566.00
05391 Security Vehicle	916.67	916.67	.00	3,666.68	3,666.68	.00	11,000.04
05392 Septic	438.44	450.00	11.56	1,776.29	1,800.00	23.71	5,400.00
05393 Security Vehicle - fuel	590.45	1,250.00	659.55	2,213.56	5,000.00	2,786.44	15,000.00
05394 Monitoring Equip	.00	375.00	375.00	313.41	750.00	436.59	1,500.00
05395 Street Signs	.00	.00	.00	1,316.29	5,000.00	3,683.71	5,000.00
05410 Street Sweeping	825.00	825.00	.00	3,300.00	3,300.00	.00	9,900.00
05431 Vehicle Repairs	63.56	416.67	353.11	833.63	1,666.68	833.05	5,000.04
05435 Walls\ Entry Maint.\ Repair	210.00	.00	(210.00)	210.00	.00	(210.00)	.00
MAINTENANCE	66,849.42	69,941.27	3,091.85	262,728.95	284,565.08	21,836.13	843,845.24

SUPPLIES

05515 Gate Remotes	.00	.00	.00	8,346.75	.00	(8,346.75)	.00
05518 Gatehouse Supplies	169.14	416.67	247.53	762.97	1,666.68	903.71	5,000.04
SUPPLIES	169.14	416.67	247.53	9,109.72	1,666.68	(7,443.04)	5,000.04

Mirabel Community Association
Income/Expense Statement
Period: 04/01/09 to 04/30/09

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
ADMINISTRATIVE							
05610 Accounting & Audit	.00	.00	.00	5,400.00	6,000.00	600.00	6,000.00
05630 Bad Debt	.00	2,750.00	2,750.00	3,424.34	11,000.00	7,575.66	33,000.00
05640 Bank Charges	12.00	.00	(12.00)	44.00	.00	(44.00)	.00
05670 Collections	(25.00)	.00	25.00	600.00	.00	(600.00)	.00
05690 Design Review Expense	1,690.00	2,666.67	976.67	4,240.00	10,666.68	6,426.68	32,000.04
05691 Design Guildlines	.00	.00	.00	450.00	.00	(450.00)	.00
05720 Assoc Master Ins Policy	504.25	.00	(504.25)	2,017.00	.00	(2,017.00)	4,100.00
05723 Directors & Officers Policy	235.04	2,000.00	1,764.96	940.16	2,000.00	1,059.84	2,000.00
05724 Excess Liability	.00	.00	.00	.00	.00	.00	3,200.00
05730 Legal	.00	625.00	625.00	1,180.40	2,500.00	1,319.60	7,500.00
05740 Management	9,000.00	9,000.00	.00	36,000.00	36,000.00	.00	108,000.00
05765 Meeting-Expense	.00	250.00	250.00	25.12	1,000.00	974.88	3,000.00
05820 Office & Printing	1,826.52	1,250.00	(576.52)	5,659.87	5,000.00	(659.87)	15,000.00
05830 Permits, Licenses, Fees	.00	10.00	10.00	.00	10.00	10.00	10.00
05840 Postage	240.72	245.83	5.11	929.14	1,333.32	404.18	3,999.96
05860 Reserve Analysis	.00	.00	.00	.00	.00	.00	1,000.00
05875 Telephone	136.02	416.67	280.65	542.39	1,666.68	1,124.29	5,000.04
05900 Taxes-Income	.00	.00	.00	.00	3,000.00	3,000.00	3,000.00
05920 Taxes-Real Estate	.00	.00	.00	.00	500.00	500.00	500.00
05935 Web Sites	50.00	.00	(50.00)	200.00	.00	(200.00)	.00
05940 Contingency Expense	.00	2,083.34	2,083.34	.00	8,333.36	8,333.36	25,000.08
ADMINISTRATIVE	13,669.55	21,297.51	7,627.96	61,652.42	89,010.04	27,357.62	252,310.12
RESERVE							
06010 Reserve Allocation	7,327.18	7,327.18	.00	29,308.72	29,308.72	.00	87,926.16
RESERVE	7,327.18	7,327.18	.00	29,308.72	29,308.72	.00	87,926.16
TOTAL EXPENSES	93,752.86	104,601.68	10,848.82	379,697.87	427,026.75	47,328.88	1,265,081.64
CURRENT YEAR NET INCOME/(LOSS)	9,420.39	821.45	8,598.94	626,538.30	(5,334.23)	631,872.53	.00
=====							