

EXHIBIT "A"
EAGLE'S NEST CONDOMINIUM ASSOCIATION
PROPOSED BUDGET
SEPTEMBER 2014 - AUGUST 2015

| | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | TOTAL |
|-------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| REVENUE | | | | | | | | | | | | | |
| 301 Regular Assessments | 20,700.00 | 20,700.00 | 20,700.00 | 20,700.00 | 20,700.00 | 20,700.00 | 20,700.00 | 20,700.00 | 20,700.00 | 20,700.00 | 20,700.00 | 20,700.00 | 248,400.00 |
| 302 Dues - TS Units | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 305 Late Fees | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 1,200.00 |
| 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 | - | - | - | 1,000.00 | - | - | - | - | - | - | - | - | 1,000.00 |
| 310 Misc. Income | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TOTAL REVENUES | 22,000.00 | 22,000.00 | 22,000.00 | 23,000.00 | 22,000.00 | 22,000.00 | 22,000.00 | 22,000.00 | 22,000.00 | 22,000.00 | 22,000.00 | 22,000.00 | 265,000.00 |

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| EXPENSE | | | | | | | | | | | | | |
| 545 Appraisal | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 550 Audit | - | - | - | 3,200.00 | - | - | - | - | - | - | - | - | 3,200.00 |
| 555 Bank Charges | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 560 Board of Directors | - | - | - | - | - | - | - | - | - | - | - | 1,200.00 | 1,200.00 |
| 565 Property Tax | - | - | - | - | - | - | - | 450.00 | - | - | - | - | 450.00 |
| 570 Legal | 250.00 | - | - | 250.00 | - | - | 250.00 | - | - | 250.00 | - | 250.00 | 1,250.00 |
| 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 | 30.00 | 30.00 | 30.00 | 30.00 | 30.00 | 30.00 | 30.00 | 30.00 | 30.00 | 30.00 | 30.00 | 30.00 | 360.00 |
| 610 Contract Labor-Gen. | 700.00 | 700.00 | 700.00 | 700.00 | 700.00 | 700.00 | 700.00 | 700.00 | 700.00 | 700.00 | 700.00 | 700.00 | 8,400.00 |
| 617 Roof Repairs | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 618 Water Damage (& roof repair) | - | - | - | 1,500.00 | - | - | 1,500.00 | - | - | 1,500.00 | - | - | 4,500.00 |
| 637 Decorations | - | - | - | 150.00 | - | - | - | - | - | - | - | - | 150.00 |
| 638 Cable T.V. | 1,267.00 | 1,267.00 | 1,267.00 | 1,267.00 | 1,267.00 | 1,267.00 | 1,267.00 | 1,267.00 | 1,267.00 | 1,267.00 | 1,267.00 | 1,267.00 | 15,204.00 |
| 640 Common Area Clean | 800.00 | 800.00 | 800.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 800.00 | 800.00 | 800.00 | 1,000.00 | 1,000.00 | 10,800.00 |
| 645 Electricity | 1,100.00 | 1,100.00 | 1,800.00 | 3,800.00 | 5,100.00 | 3,900.00 | 2,900.00 | 1,500.00 | 1,400.00 | 800.00 | 800.00 | 800.00 | 25,000.00 |
| 660 Insurance | 1,527.00 | 1,527.00 | 1,527.00 | 1,527.00 | 1,527.00 | 1,527.00 | 1,527.00 | 1,527.00 | 1,527.00 | 1,603.00 | 1,603.00 | 1,603.00 | 18,552.00 |
| 667 Internet/Website | 250.00 | - | - | - | - | - | - | - | - | - | - | - | 250.00 |
| 670 Trash | 300.00 | 300.00 | 300.00 | 500.00 | 500.00 | 500.00 | 500.00 | 200.00 | 200.00 | 200.00 | 500.00 | 500.00 | 4,500.00 |
| 687 Water & Sanitation | 3,005.00 | 3,005.00 | 3,005.00 | 3,005.00 | 3,125.00 | 3,125.00 | 3,125.00 | 3,125.00 | 3,125.00 | 3,125.00 | 3,125.00 | 3,125.00 | 37,020.00 |
| 688 Hot Tub Supplies/Repair | 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 |
| 689 Hot Tub Cleaning/Testing | 575.00 | 575.00 | 400.00 | 1,200.00 | 1,250.00 | 1,250.00 | 1,250.00 | 400.00 | 400.00 | 400.00 | 1,200.00 | 1,200.00 | 10,100.00 |
| 690 Chimney Cleaning | 3,000.00 | - | - | - | - | - | - | - | - | - | - | - | 3,000.00 |
| 697 Fire Protection | - | 2,000.00 | - | - | - | - | - | - | - | - | - | - | 2,000.00 |
| 707 Landscaping supplies | - | - | - | - | - | - | - | - | 300.00 | - | - | - | 300.00 |
| 708 Landscaping Labor | 800.00 | - | - | - | - | - | - | - | 500.00 | 500.00 | 500.00 | 300.00 | 2,600.00 |
| 709 Bobcat Maintenance | - | - | 400.00 | - | - | - | - | - | - | - | - | - | 400.00 |
| 710 Bobcat Diesel | - | - | 75.00 | 100.00 | 100.00 | 100.00 | 100.00 | 75.00 | - | - | - | - | 550.00 |
| 715 Maintenance Repair | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 12,000.00 |
| 730 Snow Removal | - | 500.00 | 2,000.00 | 4,000.00 | 3,500.00 | 3,500.00 | 3,500.00 | 1,000.00 | - | - | - | - | 18,000.00 |
| 740 Snow Shoveling-Roof | - | - | 1,500.00 | 4,000.00 | 6,000.00 | 6,000.00 | 2,500.00 | - | - | - | - | - | 20,000.00 |
| 741 Snow Shoveling & Blower | - | - | 1,650.00 | 3,500.00 | 3,000.00 | 3,000.00 | 3,000.00 | 1,000.00 | - | - | - | - | 15,150.00 |
| 750 Maintenance Supplies | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 5,400.00 |
| 770 Depreciation | - | - | - | - | - | - | - | - | - | - | - | 300.00 | 300.00 |
| 785 Miscellaneous | 1,000.00 | - | - | - | - | - | - | - | - | - | - | - | 1,000.00 |
| 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 | 18,854.00 | 16,054.00 | 19,704.00 | 33,979.00 | 31,349.00 | 30,149.00 | 27,399.00 | 16,324.00 | 14,499.00 | 15,425.00 | 14,975.00 | 16,525.00 | 255,236.00 |

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| OPERATING MARGIN | 3,146.00 | 5,946.00 | 2,296.00 | (10,979.00) | (9,349.00) | (8,149.00) | (5,399.00) | 5,676.00 | 7,501.00 | 6,575.00 | 7,025.00 | 5,475.00 | 9,764.00 |
|-------------------------|-----------------|-----------------|-----------------|--------------------|-------------------|-------------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|

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| CAPITAL INCOME | | | | | | | | | | | | | |
| 303/315 Re-Allocated Regular Assesmer | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | 39,600.00 |
| 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 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 39,624.00 |

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

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| CAPITAL MARGIN | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 3,302.00 | 39,624.00 |
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ANNUAL NET MARGIN
(capital + operating)

49,388.00