

Eagle's Nest Townhouses Association
Profit & Loss Budget vs. Actual
September 2019

	Sep 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010 · Assoc Dues	21,745.00	21,745.00	0.00	100.0%
3050 · Late Fees on Dues	78.38	0.00	78.38	100.0%
3060 · Rental Income	1,350.00	1,350.00	0.00	100.0%
3080 · GCEA Capital Credits	166.21	0.00	166.21	100.0%
3100 · Miscellaneous Income	0.00	0.00	0.00	0.0%
Total Income	23,339.59	23,095.00	244.59	101.1%
Gross Profit	23,339.59	23,095.00	244.59	101.1%
Expense				
Merchant deposit fees	0.00	0.00	0.00	0.0%
5500 · Audit	0.00	0.00	0.00	0.0%
5550 · Bank Charges	20.00	0.00	20.00	100.0%
5600 · Board of Directors	107.93	0.00	107.93	100.0%
5650 · Property Tax	0.00	0.00	0.00	0.0%
5700 · Legal	0.00	0.00	0.00	0.0%
5800 · Management Fees	2,340.00	2,340.00	0.00	100.0%
5850 · Postage & Office Supplies	19.50	30.00	-10.50	65.0%
6100 · Contract Labor - General	872.45	750.00	122.45	116.3%
6170 · Roof Repairs	0.00	0.00	0.00	0.0%
6180 · Water Damage	0.00	0.00	0.00	0.0%
6370 · Decorations	0.00	0.00	0.00	0.0%
6380 · Cable TV	1,439.32	1,448.14	-8.82	99.4%
6400 · Common Area Cleaning	841.50	1,000.00	-158.50	84.2%
6450 · Electricity	538.71	600.00	-61.29	89.8%
6600 · Insurance	2,091.84	2,091.83	0.01	100.0%
6670 · Internet/Website	0.00	120.00	-120.00	0.0%
6700 · Trash	959.54	700.00	259.54	137.1%
6870 · Water & Sewer	3,940.64	3,940.64	0.00	100.0%
6880 · Hot Tub Supplies & Repair	74.25	290.00	-215.75	25.6%
6890 · Hot Tub Daily Maintenance	1,811.50	1,200.00	611.50	151.0%
6900 · Chimney Cleaning	0.00	0.00	0.00	0.0%
6970 · Fire Protection	1,180.75	1,500.00	-319.25	78.7%
7070 · Landscaping Supplies	0.00	0.00	0.00	0.0%
7080 · Landscaping Labor	43.75	0.00	43.75	100.0%
7090 · Bob Cat Maintenance	0.00	0.00	0.00	0.0%
7100 · Bob Cat Diesel	0.00	0.00	0.00	0.0%
7150 · Maintenance Repair	714.76	1,300.00	-585.24	55.0%
7300 · Snow Plowing	0.00	0.00	0.00	0.0%
7350 · Gravel Road Ways	0.00	0.00	0.00	0.0%
7400 · Snow Shoveling Roof	0.00	0.00	0.00	0.0%
7410 · Snow Shoveling & Blower	0.00	0.00	0.00	0.0%
7500 · Maintenance Supplies	67.47	250.00	-182.53	27.0%
7700 · Depreciation	0.00	0.00	0.00	0.0%
7850 · Miscellaneous Expenses	0.00	0.00	0.00	0.0%
7990 · Contingency/Bad Debt	0.00	0.00	0.00	0.0%
Total Expense	17,063.91	17,560.61	-496.70	97.2%

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Net Ordinary Income	6,275.68	5,534.39	741.29	113.4%
Other Income/Expense				
Other Income				
2900 · Capital Reserve Income/Expense				
2905 · Capital Reserve Income				
3030 · Reserve Dues	2,255.00	2,255.00	0.00	100.0%
3035 · Special Assessment.	0.00	0.00	0.00	0.0%
3070 · Interest Income (CRFB)	1.77	2.10	-0.33	84.3%
Total 2905 · Capital Reserve Income	2,256.77	2,257.10	-0.33	100.0%
6000 · Capital Reserve Expense				
6150 · Money Market Bank Fees.	-3.00	0.00	-3.00	100.0%
6160 · Capital Reserve Repairs	-15,100.00	-15,100.00	0.00	100.0%
6165 · Carpet for Staircases.	0.00	0.00	0.00	0.0%
6240 · Mud jacking	0.00	0.00	0.00	0.0%
Total 6000 · Capital Reserve Expense	-15,103.00	-15,100.00	-3.00	100.0%
Total 2900 · Capital Reserve Income/Expense	-12,846.23	-12,842.90	-3.33	100.0%
Total Other Income	-12,846.23	-12,842.90	-3.33	100.0%
Net Other Income	-12,846.23	-12,842.90	-3.33	100.0%
Net Income	-6,570.55	-7,308.51	737.96	89.9%