

EXHIBIT "A"
EAGLE'S NEST CONDOMINIUM ASSOCIATION
 Approved BUDGET
 SEPTEMBER 2012 - AUGUST 2013

	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	TOTAL
REVENUE													
301 Regular Assessments	17,709.75	17,709.75	17,709.75	17,709.75	17,709.75	17,709.75	17,709.75	17,709.75	17,709.75	17,709.75	17,709.75	17,709.75	212,517.00
302 Dues - TS Units	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
305 Late Fees	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
306 Rental Income	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
308 GCEA Refund	-	-	-	650.00	-	-	-	-	-	-	-	-	650.00
310 Misc. Income	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES	20,759.75	20,759.75	20,759.75	21,409.75	20,759.75	20,759.75	20,759.75	20,759.75	20,759.75	20,759.75	20,759.75	20,759.75	249,767.00

EXPENSE													
545 Appraisal	-	-	-	-	-	-	-	-	-	-	-	-	-
550 Audit	-	-	-	3,200.00	-	-	-	-	-	-	-	-	3,200.00
555 Bank Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
560 Board of Directors	-	-	-	-	-	-	-	-	-	-	-	700.00	700.00
565 Property Tax	-	-	-	-	-	-	-	700.00	-	-	-	-	700.00
570 Legal	-	-	-	5,000.00	-	-	800.00	-	-	-	-	-	5,800.00
580 Management Fees	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	25,200.00
585 Postage and Office Supplies	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
610 Contract Labor-Gen.	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
617 Roof Repairs	2,000.00	-	-	-	-	-	-	-	-	-	-	-	2,000.00
618 Water Damage	250.00	-	-	250.00	-	-	250.00	-	-	250.00	-	-	1,000.00
637 Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
638 Cable T.V.	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	1,129.00	13,548.00
640 Common Area Clean	600.00	600.00	800.00	1,000.00	1,000.00	1,000.00	1,000.00	600.00	600.00	800.00	1,000.00	1,000.00	10,000.00
645 Electricity	650.00	920.00	1,600.00	4,600.00	2,750.00	5,000.00	4,700.00	2,100.00	1,300.00	700.00	540.00	575.00	25,435.00
660 Insurance	1,490.00	1,490.00	1,490.00	1,490.00	1,490.00	1,490.00	1,490.00	1,490.00	1,490.00	1,490.00	1,490.00	1,490.00	17,880.00
667 Internet/Website	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	2,520.00
670 Trash	200.00	200.00	200.00	600.00	600.00	600.00	600.00	200.00	200.00	200.00	600.00	600.00	4,800.00
687 Water & Sanitation	2,917.00	2,917.00	2,917.00	2,917.00	3,034.00	3,034.00	3,034.00	3,034.00	3,034.00	3,034.00	3,034.00	3,034.00	35,940.00
688 Hot Tub Supplies/Repair	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	3,300.00
689 Hot Tub Cleaning/Testing	600.00	600.00	700.00	1,200.00	1,200.00	1,200.00	1,200.00	700.00	600.00	1,000.00	1,000.00	1,000.00	11,000.00
690 Chimney Cleaning	3,500.00	-	-	-	-	-	-	-	-	-	-	-	3,500.00
697 Fire Protection	-	1,200.00	-	-	-	-	-	-	-	-	-	-	1,200.00
698 Firewood	-	-	-	-	-	-	-	-	-	-	-	-	-
707 Landscaping supplies	-	-	-	-	-	-	-	-	300.00	-	-	-	300.00
708 Landscaping Labor	100.00	-	-	-	-	-	-	-	800.00	500.00	500.00	300.00	2,200.00
709 Bobcat Maintenance	-	500.00	200.00	150.00	100.00	100.00	100.00	100.00	-	-	-	-	1,250.00
710 Bobcat Diesel	-	-	75.00	100.00	100.00	100.00	100.00	75.00	-	-	-	-	550.00
715 Maintenance Repair	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
730 Snow Removal	-	2,000.00	2,000.00	3,500.00	3,500.00	3,500.00	3,500.00	1,000.00	-	-	-	-	19,000.00
740 Snow Shoveling-Roof	-	-	1,500.00	4,000.00	4,000.00	4,000.00	2,500.00	-	-	-	-	-	16,000.00
741 Snow Shoveling & Blower	-	-	2,000.00	3,250.00	3,250.00	3,250.00	2,250.00	1,000.00	-	-	-	-	15,000.00
750 Maintenance Supplies	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
770 Depreciation	-	-	-	-	-	-	-	-	-	-	-	564.00	564.00
785 Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
799 Contingency/Bad Debt	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
TOTAL EXPENSE	18,286.00	16,406.00	19,461.00	37,236.00	27,003.00	29,253.00	27,503.00	16,978.00	14,303.00	13,953.00	14,143.00	15,242.00	249,767.00

OPERATING MARGIN	2,473.75	4,353.75	1,298.75	(15,826.25)	(6,243.25)	(8,493.25)	(6,743.25)	3,781.75	6,456.75	6,806.75	6,616.75	5,517.75	-
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CAPITAL INCOME													
303/315 Re-Allocated Regular Assessment	790.25	790.25	790.25	790.25	790.25	790.25	790.25	790.25	790.25	790.25	790.25	790.25	9,483.00
307 Interest Income	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	24.00
TOTAL INCOME	792.25	792.25	792.25	792.25	792.25	792.25	792.25	792.25	792.25	792.25	792.25	792.25	9,507.00

CAPITAL EXPENSE													
616 Capital Reserve Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-	-

CAPITAL MARGIN	792.25	792.25	792.25	792.25	792.25	792.25	792.25	792.25	792.25	792.25	792.25	792.25	9,507.00
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ANNUAL NET MARGIN
 (capital + operating)

9,507.00