

**EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION
2021 OPERATING BUDGET
AS APPROVED BY THE ENPHA BOARD ON DECEMBER 10, 2020**

	2019 Actual	2020 Forecast	2021 Budget
REVENUE			
Income from Dues - Operating	133,620	136,170	136,850
Income from Dues - Capital	23,580	24,030	24,150
Community Center Rentals	800	0	0
Noxious Weed Spraying Fees	13,775	14,554	16,440
Noxious Weed Discount	(1,685)	(1,870)	(1,870)
Rental Income Cell Tower Rental	17,061	17,573	18,100
Other Income/Recovery of unpaid dues & fees	-	1,700	
Special Assessments & Related Fees	1,950	9,917	
Interest Income	3,998	1,840	100
	<u>193,100</u>	<u>203,914</u>	<u>193,770</u>
EXPENSES			
South and Middle Entrances			
Mowing & Turf Maintenance	5,085	5,330	6,984
General Maintenance	10,044	6,515	8,908
Island Planting & Maintenance	4,140	4,470	6,318
Custom Pots & Plants	2,405	1,420	2,081
Plantings/Trees & Flowers		130	
Irrigation and Maintenance	3,667	2,089	2,332
Electricity	320	321	400
Holiday Decorations	6,480	7,000	7,000
Water	4,863	5,597	5,000
Misc. Maintenance	3,201	200	1,700
Subtotal South & Middle Entrances	<u>40,206</u>	<u>33,072</u>	<u>40,723</u>
Community Center/Common Areas			
Porta John & Dumpster Rental	601	200	500
Mowing & Grounds	5,179	6,335	6,508
Irrigation Repair/Maintenance	936	1,016	1,901
Custom Pots & Planters	6,255	1,984	3,142
Water & Sewer	1,197	1,798	1,500
Electricity & Gas	1,522	1,366	1,500
Snow Removal	2,200	2,267	3,200
Other Bldg./Parking Lot Maintenance	3,129	4,283	3,300
Exterior Building Improvements	0	1,000	0
Pavilion Maintenance	0	0	600
Subtotal CC/Common Areas	<u>21,019</u>	<u>20,249</u>	<u>22,151</u>
Open Space and Environmental			
Tree Removal/Fire Mitigation	-	24,581	10,000
ENPHA Tree Spraying/Feeding	2,671	2,749	4,350
Tree Replant	-	0	2,500
Noxious Weed Control ENPHA	949	972	1,700
Noxious Weed Control Program	11,965	16,089	17,000
Two Cabins Preservation	-	0	2,000
Open Space and Trail Maintenance	-	4,000	7,000
Subtotal Open Space and Environmental	<u>15,586</u>	<u>48,391</u>	<u>44,550</u>
TOTAL PROPERTY EXPENSES	<u>76,810</u>	<u>101,712</u>	<u>107,424</u>

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	2019 Actual	2020 Forecast	2021 Budget
General & Administrative Expenses			
Insurance	11,593	11,618	11,806
Bookkeeping	9,600	9,600	10,100
Legal	475	7,669	20,000
Dues Collection Costs	4,794	4,561	4,820
Database Management	1,813	1,300	1,200
Transfer Fees	0	270	150
Annual Meeting	6,113	10,086	4,200
Awards & Recognition	295	300	1,000
Newsletter and E-Blasts	225	750	1,275
Sub-Association Grants	5,065	8,000	9,000
Other Events and Meetings	867	2,637	4,280
Community Center Reservations	785	370	500
Office Supplies & Expenses	1,525	961	1,000
New Development Review	-	0	1,000
Computer & Web Expenses	2,391	1,834	2,600
Independent Contractor	12,000	12,000	12,360
Expenses shared w/ DRC	(1,500)	(1,500)	(1,500)
TOTAL GENERAL & ADMINSTRATIVE	56,041	70,456	83,791
NET SURPLUS (LOSS) FROM OPERATIONS BEFORE DEPRECIATION AND TRANSFERS	60,248	31,746	2,555
RESERVES - Beginning Balance	233,640	293,888	281,150
TRANSFERS TO (FROM) RESERVES			
Cash to (from) Operating Contingency	(4,578)	(5,165)	(4,665)
Noxious Weed Program	125	(3,405)	(2,430)
Legal Reserve	-	4,450	-
Dues Designated for Capital	23,580	24,030	24,150
Cash surplus to Capital and Deferred Maintenance Reserves	41,122	32,500	-
Transfers (from) Reserves for Deferred Maintenance	-	(26,131)	(14,500)
Transfers (from) Reserves for Capital Projects	-	(39,017)	(9,000)
TOTAL TRANSFERS TO (FROM) RESERVES	60,248	(12,738)	(6,445)
RESERVES - Ending Balance	293,888	281,150	274,705
RESERVE BALANCES			
Capital Projects and Deferred Maintenance	146,100	137,482	138,132
Legal	71,585	76,035	76,035
Operating Contingency	55,323	50,158	45,493
Noxious Weed Program	8,380	4,975	2,545
Insurance Deductible Reserve	12,500	12,500	12,500
	293,888	281,150	274,705
Operating Contingency % of Recurring Revenue	32%	28%	25%

**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