

Eagle's Nest Townhouses Association
Profit & Loss Budget vs. Actual
 September 2019 through June 2020

	Sep '19 - Jun 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010 · Assoc Dues	217,450.00	217,450.00	0.00	100.0%
3050 · Late Fees on Dues	330.08	0.00	330.08	100.0%
3060 · Rental Income	13,500.00	13,500.00	0.00	100.0%
3080 · GCEA Capital Credits	3,002.53	1,000.00	2,002.53	300.3%
3100 · Miscellaneous Income	785.00	0.00	785.00	100.0%
Total Income	235,067.61	231,950.00	3,117.61	101.3%
Gross Profit	235,067.61	231,950.00	3,117.61	101.3%
Expense				
Merchant deposit fees	0.00	0.00	0.00	0.0%
5500 · Audit	380.00	650.00	-270.00	58.5%
5550 · Bank Charges	422.00	0.00	422.00	100.0%
5600 · Board of Directors	139.64	0.00	139.64	100.0%
5650 · Property Tax	0.00	0.00	0.00	0.0%
5700 · Legal	167.80	0.00	167.80	100.0%
5800 · Management Fees	23,400.00	23,400.00	0.00	100.0%
5850 · Postage & Office Supplies	315.00	300.00	15.00	105.0%
6100 · Contract Labor - General	5,204.71	7,500.00	-2,295.29	69.4%
6170 · Roof Repairs	373.75	1,800.00	-1,426.25	20.8%
6180 · Water Damage	2,470.25	2,400.00	70.25	102.9%
6370 · Decorations	0.00	0.00	0.00	0.0%
6380 · Cable TV	14,999.16	14,773.90	225.26	101.5%
6400 · Common Area Cleaning	8,104.80	10,400.00	-2,295.20	77.9%
6450 · Electricity	16,128.84	18,667.00	-2,538.16	86.4%
6600 · Insurance	20,394.29	20,918.30	-524.01	97.5%
6670 · Internet/Website	0.00	170.00	-170.00	0.0%
6700 · Trash	6,771.02	5,350.00	1,421.02	126.6%
6870 · Water & Sewer	42,151.03	39,879.26	2,271.77	105.7%
6880 · Hot Tub Supplies & Repair	2,196.04	2,900.00	-703.96	75.7%
6890 · Hot Tub Daily Maintenance	9,904.62	11,800.00	-1,895.38	83.9%
6900 · Chimney Cleaning	0.00	0.00	0.00	0.0%
6970 · Fire Protection	1,874.28	1,500.00	374.28	125.0%
7070 · Landscaping Supplies	61.70	400.00	-338.30	15.4%
7080 · Landscaping Labor	527.75	800.00	-272.25	66.0%
7090 · Bob Cat Maintenance	0.00	1,200.00	-1,200.00	0.0%
7100 · Bob Cat Diesel	149.01	200.00	-50.99	74.5%
7150 · Maintenance Repair	5,430.44	13,000.00	-7,569.56	41.8%
7300 · Snow Plowing	18,908.64	23,200.00	-4,291.36	81.5%
7350 · Gravel Road Ways	7,744.52	4,500.00	3,244.52	172.1%
7400 · Snow Shoveling Roof	23,920.13	24,800.00	-879.87	96.5%
7410 · Snow Shoveling & Blower	4,994.02	11,000.00	-6,005.98	45.4%
7500 · Maintenance Supplies	376.63	2,500.00	-2,123.37	15.1%
7700 · Depreciation	0.00	0.00	0.00	0.0%
7850 · Miscellaneous Expenses	155.00	0.00	155.00	100.0%
7990 · Contingency/Bad Debt	0.00	0.00	0.00	0.0%
Total Expense	217,665.07	244,008.46	-26,343.39	89.2%

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Net Ordinary Income	17,402.54	-12,058.46	29,461.00	-144.3%
Other Income/Expense				
Other Income				
2900 · Capital Reserve Income/Expense				
2905 · Capital Reserve Income				
3030 · Reserve Dues	22,550.00	22,550.00	0.00	100.0%
3035 · Special Assessment.	0.00	0.00	0.00	0.0%
3070 · Interest Income (CRFB)	14.53	21.00	-6.47	69.2%
Total 2905 · Capital Reserve Income	22,564.53	22,571.00	-6.47	100.0%
6000 · Capital Reserve Expense				
6150 · Money Market Bank Fees.	-30.00	0.00	-30.00	100.0%
6160 · Capital Reserve Repairs	-17,403.75	-26,600.00	9,196.25	65.4%
6165 · Carpet for Staircases.	0.00	0.00	0.00	0.0%
6240 · Mud jacking	0.00	0.00	0.00	0.0%
Total 6000 · Capital Reserve Expense	-17,433.75	-26,600.00	9,166.25	65.5%
Total 2900 · Capital Reserve Income/Expe...	5,130.78	-4,029.00	9,159.78	-127.3%
Total Other Income	5,130.78	-4,029.00	9,159.78	-127.3%
Net Other Income	5,130.78	-4,029.00	9,159.78	-127.3%
Net Income	22,533.32	-16,087.46	38,620.78	-140.1%