

EAGLE NEST CONDOMINIUM ASSOCIATION, INC
Approved Amendment Budget – March 01, 2026 to December 31, 2026

	2025 YTD 08/31/25 Operating	2025 Approved Annual	2026 Approved Annual	2026 Approved Monthly	2025 VS 2026
Income:					
3010 · Maintenance Assessments	283,200.00	424,798.40	365,200.00	30,433.33	(59,598.40)
3015 · Reserve Assessments	0.00	-	81,784.64	6,815.39	81,784.64
Total:	283,200.00	424,798.40	446,984.64	37,248.72	
Administrative Expenses:					
5105 · Accounting / CPA Expenses	0.00	1,740.00	1,800.00	150.00	60.00
5110 · Annual Corporate Filing Fees	61.25	61.25	61.25	5.10	-
5115 · Annual Fees Payable to Division	240.00	240.00	240.00	20.00	-
5120 · Application Fees/Screening Exp	29.00	180.00	120.00	10.00	(60.00)
5135 · Legal Expenses	-	600.00	600.00	50.00	-
5140 · License & Permits	2,491.61	780.00	1,200.00	100.00	420.00
5145 · Management Fees	8,160.00	12,240.00	12,900.00	1,075.00	660.00
5165 · Office Expense	1,951.42	2,640.00	3,000.00	250.00	360.00
5170 · Website	0.00	-	1,344.00	112.00	1,344.00
Sub Total:	12,933.28	18,481.25	21,265.25	1,772.10	
Contracts:					
5405 · Elevators Phone Monitoring	750.00	1,200.00	1,200.00	100.00	-
5415 · Elevator Maintenance Contracts	5,396.96	7,800.00	6,960.00	580.00	(840.00)
5430 · Lawn Maintenance Contract	3,500.00	9,120.00	6,300.00	525.00	(2,820.00)
5435 · Fire Alarm Contract	1,123.50	1,926.00	1,980.00	165.00	54.00
5455 · Pool Service Contract	3,180.00	4,680.00	4,800.00	400.00	120.00
Sub Total:	13,950.46	24,726.00	21,240.00	1,770.00	
Insurance:					
5300 · Insurance Package	210,593.96	240,000.00	150,200.00	12,516.67	(89,800.00)
Sub Total:	210,593.96	240,000.00	150,200.00	12,516.67	
Payroll:					
5210 · Payroll Janitorial & Maintenance	24,640.11	33,360.00	33,000.00	2,750.00	(360.00)
Sub Total:	24,640.11	33,360.00	33,000.00	2,750.00	
Property Expenses:					
5510 · Building Supplies	-	-	-	-	-
5515 · Contingencies/Minor Repair	6,068.68	5,151.15	11,334.75	944.56	6,183.60
5515* Electrical Repairs & Sup	-	1,200.00	3,600.00	300.00	2,400.00
5515* Plumbing Repairs	-	1,200.00	1,200.00	100.00	-
5520 · Elevator Repair & Inspection (upgrade Elevator)	4,331.18	2,400.00	4,800.00	400.00	2,400.00
5525 · Fire Alarm & sprinklers System Repairs & Ins	1,391.00	2,400.00	2,400.00	200.00	-
5530 · Fire Extinguisher & Annual Insp	294.79	600.00	360.00	30.00	(240.00)
5550 · Pool Repair & Supplies	24,571.13	1,440.00	2,400.00	200.00	960.00
5565 · Tree Trimming	-	-	3,600.00	300.00	3,600.00
5575 · Roofing Repairs	1,275.00	9,000.00	2,400.00	200.00	(6,600.00)
5580 · Chute/Annual Cleanup	1,200.00	600.00	600.00	50.00	-
Sub Total:	39,131.78	23,991.15	32,694.75	2,724.56	
Utilities:					
5600 · Electric Service	4,600.00	7,440.00	7,800.00	650.00	360.00
5615 · Phones	-2,427.27	-	-	-	-
5620 · Sanitation & Recycling Removal	29,515.13	36,000.00	52,800.00	4,400.00	16,800.00
5625 · Water/Sewer	27,868.93	39,600.00	45,600.00	3,800.00	6,000.00
Sub Total:	59,556.79	83,040.00	106,200.00	8,850.00	
Bad bebt expense:					
9000-Bad Debt	0.00	1,200.00	600.00	50.00	(600.00)
Sub Total:	-	1,200.00	600.00	50.00	
Reserve Expense:					
6000-Reserve Transfers	-	-	81,784.64	6,815.39	81,784.64
6000-40 year Certification	9,975.00	-	-	-	-
Sub Total:	9,975.00	-	81,784.64	6,815.39	
Total Budget Expenses	370,781.38	424,798.40	446,984.64	37,248.72	

Total of units	60
Annual Fees Per Unit.	\$ 446,984.64
Maintenance Assessments Monthly Fees	\$ 507.22
Reserve Transfers Monthly Fees	\$ 113.59
New Monthly Amount	\$ 621.00