

EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION

2025 ENPHA OPERATING BUDGET

2024 Budget 2024 Actual 2025 Budget

REVENUE				
3010	Income from Dues - Operating	\$ 141,440	\$ 141,440	\$ 154,336
3020	Income from Dues - Capital Reserves	\$ 24,960	\$ 24,960	\$ 12,064
3040	Community Center Rentals	\$ 1,200	\$ 400	\$ 400
3110	Noxious Weed Spraying Fees	\$ 29,051	\$ 16,915	\$ 17,188
3111	Noxious Weed Discount	\$ -	\$ (1,690)	\$ -
3112	Noxious Weed - Sub Assn	\$ -	\$ 7,238	\$ 10,877
3130	Rental Income Cell Tower Rental	\$ 19,343	\$ 19,779	\$ 20,368
3250	Other Income/Recovery of unpaid dues & fees	\$ 4,500	\$ (5,461)	\$ -
3300	Other Income - fees/grants	\$ -	\$ 400	\$ -
3301	Special Assessments & Related Fees	\$ -	\$ 50	\$ -
3310	Interest Income	\$ 6,000	\$ 9,517	\$ 10,000
TOTAL REVENUE		\$ 226,494	\$ 213,548	\$ 225,233

EXPENSES				
South and Middle Entrances				
5150	Mowing & Turf Maintenance	\$ 7,908	\$ 7,908	\$ 8,403
5151	General Maintenance	\$ 12,962	\$ 13,723	\$ 15,266
5152	Island Planting & Maintenance	\$ 8,955	\$ 8,778	\$ 9,808
5153	Custom Pots & Plants	\$ 2,389	\$ 2,389	\$ 2,400
5160	Irrigation and Maintenance	\$ 2,409	\$ 5,118	\$ 2,094
5170	Electricity	\$ 450	\$ 536	\$ 600
5183	Holiday Decorations	\$ 13,000	\$ 10,686	\$ 12,000
5190	Water	\$ 4,000	\$ 5,533	\$ 4,500
5191	Misc. Maintenance	\$ 1,560	\$ -	\$ 1,500
5200	Ravens Entrance	\$ 2,862	\$ 3,658	\$ 3,375
Subtotal South & Raven Entrances		\$ 56,495	\$ 58,328	\$ 59,946
Open Space & Environmental				
5400	Tree Removal/Fire Mitigation	\$ 4,000	\$ 1,505	\$ 2,500
5430	ENPHA Tree Spraying/Feeding	\$ 1,928	\$ 1,928	\$ 3,605
5450	Tree Replant	\$ -	\$ -	\$ -

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	2024 Budget	2024 Actual	2025 Budget
5480 Noxious Weed Control - Signage	\$ 1,217	\$ 1,146	\$ 1,260
5490 Noxious Weed Control Program ENPHA	\$ 18,951	\$ 17,352	\$ 17,188
5491 Noxious Weed Spraying Sub Assn	\$ 10,000	\$ 9,549	\$ 10,877
5510 Two Cabins Preservation	\$ -	\$ -	\$ -
5520 Noxious Weed Control Fire Mitigated Area	\$ -	\$ -	\$ -
5600 Open Space and Trail Maintenance	\$ 500		\$ 500
Subtotal Open Space and Environmental	\$ 36,596	\$ 31,479	\$ 35,930

Community Center/Common Areas

5300 Dumpster Rental	\$ 900	\$ 1,764	\$ 1,000
5310 Mowing & Grounds	\$ 8,731	\$ 8,731	\$ 5,963
5311 Irrigation Repair/Maintenance	\$ 1,392	\$ 1,559	\$ 1,300
5312 Custom Pots & Planters	\$ 640	\$ 44	\$ 3,980
5320 Water & Sewer	\$ 1,800	\$ 2,028	\$ 1,800
5330 Electricity & Gas	\$ 2,000	\$ 1,686	\$ 1,500
5340 Snow Removal	\$ 3,500	\$ 3,050	\$ 3,500
5350 Other Bldg./Parking Lot Maintenance	\$ 10,500	\$ 30,789	\$ 1,500
5360 Exterior Building Improvements	\$ 5,000	\$ -	\$ 5,000
5370 Pavilion Maintenance	\$ 1,500	\$ 133	\$ 2,500
5380 Security Cameras	\$ 2,500	\$ 2,658	\$ 2,500
Subtotal CC/Common Areas	\$ 38,463	\$ 52,441	\$ 30,543

