

Eagle's Nest Townhouses Association
Profit & Loss Budget vs. Actual
September 2020 through May 2021

	Sep '20 - May 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010 · Assoc Dues	195,705.00	195,705.00	0.00	100.0%
3050 · Late Fees on Dues	101.01	0.00	101.01	100.0%
3060 · Rental Income	12,150.00	12,150.00	0.00	100.0%
3080 · GCEA Capital Credits	2,753.17	3,000.00	-246.83	91.8%
3100 · Miscellaneous Income	0.00	0.00	0.00	0.0%
Total Income	210,709.18	210,855.00	-145.82	99.9%
Gross Profit	210,709.18	210,855.00	-145.82	99.9%
Expense				
5500 · Audit	5,294.00	4,000.00	1,294.00	132.4%
5550 · Bank Charges	610.00	0.00	610.00	100.0%
5600 · Board of Directors	0.00	0.00	0.00	0.0%
5700 · Legal	38.00	200.00	-162.00	19.0%
5800 · Management Fees	21,060.00	21,060.00	0.00	100.0%
5850 · Postage & Office Supplies	325.50	288.00	37.50	113.0%
6100 · Contract Labor - General	1,334.75	5,850.00	-4,515.25	22.8%
6170 · Roof Repairs	292.50	2,100.00	-1,807.50	13.9%
6180 · Water Damage	4,072.12	2,400.00	1,672.12	169.7%
6380 · Cable TV	14,604.16	14,171.56	432.60	103.1%
6400 · Common Area Cleaning	7,061.73	8,600.00	-1,538.27	82.1%
6450 · Electricity	16,103.94	18,067.00	-1,963.06	89.1%
6600 · Insurance	19,448.22	19,358.19	90.03	100.5%
6670 · Interne / Website	155.96	170.00	-14.04	91.7%
6700 · Trash	6,523.45	5,800.00	723.45	112.5%
6870 · Water & Sewer	40,174.64	39,714.48	460.16	101.2%
6880 · Hot Tub Supplies & Repair	3,348.37	2,610.00	738.37	128.3%
6890 · Hot Tub Daily Maintenece	9,622.12	10,800.00	-1,177.88	89.1%
6970 · Fire Protection	1,358.54	1,850.00	-491.46	73.4%
7070 · Landscaping Supplies	0.00	150.00	-150.00	0.0%
7080 · Landscaping Labor	895.13	400.00	495.13	223.8%
7090 · Bob Cat Maintenance	796.52	1,200.00	-403.48	66.4%
7100 · Bob Cat Diesel	348.34	200.00	148.34	174.2%
7150 · Maintenance Repair	6,848.30	7,900.00	-1,051.70	86.7%
7300 · Snow Plowing	13,433.37	23,200.00	-9,766.63	57.9%
7350 · Gravel Road Ways	4,613.60	6,500.00	-1,886.40	71.0%
7400 · Snow Shoveling Roof	32,791.38	24,800.00	7,991.38	132.2%
7410 · Snow Shoveling & Blower	2,649.64	8,000.00	-5,350.36	33.1%
7500 · Maintenance Supplies	1,585.49	1,017.88	567.61	155.8%
7850 · Miscellaneous Expenses	119.10			
Total Expense	215,508.87	230,407.11	-14,898.24	93.5%
Net Ordinary Income	-4,799.69	-19,552.11	14,752.42	24.5%
Other Income/Expense				
Other Income				

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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)	2.12	18.00	-15.88	11.8%
Total 2905 · Capital Reserve Income	20,297.12	20,313.00	-15.88	99.9%
6000 · Capital Reserve Expense				
6150 · Money Market Bank Fees.	-12.00	0.00	-12.00	100.0%
6160 · Capital Reserve Repairs	-7,482.74	-18,400.00	10,917.26	40.7%
Total 6000 · Capital Reserve Expense	-7,494.74	-18,400.00	10,905.26	40.7%
Total 2900 · Capital Reserve Income/Expense	12,802.38	1,913.00	10,889.38	669.2%
Total Other Income	12,802.38	1,913.00	10,889.38	669.2%
Net Other Income	12,802.38	1,913.00	10,889.38	669.2%
Net Income	8,002.69	-17,639.11	25,641.80	-45.4%