

**EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION
2021 CAPITAL BUDGET AND FIVE-YEAR RESERVE PLAN
APPROVED BY THE ENPHA BOARD ON DECEMBER 10, 2020**

	2021 Forecast	2022 Plan	2023 Plan	2024 Plan	2025 Plan
ADDITIONS					
Income from Dues - Capital	24,150	24,421	24,421	24,421	24,421
Cash Surplus Transferred to Reserves					
Total Additions	24,150	24,421	24,421	24,421	24,421
CAPITAL EXPENDITURES					
CC Security System	5,000				
Playground re-do		25,000			
CC water heater					2,000
South Entrance Water Vault Plumbing	4,000				
Gas grill for pavilion					10,000
Total Capital Expenditures	9,000	25,000	0	0	12,000
DEFERRED MAINTENANCE					
Building roof deferred maintenance	2,000				
Open Space/Fire Mitigation	10,000		20,000		20,000
Playground mulch (deferred maint.)		4,500			
CC Driveway Resurfacing, striping, etc.			0		
CC Building Paint and Stain				0	
Refurbish CC floors					-
Pavilion Paint and Stain	2,500			0	
Total Deferred Maintenance	14,500	4,500	20,000	0	20,000
NOXIOUS WEED PROGRAM	2,430				
OPERATING CONTINGENCY	4,665				
Total Expenditures	30,595	29,500	20,000	0	32,000
ADDITIONS OVER (UNDER) EXPEDITURES	(6,445)	(5,079)	4,421	24,421	(7,579)
RESERVE BALANCE - BEGINNING	281,150	274,705	269,626	274,047	298,468
RESERVE BALANCE - ENDING	274,705	269,626	274,047	298,468	290,889
RESERVE BALANCE BY CATEGORY					
Capital Expenditures and Deferred Maintenance	138,132	133,053	137,474	161,895	154,316
Legal	76,035	76,035	76,035	76,035	76,035
Operating Contingency	45,493	45,493	45,493	45,493	45,493
Noxious Weed Program	2,545	2,545	2,545	2,545	2,545
Insurance Deductible Reserve	12,500	12,500	12,500	12,500	12,500
	274,705	269,626	274,047	298,468	290,889