

Eagles Nest Property Homeowners Association
2023 Actual Compared to 2023 Budget and 2024 Budget

	2023 Actual	2023 Budget	2024 Budget
REVENUE:			
Income from Dues - Operating	139,154.00	138,380.00	141,440.00
Income from Dues - Capital	24,390.00	24,420.00	24,960.00
Community Center Rentals	1,200.00	1,800.00	1,200.00
Noxious Weed Spraying Fees	22,929.00	24,650.00	29,051.00
Noxious Weed Discount	(1,610.00)	(1,690.00)	-
Rental Income Cell Tower Rental	19,203.00	18,780.00	19,343.00
Other Income/Recovery of unpaid dues & fees	7,290.00		4,500.00
Special Assessments & Related Fees	250.00		
Interest Income	8431.00	100.00	6,000.00
Total Revenue	\$221,237.00	\$206,440.00	\$226,494.00
PROPERTY EXPENSES:			
South and Middle Entrances			
Mowing & Turf Maintenance	7,912.00	7,750.00	7,908.00
General Maintenance	10,272.00	10,000.00	12,962.00
Island Planting & Maintenance	5,865.00	6,000.00	8,955.00
Custom Pots & Plants	1,977.00	1,997.00	2,389.00
Irrigation and Maintenance	983.00	2,000.00	2,409.00
Replace Irrigation	2,285.00	0.00	0.00
Electricity	343.00	500.00	450.00
Holiday Decorations	10,175.00	11,000.00	13,000.00
Water	3,568.00	5,000.00	4,000.00
Misc. Maintenance	383.00	2,000.00	1,560.00
Ravens Entrance	3,897.00	3,500.00	2,862.00
Subtotal South & Raven Entrances	47,660.00	49,747.00	56,495.00
Open Space & Environmental			
Tree Removal/Fire Mitigation	580.00	0.00	4,000.00
ENPHA Tree Spraying/Feeding	2,385.00	2,385.00	1,928.00
Tree Replant	0.00	0.00	0.00
Noxious Weed Control ENPHA	0.00	2,000.00	1,000.00
Noxious Weed Control Program	23,424.00	22,750.00	29,051.00
Noxious Weed Control Fire Mitigated Area	0.00	2,000.00	0.00
Open Space and Trail Maintenance	109.00	1,000.00	500.00
Subtotal Open Space and Environmental	26,498.00	30,135.00	36,479.00
Porta John & Dumpster Rental	581.00	900.00	900.00
Mowing & Grounds	7,810.00	7,486.00	8,731.00
Irrigation repair/maintenance	1,120.00	1,500.00	1,392.00
Custom Pots & Planters	109.00	0.00	640.00
Water & Sewer	1,642.00	1,800.00	1,800.00
Electricity & Gas	2,229.00	2,000.00	2,000.00
Snow Removal	2,815.00	3,000.00	3,500.00
Other Bldg/P'Lot Maintenance	2,342.00	6,000.00	10,500.00
Exterior Building Improvements	0.00	1,000.00	5,000.00
Security Cameras	3,850.00	4,000.00	2,500.00
Pavilion Maintenance	0.00	800.00	1,500.00
Subtotal Community Center/Common Areas	22,498.00	28,486.00	38,463.00
TOTAL PROPERTY EXPENSES	\$96,656.00	\$108,368.00	\$131,437.00
GENERAL AND ADMINISTRATIVE EXPENSES:			
Insurance	13,921.00	12,191.00	15,700.00

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Bookkeeping	10,560.00	11,600.00	12,800.00
Legal	2,064.00	11,000.00	5,000.00
Accounting & Tax Preparation	2,900.00	3,200.00	3,200.00
Dues Collections Costs	5,465.00	5,556.00	5,500.00
Data Base Management	1,200.00	1,200.00	1,200.00
Transfer fees	320.00	180.00	200.00
Property Taxes	25.00		
Withholding Taxes on CDs	164.00		
Annual Meeting	6,463.00	5,000.00	7,000.00
Awards & Recognition	2,680.00	1,000.00	3,000.00
Newsletters & E-Mail Blasts	375.00	450.00	450.00
Sub Association Grants	7,629.00	10,000.00	12,000.00
Other Events	2,814.00	5,160.00	5,000.00
Community Center Reservations	645.00	0.00	750.00
Office Supplies & Expenses	1,028.00	500.00	500.00
Computer & Web Expenses	2,657.00	2,200.00	2,200.00
Independent Contractors	14,400.00	15,000.00	15,840.00
Expenses shared w/ DRC	(1,500.00)	(1,500.00)	(1,500.00)
Depreciation Expenses			
TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	\$73,810.00	\$82,737.00	\$88,840.00
NET SURPLUS (DEFICIT) FROM OPERATIONS BEFORE DEPRECIATION	\$50,771.00	\$15,335.00	\$6,217.00
DEPRECIATION			
Reserves Fund Beginning Balance	\$ 288,136.00		\$ 312,526.00
	24,390.00		24,420.00
			(18,500.00)
	24,390.00		5,920.00
Reserves Fund Ending Balance	\$ 312,526.00		\$ 318,446.00

Capital and Deferred Maintenance Expenditures from Reserves	Actual Projects 2023	Proposed Projects 2024
Driveway Surfacing	2,000.00	
Building Roof & Siding Maint	23,332.00	
Security Camera at the CCC		
New Outdoor Heaters at CC		
Open Space Fire Mitigation	0.00	
Xeriscaping fro South Entrance		30,000.00
New Irrigation - convert flower beds to drip Entrances (So/Middle/No)		7,700.00
	32,450.52	
Total Reserve Expenses	\$57,782.52	\$37,700.00

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**Eagles Nest Property Homeowners Design Review Committee
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REVENUE:			
DRC Review Fees	23,083.00	22,500.00	15,362.00
Fines	0.00	500.00	
Interest Income	2,559.00	75.00	800.00
Total Revenues	25,642.00	23,075.00	16,162.00
EXPENSES			
Independent Contractor Fees	1,500.00	0.00	250.00
Architect review fees	13,800.00	15,000.00	8,612.00
Office supplies & expenses	1,325.00	3,000.00	2,000.00
Legal Fees	384.00	1,500.00	1,500.00
Bookkeeping services	1,800.00	1,575.00	1,800.00
G & A expenses shared/ENPHA	1,500.00	2,000.00	2,000.00
Total Expenses	20,309.00	23,075.00	16,162.00
NET SURPLUS (DEFICIT) FROM OPERATIONS	\$ 5,333.00	\$ -	\$ -
			0
DRC Reserves Beginning Balance	53,210.00	53,210.00	56,094.00
Cash Surplus to (from) Reserve	2,884.00	300.00	0.00
DRC Reserves Ending Balance	\$ 56,094.00	\$ 53,510.00	\$ 56,094.00