

## Eagle's Nest Townhouses Association

## Balance Sheet

02/15/22

As of January 31, 2022

Accrual Basis

	<u>Jan 31, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1030 · Checking #913-002788	175,673.20
1040 · Cap Resve Savings #913-003000	103,465.16
<b>Total Checking/Savings</b>	<u>279,138.36</u>
<b>Accounts Receivable</b>	
1060 · Accounts Receivable	-4,640.74
<b>Total Accounts Receivable</b>	<u>-4,640.74</u>
<b>Other Current Assets</b>	
1100 · Prepaid Insurance	664.76
1110 · Due from Other	121.30
1115 · Prepaid Expenses	3,657.51
<b>Total Other Current Assets</b>	<u>4,443.57</u>
<b>Total Current Assets</b>	<u>278,941.19</u>
<b>Fixed Assets</b>	
1600 · Fixed Assets	30,912.91
1620 · Accumulated Depreciation	-28,483.80
<b>Total Fixed Assets</b>	<u>2,429.11</u>
<b>TOTAL ASSETS</b>	<b><u><u>281,370.30</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · *Accounts Payable	48,717.06
<b>Total Accounts Payable</b>	<u>48,717.06</u>
<b>Total Current Liabilities</b>	<u>48,717.06</u>
<b>Total Liabilities</b>	<u>48,717.06</u>
<b>Equity</b>	
<b>2700 · OPERATING FUND BALANCE (OFB)</b>	
2740 · OFB as of Beginning of Year	147,857.69
2760 · OFB Year to Date Activity	-18,669.61
<b>Total 2700 · OPERATING FUND BALANCE (OFB)</b>	<u>129,188.08</u>
<b>2710 · CPL RESVE FUND BALANCE (CRFB)</b>	
2750 · CRFB as of Beginning of Year	92,315.67
2770 · CRFB Year to Date Activity	11,149.49
<b>Total 2710 · CPL RESVE FUND BALANCE (CRFB)</b>	<u>103,465.16</u>
3000 · Reclass to Fund Balance	7,520.12
Net Income	-7,520.12
<b>Total Equity</b>	<u>232,653.24</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>281,370.30</u></u></b>

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

January 2022

	Jan 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
3010 · Assoc Dues	21,745.00	21,745.00	0.00	100.0%
3050 · Late Fees on Dues	27.10	0.00	27.10	100.0%
3060 · Rental Income	1,850.00	1,350.00	500.00	137.0%
<b>Total Income</b>	<u>23,622.10</u>	<u>23,095.00</u>	<u>527.10</u>	<u>102.3%</u>
<b>Gross Profit</b>	23,622.10	23,095.00	527.10	102.3%
<b>Expense</b>				
5550 · Bank Charges	66.00	0.00	66.00	100.0%
5700 · Legal	0.00	200.00	-200.00	0.0%
5800 · Management Fees	2,574.00	2,574.00	0.00	100.0%
5850 · Postage & Office Supplies	19.50	35.00	-15.50	55.7%
6100 · Contract Labor - General	0.00	500.00	-500.00	0.0%
6180 · Water Damage	956.51	0.00	956.51	100.0%
6380 · Cable TV	1,780.34	1,666.00	114.34	106.9%
6400 · Common Area Cleaning	770.00	1,000.00	-230.00	77.0%
6450 · Electricity	3,672.54	3,200.00	472.54	114.8%
6600 · Insurance	2,270.12	2,254.00	16.12	100.7%
6700 · Trash	1,064.02	700.00	364.02	152.0%
6870 · Water & Sewer	4,793.80	4,658.00	135.80	102.9%
6880 · Hot Tub Supplies & Repair	233.80	290.00	-56.20	80.6%
6890 · Hot Tub Daily Maintenance	1,830.75	1,500.00	330.75	122.1%
6970 · Fire Protection	20.72	0.00	20.72	100.0%
7100 · Bob Cat Diesel	0.00	100.00	-100.00	0.0%
7150 · Maintenance Repair	757.63	750.00	7.63	101.0%
7300 · Snow Plowing	7,151.25	4,400.00	2,751.25	162.5%
7350 · Gravel Road Ways	560.00	1,250.00	-690.00	44.8%
7400 · Snow Shoveling Roof	22,274.25	8,500.00	13,774.25	262.1%
7410 · Snow Shoveling & Blower	3,975.13	1,500.00	2,475.13	265.0%
7500 · Maintenance Supplies	612.01	100.00	512.01	612.0%
<b>Total Expense</b>	<u>55,382.37</u>	<u>35,177.00</u>	<u>20,205.37</u>	<u>157.4%</u>
<b>Net Ordinary Income</b>	-31,760.27	-12,082.00	-19,678.27	262.9%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
2900 · Capital Reserve Income/Expense				
2905 · Capital Reserve Income				
3030 · Reserve Dues	2,255.00	2,255.00	0.00	100.0%
3070 · Interest Income (CRFB)	2.58	2.00	0.58	129.0%
<b>Total 2905 · Capital Reserve Income</b>	<u>2,257.58</u>	<u>2,257.00</u>	<u>0.58</u>	<u>100.0%</u>
<b>Total 2900 · Capital Reserve Income/Expense</b>	<u>2,257.58</u>	<u>2,257.00</u>	<u>0.58</u>	<u>100.0%</u>
<b>Total Other Income</b>	<u>2,257.58</u>	<u>2,257.00</u>	<u>0.58</u>	<u>100.0%</u>
<b>Net Other Income</b>	<u>2,257.58</u>	<u>2,257.00</u>	<u>0.58</u>	<u>100.0%</u>
<b>Net Income</b>	<u><u>-29,502.69</u></u>	<u><u>-9,825.00</u></u>	<u><u>-19,677.69</u></u>	<u><u>300.3%</u></u>

