

**EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION  
2019 OPERATING BUDGET  
AS APPROVED BY THEENPHA BOARD DECEMBER 13, 2018**

	2017 Actual	2018 Budget	2018 Estimate	2019 Budget
<b>REVENUE</b>				
Income from Dues - Operating	133,450	133,450	133,450	133,450
Income from Dues - Capital	23,550	23,550	23,550	23,550
Community Center Rentals	2,000	2,400	2,800	2,600
Noxious Weed Spraying Fees	16,575	12,840	19,138	12,885
Rental Income Cell Tower Rental	18,150	16,200	16,565	17,306
Recovery of Unpaid Dues and Fees	600	-	1,275	
Other Income-fees/grants/miscellaneous	10,938	-	-	
Special Assessments & Related Fees	19,905	-	7,685	
Interest Income	133	120	1,411	1,494
	225,301	188,560	205,874	191,285
<b>EXPENSES</b>				
<b>South and Middle Entrances</b>				
Mowing & Turf Maintenance	4,766	4,840	5,047	4,999
General Maintenance	8,383	7,350	4,713	7,365
Island Planting & Maintenance	3,607	3,720	4,686	5,140
Custom Pots & Plants	3,706	6,010	1,560	5,067
Irrigation and Maintenance	980	1,020	1,427	1,256
Electricity	420	750	238	750
Holiday Decorations	6,393	6,600	6,600	7,000
Water	3,286	4,000	5,516	5,600
Misc. Maintenance	384	4,000	978	6,025
Middle Entrance	0	7,500	-	7,500
Subtotal South & Middle Entrances	31,925	45,790	30,765	50,702
<b>Community Center/Common Areas</b>				
Porta John & Dumpster Rental	1,343	1,500	1,162	1,500
Mowing & Grounds	4,620	4,930	5,007	5,979
Irrigation Repair/Maintenance	1,175	2,280	829	1,789
Custom Pots & Planters	1,743	5,900	3,114	5,992
Water & Sewer	1,700	1,700	1,663	1,700
Electricity & Gas	1,596	1,750	1,332	1,750
Snow Removal	2,157	3,400	2,733	3,900
Other Bldg./Parking Lot Maintenance	2,817	9,650	12,263	6,900
Exterior Building Improvements	149	1,000	1,000	1,000
Pavilion Maintenance	1,061	2,000	105	2,150
Equipment	-	-	719	-
Subtotal CC/Common Areas	18,361	34,110	29,927	32,660
<b>Open Space and Environmental</b>				
Tree Removal ENPHA Common	5,500	2,200	-	2,200
ENPHA Tree Spraying/Feeding	3,240	3,240	1,080	2,795
Tree Replant	15,642	3,100	682	1,000
Noxious Weed Control ENPHA	148	750	25	2,320
Noxious Weed Control Program	13,544	14,700	13,902	13,600
Two Cabins Preservation	679	1,000	-	1,000
Open Space and Trail Maintenance	-	3,520	625	3,520
Subtotal Open Space and Environmental	38,753	28,510	16,314	26,435
<b>TOTAL PROPERTY EXPENSES</b>	89,039	108,410	77,006	109,797

**EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION  
2019 OPERATING BUDGET  
AS APPROVED BY THEENPHA BOARD DECEMBER 13, 2018**

