

EAGLE'S NEST CONDOMINIUM ASSOCIATION
Approved Budget
SEPTEMBER 2026 - AUGUST 2027

		TOTAL	9/1/25 - 8/31/26	9/1/24 - 8/31/25	9/1/23 - 8/31/24	9/1/22 - 8/31/23	9/1/21 - 8/31/22	9/1/20-8/31/21
REVENUE			Estimated	Actuals	Actuals	Actuals	Actuals	Actuals
301	Regular Assessments	352,563.00	329,364.00	319,200.00	302,400.00	260,940.00	260,940.00	260,940.00
305	Late Fees	15.00	44.70	21.08	199.48	156.07	104.01	143.55
306	Rental Income	32,350.00	24,897.00	21,825.00	22,400.00	20,000.00	18,200.00	16,200.00
308	GCEA Refund	1,700.00	2,141.85	1,653.93	332.52	2,984.71	3,045.83	2,753.17
310	Short Term Rental License	10,000.00	9,000.00	8,000.00		315,000.00	14,500.00	954.63
	TOTAL REVENUES	396,628.00	365,447.55	350,700.01	325,332.00	599,080.78	296,789.84	280,991.35
EXPENSE								
550	Audit	10,200.00	1,380.00	695.00	5,400.00	400.00	380.00	5,294.00
555	Bank Charges	1,560.00	2,104.49	1,527.44	1,149.00	1,071.00	817.00	832.20
560	Board of Directors	-	-	-			1,126.00	161.19
565	Property Tax	-	-	-		-	-	-
570	Legal	1,000.00	1,000.00	1,054.00	311.74	4,492.45	46.02	49.80
580	Management Fees	35,343.00	33,660.00	33,000.00	33,000.00	32,436.00	30,888.00	28,080.00
585	Postage and Office Supplies	500.00	473.00	507.23	852.77	451.20	455.00	412.79
610	Contract Labor-Gen.	9,000.00	11,229.92	15,305.05	8,107.23	7,639.42	4,832.94	1,354.75
617	Roof Repairs	3,500.00	-	-	1,278.75	-	1,005.00	4,739.50
618	Water Damage	5,000.00	2,500.00	730.00	6,000.00	3,688.75	5,821.63	5,382.15
637	Decorations	-	-	-	-	-	-	-
638	Cable T.V.	-	-	-	-	14,283.47	21,440.19	19,826.24
640	Common Area Clean	12,000.00	9,700.20	10,369.24	10,535.00	11,679.21	11,819.49	11,577.25
645	Electricity	24,350.00	21,995.84	19,163.28	17,495.93	18,091.93	19,583.68	17,763.99
660	Insurance	56,838.81	57,177.23	52,153.06	41,947.71	31,224.72	28,028.93	26,891.59
667	Website	165.00	165.00	165.00	158.32	155.96	155.96	155.96
670	Trash	12,500.00	11,897.22	11,562.92	10,572.76	9,803.45	9,214.97	8,618.28
687	Water & Sanitation	76,953.68	72,598.24	68,765.40	64,231.20	59,875.62	56,439.68	53,741.60
688	Hot Tub Supplies/Repair	4,050.00	4,101.51	2,692.63	5,307.20	2,743.49	5,756.28	3,570.63
689	Hot Tub Cleaning/Testing	18,980.00	19,382.64	21,757.64	18,165.64	15,575.00	18,068.47	15,572.25
690	Chimney Cleaning	-	-	-	-	-	-	-
697	Fire Protection	2,100.00	1,862.85	1,587.51	1,220.50	1,894.25	2,054.10	1,358.54
707	Landscaping supplies	150.00	-	-	-	5.90	-	-
708	Landscaping Labor	1,900.00	3,909.00	1,017.54	1,758.75	630.00	1,551.71	1,898.30
715	Maintenance Repair	12,000.00	18,390.17	8,437.84	9,800.57	11,629.20	11,110.97	8,738.05
730	Snow Plowing	29,000.00	21,409.75	20,452.37	33,089.62	32,172.50	25,812.15	12,493.37
735	Gravel Road Ways	4,680.00	2,045.05	3,043.50	2,046.50	3,891.80	2,301.60	4,613.60
740	Snow Shoveling-Roof	50,500.00	27,337.50	53,547.50	44,936.25	78,247.50	25,251.00	31,463.13
741	Snow Shoveling & Blower	19,630.00	6,536.03	30,006.25	23,355.00	18,495.92	7,531.85	2,649.64
750	Maintenance Supplies	3,500.00	3,872.57	2,050.19	3,397.86	4,708.98	3,916.78	2,179.21
770	Depreciation	-	-	-	-	2,429.00	-	-
785	Miscellaneous	960.00	424.92	407.98	225.26	237,227.24	966.81	180.81
799	Contingency/Bad Debt	-	-	-	-	-	-	-
	TOTAL EXPENSE	396,360.49	335,153.13	359,998.57	344,343.56	605,943.96	297,403.45	270,743.68
	OPERATING MARGIN	267.51	30,294.42	(9,298.56)	(19,011.56)	(6,863.18)	(613.61)	10,247.67
CAPITAL INCOME								
303/315	Re-Allocated Regular Assessments	62,640.00	54,636.00	52,800.00	33,600.00	27,060.00	27,060.00	27,060.00
307	Interest Income/Cap Assessment	202,700.00	82,177.22	44,909.66	3,436.29	125,010.78	30.15	3.25
	TOTAL INCOME	265,340.00	136,813.22	97,709.66	37,036.29	152,070.78	27,090.15	27,063.25
CAPITAL EXPENSE								
6160	Capital Reserve Repairs	200,675.00	138,867.06	56,305.02	7,822.42	49,246.65	49,564.50	28,104.86
	TOTAL EXPENSE	200,675.00	32,543.27	56,305.02	7,822.42	49,246.65	49,564.50	28,116.86
	CAPITAL MARGIN	64,665.00	104,269.95	41,404.64	29,213.87	102,824.13	(22,474.35)	(1,053.61)
ANNUAL NET MARGIN (capital + operating)								
		64,932.51	134,564.37	32,106.08	10,202.31	95,960.95	(23,087.96)	9,194.06