

Eagle Ranch Homeowner's Association

2023 Approved Budget

	2022 Approved Budget	9 months 01/22-09/22 Actual	3 months 10/22-12/22 Projected	2022 Projected	'22 Pro-'22 Bud Variance Favorable/ (Unfavorable)	2023 Approved Budget	Variance '22 Bud-'23 Bud Favorable/ (Unfavorable)	3-Year Average
Revenues								
3010 Operating Assessments	\$ 452,235	\$ 339,174	\$ 113,061	\$ 452,235	\$ -	451,350	\$ (885)	\$ 407,700
3015 Replacement Reserve Assessments	84,315	63,234	21,081	84,315	-	84,150	(165.00)	83,050
3020 Design Review Fees	100,000	129,548	5,000	134,548	34,548	110,000	10,000	70,673
3025 Transfer Fees @ .6% of Sales Price-Operating	383,455	572,514	55,000	627,514	244,059	446,840	63,385	437,296
3027 Transfer Fee-Wildlife portion	127,820	190,838	18,333	209,171	81,351	148,950	21,130	163,240
3030 Late Fees	2,500	2,978	250	3,228	728	2,500	-	3,696
3060 Enforcement Fines	100	-	-	-	(100)	-	(100)	1,700.00
3040 Rental Revenue (office space)	29,700	28,425	5,400	33,825	4,125	29,700	-	11,466.67
3065 Misc Revenue	-	27,943	-	27,943	27,943	-	-	-
3035 Interest Income - Operating	4,700	894	298	1,192	(3,508)	8,500	3,800	5,255
3036 Interest Income - Repl Reserve	6,000	1,501	1,500	3,001	(2,999)	12,500	6,500	12,291
3037 Interest Income- Wildlife Fund	2,400	419	419	838	(1,562)	5,000	2,600	2,552
3038 Interest Income - Capital Improvement Fund	300	246	82	328	28	1,200	900	2,909
TOTAL REVENUES	\$ 1,193,525	\$ 1,357,715	\$ 220,424	\$ 1,578,139	\$ 384,614	\$ 1,300,690	\$ 107,165	\$ 1,201,829
Administrative Expenses								
6010 Accounting Fees	\$ 37,175	\$ 27,881	\$ 9,294	\$ 37,175	\$ -	\$ 38,425	\$ (1,250)	\$ -
6030 Audit & Tax	7,710	4,206	3,504	7,710	-	8,100	(390)	7,105
6090 Legal Fees	5,500	10,303	2,000	12,303	(6,803)	10,434	(4,934)	2,711
6100 Management Fees	46,150	34,612	11,538	46,150	-	50,000	(3,850.00)	-
6110 Office Supplies/Other	3,290	3,162	777	3,939	(649)	3,290	-	2,760
6125 Home Owners Website Admin	3,500	3,802	1,267	5,070	(1,569.95)	3,500	-	2,831
6130 Board Meeting Expenses	325	-	325	325	-	325	-	271
Total Administrative Expenses	\$ 103,650	\$ 83,967	\$ 28,705	\$ 112,672	\$ (9,022)	\$ 114,074	\$ (10,424)	\$ 15,679
Operating Expenses								
6155.. Management Salaries	\$ 201,240	\$ 126,275	\$ 47,683	\$ 173,959	\$ 27,282	\$ 282,582	\$ (81,342)	\$ 139,942
6165 Taxes & Benefits	46,316	27,011	10,659	37,670	8,646	63,477	(17,162)	34,184
6265 Training & Employee Relations	4,000	148	3,800	3,948	52	4,000	-	3,515
6117 Bad Debt Expense	2,000	1,503	497	2,000	-	2,000	-	(1,052)
6120 Dues (CPB,ERCCA,ERA) & Prop Taxes	19,775	458	19,317	19,775	0	22,000	(2,225)	20,159
6380 Telephone	5,000	3,579	1,056	4,634	366	5,000	-	5,386
6245 Heat/Gas - Office Space	1,700	1,036	345	1,382	318	1,900	-	-
6235 Electric - Office Space	1,600	968	323	1,290	310	1,728	-	-
6115 Computer Maintenance	2,670	1,800	564	2,364	306	2,670	-	3,518
6393 Owner Social Event	17,300	2,222	5,000	7,222	10,078	20,000	(2,700)	10,112
6180 Marketing	16,375	7,609	2,536	10,145	6,229.96	16,375	-	15,155
Total Operating Expenses	\$ 317,976	\$ 172,607	\$ 91,780	\$ 264,387	\$ 53,589	\$ 421,732	\$ (103,428)	\$ 230,920

