

EAGLE'S NEST CONDOMINIUM ASSOCIATION
 Approved Budget
 SEPTEMBER 2024 - AUGUST 2025

		TOTAL	9/1/23 - 8/31/24	9/1/22 - 8/31/23	9/1/21 - 8/31/22	9/1/20-8/31/21	9/1/19-8/31/20
REVENUE			Estimated	Actuals	Actuals	Actuals	Actuals
301	Regular Assessments	319,200.00	302,400.00	260,940.00	260,940.00	260,940.00	260,940.00
305	Late Fees	-	425.00	156.07	104.01	143.55	358.67
306	Rental Income	22,800.00	20,600.00	18,450.00	18,200.00	16,200.00	16,200.00
308	GCEA Refund	3,000.00	140.21	2,514.71	3,045.83	2,753.17	3,153.34
310	Misc. Income	10,000.00	34.39	314,725.00	14,500.00	954.63	785.00
	TOTAL REVENUES	355,000.00	323,599.60	596,785.78	296,789.84	280,991.35	281,437.01
EXPENSE							
550	Audit	500.00	5,400.00	400.00	380.00	5,294.00	380.00
555	Bank Charges	1,200.00	1,633.00	1,071.00	817.00	832.20	539.00
560	Board of Directors	-			1,126.00	161.19	139.60
565	Property Tax	-		-	-	-	-
570	Legal	600.00	286.74	4,492.45	46.02	49.80	167.80
580	Management Fees	33,000.00	33,000.00	32,436.00	30,888.00	28,080.00	28,080.00
585	Postage and Office Supplies	500.00	800.00	451.20	455.00	412.79	437.90
610	Contract Labor-Gen.	5,000.00	2,721.73	7,286.60	4,832.94	1,354.75	5,628.61
617	Roof Repairs	3,500.00	1,278.75	-	1,005.00	4,739.50	1,726.37
618	Water Damage	5,000.00	13,000.00	3,688.75	5,821.63	5,382.15	2,470.25
637	Decorations	-		-	-	-	-
638	Cable T.V.	-	-	12,288.47	21,440.19	19,826.24	18,079.94
640	Common Area Clean	12,000.00	8,500.00	11,679.21	11,819.49	11,577.25	9,278.61
645	Electricity	21,400.00	19,848.46	15,247.31	19,583.68	17,763.99	17,197.15
660	Insurance	49,672.38	31,642.50	30,642.90	28,028.93	26,891.59	24,716.13
667	Website	165.00	158.32	155.96	155.96	155.96	-
670	Trash	10,100.00	9,600.00	7,981.74	9,214.97	8,618.28	8,299.09
687	Water & Sanitation	68,491.76	64,231.20	59,875.62	56,439.68	53,741.60	50,932.55
688	Hot Tub Supplies/Repair	3,600.00	5,000.00	2,743.49	5,756.28	3,570.63	2,533.24
689	Hot Tub Cleaning/Testing	17,000.00	16,000.00	15,575.00	18,068.47	15,572.25	14,030.87
690	Chimney Cleaning	-		-	-	-	-
697	Fire Protection	2,100.00	2,100.00	1,894.25	2,054.10	1,358.54	1,874.28
707	Landscaping supplies	150.00	100.00	5.90	-	-	61.70
708	Landscaping Labor	1,500.00	1,000.00	630.00	1,551.71	1,898.30	1,054.25
715	Maintenance Repair	11,000.00	9,600.00	11,629.20	11,110.97	8,738.05	9,008.31
730	Snow Plowing	32,000.00	33,089.62	32,172.50	25,812.15	12,493.37	18,908.64
735	Gravel Road Ways	4,930.00	2,046.50	3,891.80	2,301.60	4,613.60	7,744.52
740	Snow Shoveling-Roof	50,500.00	44,936.25	78,247.50	25,251.00	31,463.13	23,920.13
741	Snow Shoveling & Blower	16,630.00	23,355.00	18,495.92	7,531.85	2,649.64	4,994.02
750	Maintenance Supplies	3,500.00	2,750.00	4,708.98	3,916.78	2,179.21	1,382.14
770	Depreciation	-		2,429.00	-	-	-
785	Miscellaneous	960.00	250.00	235,203.24	966.81	180.81	155.00
799	Contingency/Bad Debt	-		-	-	-	-
	TOTAL EXPENSE	354,999.14	332,328.07	595,323.99	297,403.45	270,743.68	254,957.11
	OPERATING MARGIN	0.86	(8,728.47)	1,461.79	(613.61)	10,247.67	26,479.90
CAPITAL INCOME							
303/315	Re-Allocated Regular Assessments	52,800.00	33,600.00	27,060.00	27,060.00	27,060.00	27,060.00
307	Interest Income/Cap Assessment	40,022.00	2,100.00	125,010.78	30.15	3.25	21.11
	TOTAL INCOME	92,822.00	35,700.00	152,070.78	27,090.15	27,063.25	27,081.11
CAPITAL EXPENSE							
6160	Capital Reserve Repairs	90,500.00	5,000.00	49,246.65	49,564.50	28,104.86	17,777.75
	TOTAL EXPENSE	90,500.00	5,000.00	49,246.65	49,564.50	28,116.86	17,777.75
	CAPITAL MARGIN	2,322.00	30,700.00	102,824.13	(22,474.35)	(1,053.61)	9,303.36
ANNUAL NET MARGIN (capital + operating)		2,322.86	21,971.53	104,285.92	(23,087.96)	9,194.06	35,783.26