

Eagles Nest Property Homeowners Association

2022 Actual Compared to 2022 Budget and 2023 Budget

	2022 Actual	2022 Budget	2023 Budget
REVENUE:			
Income from Dues - Operating	138,210.00	138,380.00	138,380.00
Income from Dues - Capital	24,390.00	24,420.00	24,420.00
Community Center Rentals	1,600.00	1,200.00	1,800.00
Noxious Weed Spraying Fees	17,932.50	18,744.00	24,650.00
Noxious Weed Discount	(1,690.00)	(1,725.00)	(1,690.00)
Rental Income Cell Tower Rental	18,643.50	18,643.00	18,780.00
Other Income/Recovery of unpaid dues & fees	8,460.15	3,400.00	-
Special Assessments & Related Fees			
Interest Income	127.10	100.00	100.00
Total Revenue	\$207,673.25	\$203,162.00	\$206,440.00
PROPERTY EXPENSES:			
South and Middle Entrances			
Mowing & Turf Maintenance	9,319.00	8,756.00	7,750.00
General Maintenance	9,978.00	9,306.00	10,000.00
Island Planting & Maintenance	6,979.00	6,500.00	6,000.00
Custom Pots & Plants	1,664.00	1,664.00	1,997.00
Irrigation and Maintenance	1,545.83	1,500.00	2,000.00
Replace Irrigation	195.00	0.00	0.00
Electricity	275.59	400.00	500.00
Holiday Decorations	9,932.00	10,000.00	11,000.00
Water	3,017.72	5,000.00	5,000.00
Misc. Maintenance	345.00	2,000.00	2,000.00
Ravens Entrance	170.00	0.00	3,500.00
Subtotal South & Raven Entrances	43,421.14	45,126.00	49,747.00
Open Space & Environmental			
Tree Removal/Fire Mitigation	7,500.00	27,000.00	10,000.00
ENPHA Tree Spraying/Feeding	2,075.34	1,971.00	2,385.00
Tree Replant	69.44	0.00	0.00
Noxious Weed Control ENPHA	3,570.00	1,700.00	4,000.00
Noxious Weed Control Program	15,512.50	20,180.00	22,750.00
Noxious Weed Control Fire Mitigated Area	0.00	2,000.00	2,000.00
Open Space and Trail Maintenance	479.55	1,000.00	1,000.00
Subtotal Open Space and Environmental	29,206.83	53,851.00	42,135.00
Porta John & Dumpster Rental	802.03	850.00	900.00
Mowing & Grounds	6,621.75	6,500.00	7,486.00
Irrigation repair/maintenance	992.91	1,500.00	1,500.00
Custom Pots & Planters	2,550.00	3,000.00	0.00
Water & Sewer	1,410.94	1,800.00	1,800.00
Electricity & Gas	2,212.30	1,500.00	2,000.00
Snow Removal	2,665.00	3,500.00	3,000.00
Other Bldg/P'Lot Maintenance	4,573.59	3,000.00	6,000.00
Pavilion Maintenance	0.00	800.00	5,800.00
Subtotal Community Center/Common Areas	21,828.52	22,450.00	28,486.00
TOTAL PROPERTY EXPENSES	\$94,456.49	\$121,427.00	\$120,368.00
GENERAL AND ADMINISTRATIVE EXPENSES:			
Insurance	12,017.00	12,017.00	12,191.00
Bookkeeping	9,600.00	11,600.00	11,600.00
Legal	1,283.50	11,000.00	11,000.00
Accounting & Tax Preparation	2,900.00	2,900.00	3,200.00
Dues Collections Costs	5,389.34	5,600.00	5,556.00
Data Base Management	1,980.00	2,300.00	1,200.00
Transfer fees	320.00	180.00	180.00

Annual Meeting	6,059.26	4,500.00	5,000.00
Awards & Recognition	642.95	0.00	1,000.00
Newsletters & E-Mail Blasts	300.00	1,275.00	450.00
Sub Association Grants	9,083.00	10,000.00	10,000.00
Other Events	1,234.45	5,160.00	5,160.00
Community Center Reservations	880.00	500.00	900.00
Office Supplies & Expenses	348.56	500.00	500.00
Computer & Web Expenses	1,659.03	1,800.00	2,200.00
Independent Contractors	13,020.00	12,731.00	15,000.00
Expenses shared w/ DRC	(1,500.00)	(1,500.00)	(1,500.00)
Depreciation Expenses		non-cash	
TOTAL GENERAL AND ADMINISTRATIVE EXPENSES	\$65,217.09	\$80,563.00	\$83,637.00

NET SURPLUS (DEFICIT) FROM OPERATIONS BEFORE DEPRECIATION

\$47,999.67	\$1,172.00	\$2,435.00
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DEPRECIATION

Reserves Fund Beginning Balance

\$ 300,909.00	\$ 267,516.48
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- Dues Designated for Capital
- Transfer fom Reserve Fund for Deferred Maintenance
- To and (from) Reserve Fund

24,390.00	24,420.00
(57,782.52)	(18,500.00)
(33,392.52)	5,920.00

Reserves Fund Ending Balance

\$ 267,516.48	\$ 273,436.48
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Capital and Deferred Maintenance Expenditures from Reserves

	Actual Projects 2022	Proposed Projects 2023
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- Driveway Surfacing
- Building Roof & Siding Maint
- Security Camera at the CCC
- New Outdoor Heaters at CC
- Open Space Fire Mitigation
- CC Play Ground Mulch
- Noxious Weed Prgram Loss
- Entrances (So/Middle/No)

2,000.00	3,500.00
23,332.00	
	1,000.00
0.00	10,000.00
	4,000.00
32,450.52	

Total Reserve Expenses

\$57,782.52	\$18,500.00
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**Eagles Nest Property Homeowners Design Review Committee
2022 Actual Compared to 2022 Budget and 2023 Budget**

REVENUE:

- DRC Review Fees
- Fines
- Interest Income

	2022 Actual	2022 Budget	2023 Budget
	40,000.00	50,000.00	22,500.00
	0.00	600.00	500.00
	394.00	75.00	75.00
Total Revenues	40,394.00	50,675.00	23,075.00

EXPENSES

- Independent Contractor Fees
- Architect review fees
- Office supplies & expenses

3,120.00	3,500.00	0.00
28,850.00	38,275.00	15,000.00
2,151.00	3,100.00	3,000.00

Legal Fees	89.00	2,000.00	1,500.00
Bookkeeping services	1,800.00	2,000.00	1,575.00
G & A expenses shared/ENPHA	1,500.00	1,500.00	2,000.00
Total Expenses	37,510.00	50,375.00	23,075.00
NET SURPLUS (DEFICIT) FROM OPERATIONS	\$ 2,884.00	\$ 300.00	\$ -
			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