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

September 2021 through January 2022

	Sep '21 - Jan 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
3010 · Assoc Dues	108,725.00	108,725.00	0.00	100.0%
3050 · Late Fees on Dues	49.28	0.00	49.28	100.0%
3060 · Rental Income	7,750.00	6,750.00	1,000.00	114.8%
3080 · GCEA Capital Credits	2,957.12	3,000.00	-42.88	98.6%
3100 · Miscellaneous Income	14,500.00	0.00	14,500.00	100.0%
<b>Total Income</b>	<b>133,981.40</b>	<b>118,475.00</b>	<b>15,506.40</b>	<b>113.1%</b>
<b>Gross Profit</b>	<b>133,981.40</b>	<b>118,475.00</b>	<b>15,506.40</b>	<b>113.1%</b>
<b>Expense</b>				
5500 · Audit	0.00	400.00	-400.00	0.0%
5550 · Bank Charges	327.00	0.00	327.00	100.0%
5700 · Legal	0.00	200.00	-200.00	0.0%
5800 · Management Fees	12,870.00	12,870.00	0.00	100.0%
5850 · Postage & Office Supplies	257.50	175.00	82.50	147.1%
6100 · Contract Labor - General	2,162.73	2,500.00	-337.27	86.5%
6180 · Water Damage	2,880.54	1,400.00	1,480.54	205.8%
6380 · Cable TV	8,726.26	8,074.00	652.26	108.1%
6400 · Common Area Cleaning	5,033.87	5,000.00	33.87	100.7%
6450 · Electricity	8,205.76	9,200.00	-994.24	89.2%
6600 · Insurance	11,350.60	11,270.00	80.60	100.7%
6670 · Internet / Website	155.96	170.00	-14.04	91.7%
6700 · Trash	4,018.86	3,650.00	368.86	110.1%
6870 · Water & Sewer	22,883.08	22,746.00	137.08	100.6%
6880 · Hot Tub Supplies & Repair	1,013.28	1,450.00	-436.72	69.9%
6890 · Hot Tub Daily Maintenance	8,373.97	6,600.00	1,773.97	126.9%
6970 · Fire Protection	1,239.37	1,500.00	-260.63	82.6%
7090 · Bob Cat Maintenance	1,027.24	600.00	427.24	171.2%
7100 · Bob Cat Diesel	0.00	200.00	-200.00	0.0%
7150 · Maintenance Repair	5,392.45	4,000.00	1,392.45	134.8%
7300 · Snow Plowing	21,001.25	12,600.00	8,401.25	166.7%
7350 · Gravel Road Ways	1,741.60	2,250.00	-508.40	77.4%
7400 · Snow Shoveling Roof	24,552.75	15,500.00	9,052.75	158.4%
7410 · Snow Shoveling & Blower	6,605.16	3,500.00	3,105.16	188.7%
7500 · Maintenance Supplies	2,106.76	617.88	1,488.88	341.0%
7850 · Miscellaneous Expenses	725.02	0.00	725.02	100.0%
<b>Total Expense</b>	<b>152,651.01</b>	<b>126,472.88</b>	<b>26,178.13</b>	<b>120.7%</b>
<b>Net Ordinary Income</b>	<b>-18,669.61</b>	<b>-7,997.88</b>	<b>-10,671.73</b>	<b>233.4%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
2900 · Capital Reserve Income/Expense				
2905 · Capital Reserve Income				
3030 · Reserve Dues	11,275.00	11,275.00	0.00	100.0%
3070 · Interest Income (CRFB)	12.33	10.00	2.33	123.3%
<b>Total 2905 · Capital Reserve Income</b>	<b>11,287.33</b>	<b>11,285.00</b>	<b>2.33</b>	<b>100.0%</b>
6000 · Capital Reserve Expense				
6160 · Capital Reserve Repairs	-137.84	0.00	-137.84	100.0%
<b>Total 6000 · Capital Reserve Expense</b>	<b>-137.84</b>	<b>0.00</b>	<b>-137.84</b>	<b>100.0%</b>
<b>Total 2900 · Capital Reserve Income/Expense</b>	<b>11,149.49</b>	<b>11,285.00</b>	<b>-135.51</b>	<b>98.8%</b>
<b>Total Other Income</b>	<b>11,149.49</b>	<b>11,285.00</b>	<b>-135.51</b>	<b>98.8%</b>
<b>Net Other Income</b>	<b>11,149.49</b>	<b>11,285.00</b>	<b>-135.51</b>	<b>98.8%</b>
<b>Net Income</b>	<b>-7,520.12</b>	<b>3,287.12</b>	<b>-10,807.24</b>	<b>-228.8%</b>