	2017 Actual	2018 Budget	2018 Estimate	2019 Budget
<b>General &amp; Administrative Expenses</b>				
Insurance	11,389	11,068	11,068	11,693
Bookkeeping	8,400	8,900	8,400	9,600
Legal	8,489	10,500	5,775	10,000
Dues Collection Costs	4,795	5,000	4,098	4,200
Database Management	1,200	1,200	1,625	1,725
Transfer Fees	300	210	130	210
Property Taxes	740	-	-	
Annual Meeting	4,955	5,750	5,444	6,000
Awards & Recognition	250	1,000	910	1,000
Communications	1,258	1,140	2,324	3,000
Sub-Association Grants	6,576	6,500	6,999	8,000
Other Events and Meetings	1,022	2,100	2,482	3,400
Community Center Reservations	1,530	2,000	2,000	2,000
Office Supplies & Expenses	607	1,250	1,250	1,250
New Development Review	15	1,000	-	1,000
Computer & Web Expenses	1,540	3,120	1,700	2,300
Independent Contractor	8,760	8,760	9,885	12,900
Expenses shared w/ DRC	(1,000)	(1,000)	(1,500)	(1,500)
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<u>60,826</u>	<u>68,498</u>	<u>62,590</u>	<u>76,778</u>
<b>NET SURPLUS (LOSS) FROM OPERATIONS BEFORE DEPRECIATION AND TRANSFERS</b>	<u>75,436</u>	<u>11,652</u>	<u>66,278</u>	<u>4,710</u>
<b>RESERVES - Beginning Balance</b>	101,242	157,773	157,773	233,818
<b>TRANSFERS TO (FROM) RESERVES</b>				
Cash Surplus Transferred to Operating Contingency	11,450	1,633	8,817	(15,726)
Prior year special assessment collected this year			18,905	
Surplus dedicated to Noxious Weed Program	3,031	(3,031)	5,236	(715)
Insurance Deductible Reserve	12,500	0	0	0
Legal Reserve	6,000	0	6,585	
Dues Designated for Capital	23,550	23,550	23,550	23,550
Cash surplus > 25% to Capital Reserves; \$15K for Middle Entrance			30,000	
Transfers from Reserves for Deferred Maintenance	0	(10,500)	(7,910)	(2,400)
Transfers from Reserves for Capital Projects	0	(15,000)	(9,138)	(2,000)
<b>TOTAL TRANSFERS TO (FROM) RESERVES</b>	<u>56,531</u>	<u>(3,348)</u>	<u>76,045</u>	<u>2,710</u>
<b>RESERVES - Ending Balance</b>	<u>157,773</u>	<u>154,425</u>	<u>233,818</u>	<u>236,528</u>
<b>RESERVE BALANCES</b>				
Capital Projects and Deferred Maintenance	44,896	42,946	81,398	100,548
Legal	65,000	65,000	71,585	71,585
Operating Contingency	32,346	33,979	60,068	44,343
Noxious Weed Program	3,031	0	8,267	7,552
Insurance Deductible Reserve	12,500	12,500	12,500	12,500
	<u>157,773</u>	<u>154,425</u>	<u>233,818</u>	<u>236,528</u>

**EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION  
2019 CAPITAL BUDGET AND FIVE-YEAR RESERVE PLAN  
APPROVED DECEMBER 13, 2018**

	2016 Actual	2017 Actual	2018 Forecast	2019 Budget	2020 Plan
<b>ADDITIONS</b>					
Income from Dues - Capital	23,550	23,550	23,550	23,550	23,550
Cash Surplus Transferred to Reserves	2,302	32,981	69,543		
<b>Total Additions</b>	<b>25,852</b>	<b>56,531</b>	<b>93,093</b>	<b>23,550</b>	<b>23,550</b>
<b>CAPITAL EXPENDITURES</b>					
Interior Remodel	40,693				
Interior Remodel Furniture	13,873				
Pavilion Safety - railing			9,138		
<b>Total Capital Expenditures</b>	<b>54,566</b>	<b>0</b>	<b>9,138</b>	<b>0</b>	<b>0</b>
<b>DEFERRED MAINTENANCE</b>					
CC Driveway & parking lot project			7,910		
South Golden Eagle Sign & Lighting				2,000	
Community Center Painting and Stain					4,600
Pavilion Paint and Stain				2,400	
<b>Total Deferred Maintenance</b>	<b>0</b>	<b>0</b>	<b>7,910</b>	<b>4,400</b>	<b>4,600</b>
<b>NOXIOUS WEED PROGRAM</b>					
				715	
<b>OPERATING CONTINGENCY</b>					
				15,726	
<b>Total Expenditures</b>	<b>54,566</b>	<b>0</b>	<b>17,048</b>	<b>20,841</b>	<b>4,600</b>
<b>ADDITIONS OVER (UNDER) EXPEDITURES</b>	<b>(28,714)</b>	<b>56,531</b>	<b>76,045</b>	<b>2,709</b>	<b>18,950</b>
<b>RESERVE BALANCE - BEGINNING</b>	<b>129,956</b>	<b>101,242</b>	<b>157,773</b>	<b>233,818</b>	<b>236,527</b>
<b>RESERVE BALANCE - ENDING</b>	<b>101,242</b>	<b>157,773</b>	<b>233,818</b>	<b>236,527</b>	<b>255,477</b>