

**EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION
OPERATING BUDGET
APPROVED BY THE BOARD OF DIRECTORS DECEMBER 8, 2016**

	2016 Budget	2016 Forecast	2017 Budget
REVENUE			
Association Dues - Operating	133,110	133,450	133,450
Association Dues - Capital	23,490	23,550	23,550
Community Center Rentals	1,500	2,425	3,000
Verizon Cell Tower Rental			18,150
Noxious Weed Spraying Fees	-	-	8,400
Noxious Weed Grant	4,900	6,000	
Other Income/fines		1,400	-
Interest Income	100	118	100
	163,100	166,943	186,650
EXPENSES			
South and Middle Entrances			
Mowing & Maintenance	3,280	3,280	3,895
Maintenance - Lawn and Turf	3,685	3,685	3,809
Maintenance - Beds, shrubs, trees	11,251	11,251	10,655
Fertilize trees (deep root)	650	925	1,010
Irrigation and Maintenance	1,235	1,235	1,315
Electricity	750	380	750
Holiday Decorations	1,000	2,525	2,500
Water	4,000	3,488	4,000
Misc. Maintenance	1,500	-246	2,000
Middle Entrance		0	15,000
Subtotal South & Middle Entrances	27,351	26,523	44,934
Community Center/Common Areas			
Porta John & Dumpster Rental	750	1,172	1,025
Mowing & Grounds	4,845	5,005	6,090
Irrigation Repair/Maintenance	4,001	4,001	5,075
Water & Sewer	1,600	1,406	1,600
Electricity & Gas	1,750	1,750	1,750
Snow Removal	2,000	1,700	3,960
Other Bldg./Parking Lot Maintenance	4,035	3,687	11,850
Exterior Building Improvements	500	500	1,000
Pavilion Maintenance	1,000	1,426	3,000
ENPHA Tree Spraying/Feeding	1,332	1,382	1,500
Tree Replant	600	-	600
Address Signage Project	2,000	-	-
Two Cabins Preservation	1,400	869	1,000
Equipment	250	1,286	300
Subtotal CC/Common Areas	26,063	24,185	38,750
Open Space and Environmental			
Tree Removal	1,000	-	2,200
Noxious Weed Control ENPHA	1,500	636	750
Noxious Weed Control Program	4,000	5,330	7,900
Open Space and Trail Maintenance	400	240	3,520
Subtotal Open Space and Environmental	6,900	6,206	14,370
TOTAL PROPERTY EXPENSES	60,314	56,914	98,054

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General & Administrative Expenses			
Insurance	9,944	9,471	12,200
Bookkeeping	8,400	8,400	8,400
Legal	8,200	11,425	10,500
Dues Collection Costs	4,700	4,359	5,200
Database Management	1,200	1,200	1,200
Transfer Fees	120	270	210
Property Taxes	710	715	750
Annual Meeting	5,300	5,110	5,500
Awards & Recognition	700	1,021	1,000
Communications	750	1,265	1,140
Sub-Association Projects	6,500	6,558	6,550
Other Events	1,300	1,513	2,100
Community Center Rental Admin.		300	2,150
Office Supplies & Expenses	1,000	1,112	1,250
New Development Review	300	84	1,000
Computer & Web Expenses	3,523	3,523	3,120
Independent Contractor	30,792	30,792	11,072
Expenses shared w/ DRC		-1,000	-1,000
TOTAL GENERAL & ADMINISTRATIVE	83,439	86,118	72,342
NET SURPLUS (LOSS) FROM OPERATIONS BEFORE DEPRECIATION AND TRANSFERS	19,347	23,911	16,254
Contingency transferred (to) from Reserves		-23,911	-16,254
NET SURPLUS (LOSS) FROM OPERATIONS WITHOUT DEPRECIATION		0	0
RESERVES - Beginning Balance	129,780	129,956	99,301
TRANSFERS TO (FROM) RESERVES			
Annual Surplus Transferred to(from) Reserves	0	361	1,204
Verizon Lump Sum Transferred to Legal Reserve			6,000
Dues Designated for Capital	23,490	23,550	23,550
Transfers from Reserves for Deferred Maintenance		0	-14,500
Transfers from Reserves for Capital Projects	-47,000	-54,566	-4,000
TOTAL TRANSFERS TO (FROM) RESERVES	-23,510	-30,655	12,254
RESERVES - Ending Balance	106,270	99,301	111,555