TOTAL PROPERTY EXPENSES	\$ 131,554	\$ 142,248	\$ 126,419
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General & Administrative Expenses

5710 Insurance	\$ 15,700	\$ 15,159	\$ 16,000
5720 Bookkeeping	\$ 12,800	\$ 11,000	\$ 12,800
5730 Legal	\$ 5,000	\$ 839	\$ 3,000
5740 Accounting & Tax Preparation	\$ 3,200	\$ 3,050	\$ 4,000
5750 Dues Collection Costs	\$ 5,500	\$ 5,576	\$ 5,500
5760 Database Management	\$ 1,200	\$ 1,200	\$ 1,200
5770 Transfer Fees	\$ 200	\$ 40	\$ 200

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	2024 Budget	2024 Actual	2025 Budget
5790 Withholding taxes on CD's	\$ -	\$ 2	\$ -
5820 Annual Meeting	\$ 7,000	\$ 5,982	\$ 7,000
5830 Awards & Recognition	\$ 3,000	\$ 446	\$ 3,000
5840 Newsletter and E-Blasts	\$ 450	\$ 440	\$ 400
5850 Sub-Association Grants	\$ 12,000	\$ 10,331	\$ 12,000
5851 Other Events and Meetings	\$ 5,000	\$ 1,882	\$ 3,000
5852 Community Center Reservations	\$ 750	\$ 515	\$ 500
5860 Office Supplies & Expenses	\$ 500	\$ 512	\$ 550
5870 Computer & Web Expenses	\$ 2,200	\$ 1,659	\$ 2,000
5900 Independent Contractor	\$ 15,840	\$ 14,400	\$ 15,600
5910 Expenses shared w/ DRC	\$ (1,500)	\$ (2,000)	\$ -
TOTAL GENERAL & ADMINISTRATIVE	\$ 88,840	\$ 71,033	\$ 86,750

TOTAL OPERATING EXPENSES	\$ 220,394	\$ 213,280	\$ 213,169
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Total Revenue	\$ 226,494	\$ 213,548	\$ 225,233
Reserve Allocation	\$ (24,960)	\$ (24,960)	\$ (12,064)
Revenue available for operating expenses	\$ 201,534	\$ 188,588	\$ 213,169
Total Operating Expenses	\$ (220,394)	\$ (213,280)	\$ (213,169)
Operating budget excess (shortfall)	\$ (18,860)	\$ (24,692)	\$ 0

Cash Flow Analysis

Operating budget excess (shortfall)	\$ (18,860)	\$ (24,692)	\$ 0
Add back capital reserve deposit	\$ 24,960	\$ 24,960	\$ 12,064
Capital Projects		\$ (17,038)	\$ (12,500)
TOTAL CASH FLOW	\$ 6,100	\$ (16,770)	\$ (436)

ENPHA RESERVES ENDING BALANCE	\$ 333,351	\$ 332,915
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EAGLES NEST PROPERTY HOMEOWNERS ASSOCIATION

2025 DRC OPERATING BUDGET

2024 Budget 2024 Actual 2025 Budget

REVENUE					
5100	DRC Review Fees	\$	15,362	\$ 9,611	4,500
5130	Fines	\$	-	\$ -	0
5400	Interest Income	\$	800	\$ 4,238	1,200
TOTAL REVENUE		\$	16,162	\$ 13,849	\$ 5,700

EXPENSES					
General & Administrative					
5060	Independent Contractor Fees	\$	250	\$ -	\$ -
5070	Architect review fees	\$	8,612	\$ 7,225	\$ 3,000
5450	Office supplies & expenses	\$	-	\$ 131	\$ 400
5730	Legal Fees	\$	1,500	\$ -	\$ 500
5740	Bookkeeping services	\$	1,800	\$ 1,800	\$ 1,800
5750	letters of good standing	\$	2,000	\$ -	\$ -
5900	G & A expenses shared/ENPHA	\$	2,000	\$ 2,000	\$ -
Subtotal General & Administrative Expenses		\$	16,162	\$ 11,156	\$ 5,700
TOTAL OPERATING EXPENSES		\$	16,162	\$ 11,156	\$ 5,700

DRC RESERVE BALANCES					
Designated for Reserves		\$	61,427	\$	61,427
Current Excess (deficiency)		\$	2,693	\$	2,693
DRC RESERVES ENDING BALANCE		\$	64,120	\$	64,120