

Eagle's Nest Townhouses Association
Profit & Loss Budget vs. Actual
September 2018 through August 2019

	Sep '18 - Aug 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010 · Assoc Dues	260,940.00	260,940.00	0.00	100.0%
3050 · Late Fees on Dues	767.34	0.00	767.34	100.0%
3060 · Rental Income	16,050.00	16,200.00	-150.00	99.1%
3080 · GCEA Capital Credits	2,246.93	1,000.00	1,246.93	224.7%
3100 · Miscellaneous Income	0.00	0.00	0.00	0.0%
3110 · Returned Check Charges	0.00	0.00	0.00	0.0%
Total Income	280,004.27	278,140.00	1,864.27	100.7%
Gross Profit	280,004.27	278,140.00	1,864.27	100.7%
Expense				
Merchant deposit fees	69.00	0.00	69.00	100.0%
5500 · Audit	350.00	4,000.00	-3,650.00	8.8%
5550 · Bank Charges	32.00	0.00	32.00	100.0%
5600 · Board of Directors	270.52	300.00	-29.48	90.2%
5650 · Property Tax	0.00	0.00	0.00	0.0%
5700 · Legal	1,929.60	0.00	1,929.60	100.0%
5800 · Management Fees	28,080.00	28,080.00	0.00	100.0%
5850 · Postage & Office Supplies	364.72	240.00	124.72	152.0%
6100 · Contract Labor - General	9,743.98	7,200.00	2,543.98	135.3%
6170 · Roof Repairs	2,668.75	1,800.00	868.75	148.3%
6180 · Water Damage	3,756.75	2,000.00	1,756.75	187.8%
6370 · Decorations	0.00	0.00	0.00	0.0%
6380 · Cable TV	17,010.75	16,750.92	259.83	101.6%
6400 · Common Area Cleaning	11,129.25	12,000.00	-870.75	92.7%
6450 · Electricity	19,215.11	18,590.40	624.71	103.4%
6600 · Insurance	26,716.79	31,500.00	-4,783.21	84.8%
6670 · Internet/Website	130.98	170.00	-39.02	77.0%
6700 · Trash	6,984.35	5,700.00	1,284.35	122.5%
6870 · Water & Sewer	46,319.68	44,383.68	1,936.00	104.4%
6880 · Hot Tub Supplies & Repair	4,890.36	2,400.00	2,490.36	203.8%
6890 · Hot Tub Daily Maintenance	15,961.02	12,200.00	3,761.02	130.8%
6900 · Chimney Cleaning	0.00	0.00	0.00	0.0%
6970 · Fire Protection	1,509.85	1,100.00	409.85	137.3%
7070 · Landscaping Supplies	0.00	400.00	-400.00	0.0%
7080 · Landscaping Labor	1,540.00	1,800.00	-260.00	85.6%
7090 · Bob Cat Maintenance	1,066.05	600.00	466.05	177.7%
7100 · Bob Cat Diesel	470.09	200.00	270.09	235.0%
7150 · Maintenance Repair	12,788.50	15,600.00	-2,811.50	82.0%
7300 · Snow Plowing	31,966.40	20,200.00	11,766.40	158.2%
7350 · Gravel Road Ways	4,726.40	5,000.00	-273.60	94.5%
7400 · Snow Shoveling Roof	41,353.01	26,800.00	14,553.01	154.3%
7410 · Snow Shoveling & Blower	9,884.27	15,000.00	-5,115.73	65.9%
7500 · Maintenance Supplies	1,110.43	3,000.00	-1,889.57	37.0%
7700 · Depreciation	0.00	325.00	-325.00	0.0%
7850 · Miscellaneous Expenses	268.42	0.00	268.42	100.0%
7990 · Contingency/Bad Debt	0.00	0.00	0.00	0.0%
Total Expense	302,307.03	277,340.00	24,967.03	109.0%

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Net Ordinary Income	-22,302.76	800.00	-23,102.76	-2,787.8%
Other Income/Expense				
Other Income				
2900 · Capital Reserve Income/Expense				
2905 · Capital Reserve Income				
3030 · Reserve Dues	27,060.00	27,060.00	0.00	100.0%
3035 · Special Assessment.	40,000.00	0.00	40,000.00	100.0%
3070 · Interest Income (CRFB)	31.58	24.00	7.58	131.6%
Total 2905 · Capital Reserve Income	67,091.58	27,084.00	40,007.58	247.7%
6000 · Capital Reserve Expense				
6150 · Money Market Bank Fees.	-15.00	0.00	-15.00	100.0%
6160 · Capital Reserve Repairs	-31,879.18	-57,115.00	25,235.82	55.8%
6165 · Carpet for Staircases.	-35,295.14	0.00	-35,295.14	100.0%
6240 · Mud jacking	-21,709.88	0.00	-21,709.88	100.0%
Total 6000 · Capital Reserve Expense	-88,899.20	-57,115.00	-31,784.20	155.6%
Total 2900 · Capital Reserve Income/Expense	-21,807.62	-30,031.00	8,223.38	72.6%
Total Other Income	-21,807.62	-30,031.00	8,223.38	72.6%
Net Other Income	-21,807.62	-30,031.00	8,223.38	72.6%
Net Income	-44,110.38	-29,231.00	-14,879.38	150.9%