

**EAGLE'S NEST TOWNHOUSES
APPROVED BUDGET
SEPTEMBER 2016 - AUGUST 2017**

TOTAL

REVENUE

301	Regular Assessments	248,400.00
302	Dues - TS Units	-
305	Late Fees	120.00
306	Rental Income	14,400.00
308	GCEA Refund	1,000.00
310	Misc. Income	-
	TOTAL REVENUES	263,920.00

EXPENSE

550	Audit-Tax Prep	3,600.00
555	Bank Charges	-
560	Board of Directors	300.00
565	Property Tax	605.00
570	Legal	1,050.00
580	Management Fees	28,080.00
585	Postage and Office Supplies	155.00
610	Contract Labor-Gen.	9,200.00
617	Roof Repairs	-
618	Water Damage	1,500.00
637	Decorations	-
638	Cable T.V.	15,626.88
640	Common Area Clean	11,800.00
645	Electricity	23,900.00
660	Insurance	20,361.00
667	Website	140.00
670	Trash	4,400.00
687	Water & Sanitation	39,708.00
688	Hot Tub Supplies/Repair	2,400.00
689	Hot Tub Cleaning/Testing	9,600.00
690	Chimney Cleaning	-
697	Fire Protection	1,600.00
707	Landscaping supplies	300.00
708	Landscaping Labor	1,900.00
709	Bobcat Maintenance	200.00
710	Bobcat Diesel	300.00
715	Maintenance Repair	12,000.00
730	Snow Removal	19,000.00
740	Snow Shoveling-Roof	25,000.00
741	Snow Shoveling & Blower	15,000.00
750	Maintenance Supplies	4,920.00
770	Depreciation	-
785	Miscellaneous	500.00
799	Contingency/Bad Debt	10,774.12
	TOTAL EXPENSE	263,920.00

	OPERATING MARGIN	-
--	-------------------------	----------

CAPITAL INCOME

303/315	Re-Allocated Regular Assessments	39,600.00
307	Interest Income	24.00
	TOTAL INCOME	39,624.00

CAPITAL EXPENSE

616	Capital Reserve Repairs	24,600.00
	TOTAL EXPENSE	24,600.00

	CAPITAL MARGIN	15,024.00
--	-----------------------	------------------

ANNUAL NET MARGIN **15,024.00**
(capital + operating)