

**Eagle's Nest Townhouses Association**  
**Profit & Loss Budget vs. Actual**  
**September 2020 through February 2021**

	Sep '20 - Feb 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
3010 · Assoc Dues	130,470.00	130,470.00	0.00	100.0%
3050 · Late Fees on Dues	63.61	0.00	63.61	100.0%
3060 · Rental Income	8,100.00	8,100.00	0.00	100.0%
3080 · GCEA Capital Credits	2,753.17	3,000.00	-246.83	91.8%
3100 · Miscellaneous Income	0.00	0.00	0.00	0.0%
<b>Total Income</b>	141,386.78	141,570.00	-183.22	99.9%
<b>Gross Profit</b>	141,386.78	141,570.00	-183.22	99.9%
<b>Expense</b>				
5500 · Audit	5,294.00	4,000.00	1,294.00	132.4%
5550 · Bank Charges	427.00	0.00	427.00	100.0%
5600 · Board of Directors	0.00	0.00	0.00	0.0%
5700 · Legal	38.00	200.00	-162.00	19.0%
5800 · Management Fees	14,040.00	14,040.00	0.00	100.0%
5850 · Postage & Office Supplies	267.00	192.00	75.00	139.1%
6100 · Contract Labor - General	1,334.75	3,900.00	-2,565.25	34.2%
6170 · Roof Repairs	292.50	2,100.00	-1,807.50	13.9%
6180 · Water Damage	3,377.62	1,200.00	2,177.62	281.5%
6380 · Cable TV	9,564.34	9,365.56	198.78	102.1%
6400 · Common Area Cleaning	4,511.65	6,000.00	-1,488.35	75.2%
6450 · Electricity	11,857.50	12,630.00	-772.50	93.9%
6600 · Insurance	12,965.52	12,905.46	60.06	100.5%
6670 · Interne / Website	155.96	170.00	-14.04	91.7%
6700 · Trash	4,169.02	3,850.00	319.02	108.3%
6870 · Water & Sewer	26,607.68	26,476.32	131.36	100.5%
6880 · Hot Tub Supplies & Repair	2,265.37	1,740.00	525.37	130.2%
6890 · Hot Tub Daily Maintenance	7,186.25	8,100.00	-913.75	88.7%
6970 · Fire Protection	1,244.81	1,850.00	-605.19	67.3%
7070 · Landscaping Supplies	0.00	0.00	0.00	0.0%
7080 · Landscaping Labor	105.00	0.00	105.00	100.0%
7090 · Bob Cat Maintenance	796.52	600.00	196.52	132.8%
7100 · Bob Cat Diesel	348.34	160.00	188.34	217.7%
7150 · Maintenance Repair	4,491.93	5,350.00	-858.07	84.0%
7300 · Snow Plowing	11,945.87	17,000.00	-5,054.13	70.3%
7350 · Gravel Road Ways	4,539.75	4,500.00	39.75	100.9%
7400 · Snow Shoveling Roof	25,223.13	20,000.00	5,223.13	126.1%
7410 · Snow Shoveling & Blower	2,117.51	3,500.00	-1,382.49	60.5%
7500 · Maintenance Supplies	928.55	717.88	210.67	129.3%
7850 · Miscellaneous Expenses	119.10			
<b>Total Expense</b>	156,214.67	160,547.22	-4,332.55	97.3%
<b>Net Ordinary Income</b>	-14,827.89	-18,977.22	4,149.33	78.1%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
2900 · Capital Reserve Income/Expense				
2905 · Capital Reserve Income				
3030 · Reserve Dues	13,530.00	13,530.00	0.00	100.0%

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	Sep '20 - Feb 21	Budget	\$ Over Budget	% of Budget
3070 · Interest Income (CRFB)	2.12	12.00	-9.88	17.7%
<b>Total 2905 · Capital Reserve Income</b>	<b>13,532.12</b>	<b>13,542.00</b>	<b>-9.88</b>	<b>99.9%</b>
6000 · Capital Reserve Expense				
6150 · Money Market Bank Fees.	-12.00	0.00	-12.00	100.0%
6160 · Capital Reserve Repairs	-7,257.74	-18,400.00	11,142.26	39.4%
<b>Total 6000 · Capital Reserve Expense</b>	<b>-7,269.74</b>	<b>-18,400.00</b>	<b>11,130.26</b>	<b>39.5%</b>
<b>Total 2900 · Capital Reserve Income/Expense</b>	<b>6,262.38</b>	<b>-4,858.00</b>	<b>11,120.38</b>	<b>-128.9%</b>
<b>Total Other Income</b>	<b>6,262.38</b>	<b>-4,858.00</b>	<b>11,120.38</b>	<b>-128.9%</b>
<b>Net Other Income</b>	<b>6,262.38</b>	<b>-4,858.00</b>	<b>11,120.38</b>	<b>-128.9%</b>
<b>Net Income</b>	<b>-8,565.51</b>	<b>-23,835.22</b>	<b>15,269.71</b>	<b>35.9%</b>