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Design Review/Covenant Control Exp								
6150 Design Review Expenses	\$ 103,650	\$ 62,038	\$ 24,500	\$ 86,538	\$ 15,468	\$ 10,000	\$ 93,650	\$ 50,072
6151 Covenant Control Expenses	16,000	4,895	-	4,895	11,105	16,000	-	5,184
Total DRB/Covenant Expenses	\$ 119,650	\$ 66,933	\$ 24,500	\$ 91,433	\$ 15,468	\$ 26,000	\$ 93,650	\$ 55,256
Maintenance Expenses								
6300 Common Area Maintenance- General	\$ 56,050	\$ 43,561	\$ 12,489	\$ 56,050	\$ 0	\$ 56,050	\$ -	\$ 31,707
6320 Landscaping-Boulevards and Pocket Parks	99,890	73,470	24,490	97,960	1,930	99,890	-	70,044
6321 Irrigation - Water	81,000	81,619	7,000	88,619	(7,619)	88,000	(7,000)	62,008
6322 Trees	103,720	69,075	25,000	94,075	9,645	103,720	-	68,301
6330 Biking/Hiking Trails Maintenance	23,000	11,890	11,000	22,890	110	23,000	-	15,780
6340 Snowplowing- Alleys and Paths	26,750	6,245	4,500	10,745	16,005	24,000	2,750	17,044
6345 Commercial District Infrastructure	-	-	-	-	-	45,000	(45,000)	-
6350 Maintenance- Alleys	18,300	21,923	-	21,923	(3,623)	22,000	(3,700)	7,755
Total Maintenance Expenses	\$ 408,710	\$ 307,784	\$ 84,479	\$ 392,263	\$ 16,447	\$ 461,660	\$ (52,950)	\$ 272,639
Vehicle Expenses								
6922 Maintenance & Registration	\$ 1,774	\$ 191	\$ 400	\$ 591	\$ 1,183	\$ 1,774	\$ -	\$ 564
6910 Insurance	1,810	1,519	413	1,932	(122)	1,810	-	1,667
6955 Fuel	2,100	1,004	300	1,304	796	2,100	-	1,113
6960 Mileage	400	-	300	300	100.00	400	-	62
Total Vehicle Expenses	\$ 6,084	\$ 2,714	\$ 1,413	\$ 4,127	\$ 1,957	\$ 6,084	\$ -	\$ 3,407
Fixed Expenses								
6830 Insurance	\$ 16,000	\$ 9,930	\$ 6,000	\$ 15,930	\$ 70	16,500	\$ (500)	\$ 8,980
6850 Income Taxes - Op., Imp., Replacement Funds	2,200	3,613	397	4,010	(1,810)	4,440	(2,240)	4,426
6855 Provision of Income Tax-Wildlife	480	84	84	168	312	1,000	(520)	539
Total Fixed Expenses	\$ 18,680	\$ 13,627	\$ 6,481	\$ 20,108	\$ (1,428)	\$ 21,940	\$ (3,260)	\$ 13,945
Non-Operating Expenses								
8010 Replacement Reserve Accrual	\$ 84,315	\$ 63,234	\$ 21,081	\$ 84,315	\$ -	\$ 84,150	\$ 165	\$ 83,050
8050 Replacement Reserve Interest	6,000	1,501	1,500	3,001	2,999	12,500	(6,500)	11,709
8060 Wildlife Fund Accrual	128,160	189,988	18,274	208,262	(80,102)	151,350	(23,190)	157,254
8070 Capital Improvement Fund Interest	300	246	82	328	(28)	1,200	(900)	2,909
Total Non-Operating	\$ 218,775	\$ 254,969	\$ 40,937	\$ 295,906	\$ (77,131)	\$ 249,200	\$ (30,425)	\$ 254,922
TOTAL EXPENSES	\$ 1,193,525	\$ 902,601	\$ 278,295	\$ 1,180,896	\$ (119)	\$ 1,300,690	\$ (106,837)	\$ 846,768
OPERATING INCOME	\$ (0)	\$ 455,114	\$ (57,871)	\$ 397,243	\$ 397,244	\$ 0	\$ (0)	\$ 355,061
Uses of Operating Income								
8011 Replacement Reserve Fund	\$ (0)	\$ 455,114	\$ (57,871)	\$ 397,243	\$ 397,244	\$ 0	\$ (0)	\$ -

