

Eagle Ranch Homeowner's Association

2024 Approved Budget

	2023 Approved Budget	9 months 01/2023-09/2023 Actual	3 months 10/2023-12/2023 Projected	2023 Projected	'23 Pro-'23 Bud Variance Favorable/ (Unfavorable)	2024 Approved Budget	Variance '23 Bud-'24 Bud Favorable/ (Unfavorable)	3-Year Average
Revenues								
4010 Operating Assessments	\$ 451,350	\$ 338,517	\$ 110,473	\$ 448,990	\$ (2,360)	\$ 448,990	\$ (2,360)	\$ 447,712
4015 Replacement Reserve Assessments	84,150	63,117	20,593	83,710	(440)	83,710	(440.00)	83,472
4065 Design Review Fees	110,000	112,685	5,000	117,685	7,685	135,652	25,652	103,130
4060 Transfer Fees @ .6% of Sales Price-Operating	446,840	383,255	125,472	508,727	61,887	463,730	16,890	602,998
4061 Transfer Fee-Wildlife portion	148,950	127,752	41,824	169,576	20,626	154,580	5,630	200,972
4050 Late Fees	2,500	233	78	311	(2,189)	2,500	-	4,394
4031 Enforcement Fines	-	100	-	100	100	-	-	-
4029 Rental Revenue (office space)	29,700	22,128	7,572	29,700	-	29,700	-	24,825.00
4020 Interest Income - Operating	8,500	3,751	1,734	5,484	(3,016)	5,480	(3,020)	3,126
4025 Interest Income - Repl Reserve	12,500	7,508	13,970	21,478	8,978	106,000	93,500	17,599
4028 Interest Income- Wildlife Fund	5,000	10,039	(2,673)	7,366	2,366	24,565	19,565	1,361
4030 Interest Income - Capital Improvement Fund	1,200	10,459	(2,342)	8,117	6,917	27,117	25,917	574
TOTAL REVENUES	\$ 1,300,690	\$ 1,079,543	\$ 321,700	\$ 1,401,243	\$ 100,553	\$ 1,482,024	\$ 181,334	\$ 1,503,210
Administrative Expenses								
6010 Accounting Fees	\$ 37,825	\$ 28,369	\$ 9,456	\$ 37,825	\$ -	39,939	\$ (2,114)	\$ 8,990
6011 Accounting Fees - Wildlife Fund	600	450	150	600	-	634	(34)	8,990
6020 Audit & Tax	8,100	(6,765)	8,100	1,335	6,765	8,100	-	18,300
6130 Legal Fees	10,434	7,114	3,320	10,434	(0)	10,000	434	5,938
6030 Management Fees	49,000	36,750	12,250	49,000	-	60,000	(11,000)	-
6031 Management Fees - Wildlife fund	1,000	750	250	1,000	-	1,056	(55.90)	-
6040 Office Supplies/Other	3,290	4,962	790	5,752	(2,462)	4,000	(710)	4,998
6050 Systems Support/Hosting	3,500	5,653	1,000	6,653	(3,153)	4,000	(500)	3,843
6110 Board Meeting Expenses	325	1,491	-	1,491	(1,166)	1,600	(1,275)	2,232
Total Administrative Expenses	\$ 114,074	\$ 78,774	\$ 35,316	\$ 114,090	\$ (16)	\$ 129,329	\$ (15,255)	\$ 53,290
Operating Expenses								
6300 Management Salaries	\$ 282,582	\$ 226,696	\$ 83,760	\$ 310,456	\$ (27,874)	\$ 309,289	\$ (26,707)	\$ 149,031
6310 Taxes & Benefits	63,477	44,191	18,051	62,242	1,235	39,550	23,927	40,699
6340 Training & Employee Relations	4,000	1,549	2,451	4,000	-	4,000	-	1,010
6021 Bad Debt Expense	2,000	5,512	(5,512)	-	2,000	2,000	-	445
6160 Dues (CPB,ERCCA,ERA) & Prop Taxes	22,000	8,615	13,385	22,000	(0)	22,000	-	17,385
6440 Telephone	5,000	3,955	1,100	5,055	(55)	5,000	-	3,396
6430 Heat/Gas - Office Space	1,900	1,444	494	1,938	(38)	2,090	(190)	-
6420 Electric - Office Space	1,728	1,174	292	1,466	262	1,814	(86)	-
6025 Computer Maintenance	2,670	4,150	600	4,750	(2,080)	4,750	(2,080)	2,982
6120 Decorations/Banners		6,016	2,000		-	8,000	(8,000)	
6145 Owner Social Event	20,000	10,405	9,595	20,000	-	25,000	(5,000)	5,121
6815 Marketing	16,375	12,951	3,424	16,375	-	20,000	(3,625)	12,956
Total Operating Expenses	\$ 421,732	\$ 326,658	\$ 129,641	\$ 448,283	\$ (26,551)	\$ 443,493	\$ (21,761)	\$ 233,025

