

**EAGLE'S NEST CONDOMINIUM ASSOCIATION**  
**Approved Budget**  
**SEPTEMBER 2021 - AUGUST 2022**

		<b>TOTAL</b>
<b>REVENUE</b>		
301	Regular Assessments	260,940.00
305	Late Fees	-
306	Rental Income	16,200.00
308	GCEA Refund	3,000.00
310	Misc. Income	-
	<b>TOTAL REVENUES</b>	<b>280,140.00</b>
<b>EXPENSE</b>		
550	Audit	400.00
555	Bank Charges	600.00
560	Board of Directors	-
565	Property Tax	-
570	Legal	200.00
580	Management Fees	30,888.00
585	Postage and Office Supplies	420.00
610	Contract Labor-Gen.	6,000.00
617	Roof Repairs	2,100.00
618	Water Damage	2,800.00
637	Decorations	-
638	Cable T.V.	19,736.00
640	Common Area Clean	11,600.00
645	Electricity	18,600.00
660	Insurance	27,048.00
667	Website	170.00
670	Trash	8,600.00
687	Water & Sanitation	55,352.00
688	Hot Tub Supplies/Repair	3,480.00
689	Hot Tub Cleaning/Testing	14,200.00
690	Chimney Cleaning	-
697	Fire Protection	1,500.00
707	Landscaping supplies	150.00
708	Landscaping Labor	1,600.00
709	Bobcat Maintenance	1,200.00
710	Bobcat Diesel	400.00
715	Maintenance Repair	9,250.00
730	Snow Plowing	23,200.00
735	Gravel Road Ways	5,500.00
740	Snow Shoveling-Roof	26,300.00
741	Snow Shoveling & Blower	8,000.00
750	Maintenance Supplies	1,317.88
770	Depreciation	-
785	Miscellaneous	-
799	Contingency/Bad Debt	-
	<b>TOTAL EXPENSE</b>	<b>280,611.88</b>
	<b>OPERATING MARGIN</b>	<b>(471.88)</b>
<b>CAPITAL INCOME</b>		
303/315	Re-Allocated Regular Assessments	27,060.00
307	Interest Income/Cap Assessment	24.00
	<b>TOTAL INCOME</b>	<b>27,084.00</b>
<b>CAPITAL EXPENSE</b>		
6160	Capital Reserve Repairs	79,510.00
	<b>TOTAL EXPENSE</b>	<b>79,510.00</b>
	<b>CAPITAL MARGIN</b>	<b>(52,426.00)</b>
	<b>ANNUAL NET MARGIN</b> (capital + operating)	<b>(52,897.88)</b>