

EAGLE'S NEST CONDOMINIUM ASSOCIATION
 Approved Budget
 SEPTEMBER 2022 - AUGUST 2023

		TOTAL	9/1/21 - 8/31/22	9/1/20-8/31/21	9/1/19-8/31/20	9/1/18 - 8/31/19
REVENUE			Estimates	Actuals	Actuals	Actuals
301	Regular Assessments	260,940.00	260,940.00	260,940.00	260,940.00	260,940.00
305	Late Fees	-	143.55	143.55	358.67	767.34
306	Rental Income	20,200.00	16,200.00	16,200.00	16,200.00	16,050.00
308	GCEA Refund	3,000.00	2,957.12	2,753.17	3,153.34	2,246.93
310	Misc. Income	15,000.00	14,500.00	954.63	785.00	-
	TOTAL REVENUES	299,140.00	294,740.67	280,991.35	281,437.01	280,004.27
EXPENSE						
550	Audit	400.00	380.00	5,294.00	380.00	350.00
555	Bank Charges	648.00	630.00	832.20	539.00	101.00
560	Board of Directors	-	-	161.19	139.60	270.50
565	Property Tax	-	-	-	-	-
570	Legal	200.00	34.22	49.80	167.80	1,929.60
580	Management Fees	32,436.00	30,888.00	28,080.00	28,080.00	28,080.00
585	Postage and Office Supplies	480.00	420.00	412.79	437.90	364.72
610	Contract Labor-Gen.	4,500.00	6,000.00	1,354.75	5,628.61	9,743.98
617	Roof Repairs	2,100.00	2,200.00	4,739.50	1,726.37	2,668.75
618	Water Damage	5,000.00	5,000.00	5,382.15	2,470.25	3,756.75
637	Decorations	-	-	-	-	-
638	Cable T.V.	21,934.60	21,440.19	19,826.24	18,079.94	17,010.75
640	Common Area Clean	11,600.00	11,600.00	11,577.25	9,278.61	11,129.25
645	Electricity	20,900.00	19,032.00	17,763.99	17,197.15	19,215.11
660	Insurance	30,941.73	27,048.00	26,891.59	24,716.13	26,716.79
667	Website	175.00	155.96	155.96	-	130.98
670	Trash	8,600.00	9,089.73	8,618.28	8,299.09	6,984.35
687	Water & Sanitation	57,525.60	56,439.68	53,741.60	50,932.55	46,319.68
688	Hot Tub Supplies/Repair	3,480.00	4,300.00	3,570.63	2,533.24	4,890.36
689	Hot Tub Cleaning/Testing	17,420.00	18,391.08	15,572.25	14,030.87	15,961.02
690	Chimney Cleaning	-	-	-	-	-
697	Fire Protection	2,000.00	1,500.00	1,358.54	1,874.28	1,509.85
707	Landscaping supplies	150.00	150.00	-	61.70	-
708	Landscaping Labor	1,600.00	1,000.00	1,898.30	1,054.25	1,540.00
709	Bobcat Maintenance	-	1,027.24	796.52	1,068.00	1,066.05
710	Bobcat Diesel	-	-	348.34	149.01	470.09
715	Maintenance Repair	9,540.00	10,000.00	8,738.05	9,008.31	12,788.50
730	Snow Plowing	23,200.00	25,812.15	12,493.37	18,908.64	31,966.40
735	Gravel Road Ways	5,500.00	2,301.60	4,613.60	7,744.52	4,726.40
740	Snow Shoveling-Roof	28,300.00	25,251.00	31,463.13	23,920.13	41,353.01
741	Snow Shoveling & Blower	8,000.00	7,531.85	2,649.64	4,994.02	9,884.27
750	Maintenance Supplies	1,500.00	2,523.39	2,179.21	1,382.14	1,110.43
770	Depreciation	-	-	-	-	-
785	Miscellaneous	950.00	941.26	180.81	155.00	268.42
799	Contingency/Bad Debt	-	-	-	-	-
	TOTAL EXPENSE	299,080.93	291,087.35	270,743.68	254,957.11	302,307.01
	OPERATING MARGIN	59.07	3,653.32	10,247.67	26,479.90	(22,302.74)
CAPITAL INCOME						
303/315	Re-Allocated Regular Assessments	27,060.00	27,060.00	27,060.00	27,060.00	67,060.00
307	Interest Income/Cap Assessment	25,022.00	20.11	3.25	21.11	31.58
	TOTAL INCOME	52,082.00	27,080.11	27,063.25	27,081.11	67,091.58
CAPITAL EXPENSE						
6160	Capital Reserve Repairs	57,050.00	79,510.00	28,104.86	17,777.75	88,899.20
	TOTAL EXPENSE	57,050.00	79,510.00	28,116.86	17,777.75	88,899.20
	CAPITAL MARGIN	(4,968.00)	(52,429.89)	(1,053.61)	9,303.36	(21,807.62)
	ANNUAL NET MARGIN (capital + operating)	(4,908.93)	(48,776.57)	9,194.06	35,783.26	(44,110.36)