

EAGLE'S NEST CONDOMINIUM ASSOCIATION
 APPROVED BUDGET
 SEPTEMBER 2017 - AUGUST 2018

	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	TOTAL	7/16-6/17 Recent 12 mos.	9/15-8/16 Actual	9/13-8/14 Actual
REVENUE																
301 Regular Assessments	20,700.00	20,700.00	20,700.00	20,700.00	20,700.00	20,700.00	20,700.00	20,700.00	20,700.00	20,700.00	20,700.00	20,700.00	248,400.00	248,400.00	248,400.00	248,400.00
302 Dues - TS Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
305 Late Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170.00	268.03
306 Rental Income	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00	14,400.00	14,400.00	14,400.00
308 GCEA Refund	-	-	-	1,000.00	-	-	-	-	-	-	-	-	1,000.00	-	1,043.51	932.29
310 Misc. Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	52.50	78.75
TOTAL REVENUES	21,900.00	21,900.00	21,900.00	22,900.00	21,900.00	21,900.00	21,900.00	21,900.00	21,900.00	21,900.00	21,900.00	21,900.00	263,800.00	263,022.50	264,180.25	264,000.32
EXPENSE																
550 Audit	-	-	-	3,800.00	-	-	-	-	-	-	-	-	3,800.00	3,800.00	3,600.00	3,400.00
555 Bank Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(35.00)	100.00
560 Board of Directors	-	-	-	-	-	-	-	-	-	-	-	500.00	500.00	507.42	351.07	173.81
565 Property Tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-	604.78	455.49
570 Legal	300.00	-	-	-	300.00	-	-	-	300.00	-	-	-	900.00	145.00	172.00	2,308.27
580 Management Fees	2,340.00	2,340.00	2,340.00	2,340.00	2,340.00	2,340.00	2,340.00	2,340.00	2,340.00	2,340.00	2,340.00	2,340.00	28,080.00	28,080.00	27,840.00	25,200.00
585 Postage and Office Supplies	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00	157.49	161.38	231.20
610 Contract Labor-Gen.	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00	13,838.36	7,661.76	11,196.53
617 Roof Repairs	-	-	-	-	-	1,800.00	-	-	-	-	-	-	1,800.00	1,800.00	1,737.00	4,576.84
618 Water Damage	-	1,000.00	-	-	-	-	1,000.00	-	-	-	-	-	2,000.00	1,977.25	-	836.75
637 Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
638 Cable T.V.	1,367.57	1,367.57	1,367.57	1,367.57	1,367.57	1,367.57	1,367.57	1,367.57	1,367.57	1,367.57	1,367.57	1,367.57	16,410.84	15,953.53	15,607.98	15,518.31
640 Common Area Clean	1,000.00	1,400.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,400.00	12,795.00	16,290.00	10,221.00
645 Electricity	775.00	900.00	1,100.00	3,500.00	3,400.00	2,700.00	2,200.00	1,200.00	1,100.00	800.00	725.00	775.00	19,175.00	18,422.59	22,088.66	19,810.41
660 Insurance	1,699.00	1,699.00	1,699.00	1,699.00	1,699.00	1,699.00	1,699.00	1,699.00	1,699.00	1,699.00	1,699.00	1,699.00	20,388.00	20,383.02	20,483.51	14,714.25
667 Website	120.00	50.00	-	-	-	-	-	-	-	-	-	-	170.00	134.80	132.44	111.00
670 Trash	600.00	400.00	400.00	500.00	500.00	500.00	500.00	200.00	200.00	200.00	500.00	500.00	5,000.00	5,019.97	4,185.55	4,234.15
687 Water & Sanitation	3,351.92	3,351.92	3,351.92	3,351.92	3,486.00	3,486.00	3,486.00	3,486.00	3,486.00	3,486.00	3,486.00	3,486.00	41,295.68	39,449.52	38,049.00	36,801.60
688 Hot Tub Supplies/Repair	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	2,316.79	2,185.78	2,726.54
689 Hot Tub Cleaning/Testing	800.00	800.00	800.00	1,200.00	1,200.00	1,200.00	1,200.00	400.00	600.00	800.00	1,200.00	1,200.00	11,400.00	11,974.00	10,587.50	8,195.00
690 Chimney Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,209.88	2,866.97
697 Fire Protection	-	700.00	-	-	-	-	-	-	-	-	-	-	700.00	1,133.81	1,512.26	1,054.07
707 Landscaping supplies	-	-	-	-	-	-	-	-	800.00	-	-	-	800.00	1,468.38	55.60	144.50
708 Landscaping Labor	400.00	-	-	-	-	-	-	-	500.00	500.00	500.00	300.00	2,200.00	3,163.75	2,860.00	3,406.25
709 Bobcat Maintenance	-	600.00	-	-	-	-	-	-	-	-	-	-	600.00	1,077.10	84.46	47.44
710 Bobcat Diesel	-	-	40.00	40.00	40.00	40.00	40.00	-	-	-	-	-	200.00	156.78	26.82	88.10
715 Maintenance Repair	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	10,432.02	11,501.20	9,835.64
730 Snow Plowing	-	500.00	3,000.00	4,000.00	4,000.00	4,000.00	3,700.00	1,000.00	-	-	-	-	20,200.00	24,147.90	19,264.84	17,495.83
735 Gravel Road Ways	-	-	500.00	1,000.00	1,000.00	1,000.00	1,000.00	500.00	-	-	-	-	5,000.00	5,317.05	-	-
740 Snow Shoveling-Roof	-	-	-	6,000.00	9,000.00	6,000.00	5,800.00	-	-	-	-	-	26,800.00	38,542.50	26,800.00	15,210.00
741 Snow Shoveling & Blower	-	-	1,500.00	3,500.00	3,000.00	3,000.00	3,000.00	1,000.00	-	-	-	-	15,000.00	16,518.12	14,342.60	11,742.50
750 Maintenance Supplies	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	2,093.25	3,311.22	4,984.36
770 Depreciation	-	-	-	-	-	-	-	-	-	-	-	325.00	325.00	325.00	324.00	411.00
785 Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	672.30	693.48	328.79
799 Contingency/Bad Debt	215.48	-	-	-	-	-	-	-	-	-	-	-	215.48	-	-	-
TOTAL EXPENSE	15,338.97	17,478.49	19,468.49	35,668.49	34,702.57	32,502.57	30,702.57	16,562.57	15,762.57	14,562.57	15,187.57	15,862.57	263,800.00	281,739.70	254,492.77	228,426.60
OPERATING MARGIN	6,561.03	4,421.51	2,431.51	(12,768.49)	(12,802.57)	(10,602.57)	(8,802.57)	5,337.43	6,137.43	7,337.43	6,712.43	6,037.43	-	(18,717.20)	9,687.48	35,573.72
CAPITAL INCOME																
303/315 Re-Allocated Regular Assessments	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	39,600.00	39,600.00	39,600.00	39,600.00
307 Interest Income	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	24.00	43.11	43.57	34.90
TOTAL INCOME	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	39,624.00	39,643.11	39,643.57	39,634.90
CAPITAL EXPENSE																
6000 Capital Reserve Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	69,079.42	62,677.05	-
TOTAL EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-	-	69,079.42	62,677.05	-
CAPITAL MARGIN	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	3,302.00	39,624.00	(29,436.31)	(23,033.48)	\$ 39,634.90
ANNUAL NET MARGIN (capital + operating)													39,624.00	\$ (48,153.51)	\$ (13,346.00)	\$ 75,208.62