

**EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION
2020 REVISED OPERATING BUDGET
AS APPROVED BY ENPHA BOARD SEPTEMBER 10,2020**

	2019 Actual	2020 Original Budget	2020 Revised Budget
REVENUE			
Income from Dues - Operating	133,620	135,830	136,170
Income from Dues - Capital	23,580	23,970	24,030
Community Center Rentals	800	1,200	0
Noxious Weed Spraying Fees	13,775	14,425	14,425
Noxious Weed Discount	(1,685)	(1,685)	(1,685)
Rental Income Cell Tower Rental	17,061	17,571	17,571
Special Assessments & Related Fees	1,950	-	2,100
Interest Income	3,998	4,450	1,867
	<u>193,100</u>	<u>195,761</u>	<u>194,478</u>
EXPENSES			
South and Middle Entrances			
Mowing & Turf Maintenance	5,085	5,530	5,530
General Maintenance	10,044	9,880	9,880
Island Planting & Maintenance	4,140	6,750	6,750
Custom Pots & Plants	2,405	4,830	4,830
Irrigation and Maintenance	3,667	3,285	3,285
Electricity	320	750	750
Holiday Decorations	6,480	7,000	7,000
Water	4,863	5,600	5,600
Misc. Maintenance	3,201	3,300	3,300
Middle Entrance	-	7,500	0
Subtotal South & Middle Entrances	<u>40,206</u>	<u>54,425</u>	<u>46,925</u>
Community Center/Common Areas			
Porta John & Dumpster Rental	601	1,000	200
Mowing & Grounds	5,179	6,950	6,950
Irrigation Repair/Maintenance	936	1,794	1,794
Custom Pots & Planters	6,255	3,784	3,784
Water & Sewer	1,197	1,500	1,500
Electricity & Gas	1,522	1,750	1,750
Snow Removal	2,200	3,900	3,900
Other Bldg./Parking Lot Maintenance	3,129	7,700	6,200
Exterior Building Improvements	0	1,000	1,000
Pavilion Maintenance	0	5,550	5,550
Subtotal CC/Common Areas	<u>21,019</u>	<u>34,928</u>	<u>32,628</u>
Open Space and Environmental			
Tree Removal ENPHA Common	-	16,500	24,750
ENPHA Tree Spraying/Feeding	2,671	3,500	2,750
Tree Replant	-	5,500	0
Noxious Weed Control ENPHA	949	1,300	1,000
Noxious Weed Control Program	11,965	15,200	18,000
Two Cabins Preservation	-	2,000	0
Open Space and Trail Maintenance	-	2,500	4,000
Subtotal Open Space and Environmental	<u>15,586</u>	<u>46,500</u>	<u>50,500</u>
TOTAL PROPERTY EXPENSES	<u>76,810</u>	<u>135,853</u>	<u>130,053</u>

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	2019 Actual	2020 Original Budget	2020 Revised Budget
General & Administrative Expenses			
Insurance	11,593	11,618	11,618
Bookkeeping	9,600	9,600	9,600
Legal	475	10,000	8,500
Dues Collection Costs	4,794	4,800	4,800
Database Management	1,813	1,725	1,725
Transfer Fees	0	150	150
Annual Meeting	6,113	6,000	10,011
Awards & Recognition	295	1,000	1,000
Communications	225	1,500	1,500
Sub-Association Grants	5,065	8,000	8,140
Other Events and Meetings	867	4,850	2,637
Community Center Reservations	785	795	370
Office Supplies & Expenses	1,525	1,400	1,400
New Development Review	-	1,000	1,000
Computer & Web Expenses	2,391	2,300	2,300
Independent Contractor	12,000	12,900	12,900
Expenses shared w/ DRC	(1,500)	(1,500)	(1,500)
TOTAL GENERAL & ADMINISTRATIVE	<u>56,041</u>	<u>76,138</u>	<u>76,151</u>
NET SURPLUS (LOSS) FROM OPERATIONS BEFORE DEPRECIATION AND TRANSFERS	<u>60,248</u>	<u>(16,230)</u>	<u>(11,726)</u>
RESERVES - Beginning Balance	233,639	293,887	293,887
TRANSFERS TO (FROM) RESERVES			
Cash Transferred to (from) Operating Contingency	(4,578)	(10,740)	(7,296)
Noxious Weed Program	125	(2,460)	(5,260)
Dues Designated for Capital	23,580	23,970	24,030
Cash surplus to Capital and Deferred Maintenance Reserves	41,122	-	7,500
Transfers (from) Reserves for Deferred Maintenance	-	(27,000)	(30,700)
Transfers (from) Reserves for Capital Projects	-	(28,500)	(42,517)
TOTAL TRANSFERS TO (FROM) RESERVES	<u>60,248</u>	<u>(44,730)</u>	<u>(54,243)</u>
RESERVES - Ending Balance	<u>293,887</u>	<u>249,157</u>	<u>239,644</u>
RESERVE BALANCES			
Capital Projects and Deferred Maintenance	146,100	114,570	104,413
Legal	71,585	71,585	71,585
Operating Contingency	55,323	44,582	48,026
Noxious Weed Program	8,380	5,920	3,120
Insurance Deductible Reserve	12,500	12,500	12,500
	<u>293,888</u>	<u>249,157</u>	<u>239,644</u>
Operating Contingency % of Recurring Revenue	32%	25%	27%