

## Eagle's Nest Townhouses Association

06/20/22

## Balance Sheet

Accrual Basis

As of May 31, 2022

	<u>May 31, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1030 · Checking #913-002788	146,452.39
1040 · Cap Resve Savings #913-003000	111,831.28
<b>Total Checking/Savings</b>	<u>258,283.67</u>
<b>Accounts Receivable</b>	
1060 · Accounts Receivable	-5,020.24
<b>Total Accounts Receivable</b>	<u>-5,020.24</u>
<b>Other Current Assets</b>	
1110 · Due from Other	348.59
1115 · Prepaid Expenses	2,574.00
<b>Total Other Current Assets</b>	<u>2,922.59</u>
<b>Total Current Assets</b>	<u>256,186.02</u>
<b>Fixed Assets</b>	
1600 · Fixed Assets	30,912.91
1620 · Accumulated Depreciation	-28,483.80
<b>Total Fixed Assets</b>	<u>2,429.11</u>
<b>TOTAL ASSETS</b>	<b><u>258,615.13</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · *Accounts Payable	12,758.34
<b>Total Accounts Payable</b>	<u>12,758.34</u>
<b>Total Current Liabilities</b>	<u>12,758.34</u>
<b>Total Liabilities</b>	<u>12,758.34</u>
<b>Equity</b>	
<b>2700 · OPERATING FUND BALANCE (OFB)</b>	
2740 · OFB as of Beginning of Year	147,857.69
2760 · OFB Year to Date Activity	-13,832.18
<b>Total 2700 · OPERATING FUND BALANCE (OFB)</b>	<u>134,025.51</u>
<b>2710 · CPL RESVE FUND BALANCE (CRFB)</b>	
2750 · CRFB as of Beginning of Year	92,315.67
2770 · CRFB Year to Date Activity	19,515.61
<b>Total 2710 · CPL RESVE FUND BALANCE (CRFB)</b>	<u>111,831.28</u>
3000 · Reclass to Fund Balance	-5,683.43
<b>Net Income</b>	<u>5,683.43</u>
<b>Total Equity</b>	<u>245,856.79</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>258,615.13</u></b>

## Eagle's Nest Townhouses Association Profit & Loss Budget vs. Actual

September 2021 through May 2022

	Sep '21 - May 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
3010 · Assoc Dues	195,705.00	195,705.00	0.00	100.0%
3050 · Late Fees on Dues	67.62	0.00	67.62	100.0%
3060 · Rental Income	14,150.00	12,150.00	2,000.00	116.5%
3080 · GCEA Capital Credits	2,957.12	3,000.00	-42.88	98.6%
3100 · Miscellaneous Income	14,500.00	0.00	14,500.00	100.0%
<b>Total Income</b>	<b>227,379.74</b>	<b>210,855.00</b>	<b>16,524.74</b>	<b>107.8%</b>
<b>Gross Profit</b>	<b>227,379.74</b>	<b>210,855.00</b>	<b>16,524.74</b>	<b>107.8%</b>
<b>Expense</b>				
5500 · Audit	380.00	400.00	-20.00	95.0%
5550 · Bank Charges	576.00	0.00	576.00	100.0%
5700 · Legal	34.22	200.00	-165.78	17.1%
5800 · Management Fees	23,166.00	23,166.00	0.00	100.0%
5850 · Postage & Office Supplies	364.02	315.00	49.02	115.6%
6100 · Contract Labor - General	3,775.73	4,500.00	-724.27	83.9%
6170 · Roof Repairs	1,005.00	2,100.00	-1,095.00	47.9%
6180 · Water Damage	4,383.50	2,800.00	1,583.50	156.6%
6380 · Cable TV	15,911.46	14,738.00	1,173.46	108.0%
6400 · Common Area Cleaning	9,028.24	8,600.00	428.24	105.0%
6450 · Electricity	17,834.85	16,800.00	1,034.85	106.2%
6600 · Insurance	20,430.68	20,286.00	144.68	100.7%
6670 · Internet / Website	155.96	170.00	-14.04	91.7%
6700 · Trash	7,147.84	6,550.00	597.84	109.1%
6870 · Water & Sewer	42,058.28	41,378.00	680.28	101.6%
6880 · Hot Tub Supplies & Repair	3,988.95	2,610.00	1,378.95	152.8%
6890 · Hot Tub Daily Maintenance	13,804.97	10,800.00	3,004.97	127.8%
6970 · Fire Protection	1,732.61	1,500.00	232.61	115.5%
7070 · Landscaping Supplies	0.00	150.00	-150.00	0.0%
7080 · Landscaping Labor	0.00	400.00	-400.00	0.0%
7090 · Bob Cat Maintenance	1,027.24	1,200.00	-172.76	85.6%
7100 · Bob Cat Diesel	0.00	400.00	-400.00	0.0%
7150 · Maintenance Repair	9,963.32	7,000.00	2,963.32	142.3%
7300 · Snow Plowing	25,812.15	23,200.00	2,612.15	111.3%
7350 · Gravel Road Ways	2,301.60	5,500.00	-3,198.40	41.8%
7400 · Snow Shoveling Roof	25,251.00	26,300.00	-1,049.00	96.0%
7410 · Snow Shoveling & Blower	7,531.85	8,000.00	-468.15	94.1%
7500 · Maintenance Supplies	2,605.19	1,017.88	1,587.31	255.9%
7850 · Miscellaneous Expenses	941.26	0.00	941.26	100.0%
<b>Total Expense</b>	<b>241,211.92</b>	<b>230,080.88</b>	<b>11,131.04</b>	<b>104.8%</b>
<b>Net Ordinary Income</b>	<b>-13,832.18</b>	<b>-19,225.88</b>	<b>5,393.70</b>	<b>71.9%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
2900 · Capital Reserve Income/Expense				
2905 · Capital Reserve Income				
3030 · Reserve Dues	20,295.00	20,295.00	0.00	100.0%
3070 · Interest Income (CRFB)	22.94	18.00	4.94	127.4%
<b>Total 2905 · Capital Reserve Income</b>	<b>20,317.94</b>	<b>20,313.00</b>	<b>4.94</b>	<b>100.0%</b>
6000 · Capital Reserve Expense				
6160 · Capital Reserve Repairs	-802.33	0.00	-802.33	100.0%
<b>Total 6000 · Capital Reserve Expense</b>	<b>-802.33</b>	<b>0.00</b>	<b>-802.33</b>	<b>100.0%</b>
<b>Total 2900 · Capital Reserve Income/Expense</b>	<b>19,515.61</b>	<b>20,313.00</b>	<b>-797.39</b>	<b>96.1%</b>
<b>Total Other Income</b>	<b>19,515.61</b>	<b>20,313.00</b>	<b>-797.39</b>	<b>96.1%</b>
<b>Net Other Income</b>	<b>19,515.61</b>	<b>20,313.00</b>	<b>-797.39</b>	<b>96.1%</b>
<b>Net Income</b>	<b>5,683.43</b>	<b>1,087.12</b>	<b>4,596.31</b>	<b>522.8%</b>