

**Eagle Crest Master Association
Balance Sheet
as of December 31, 2024
(Unaudited and subject to adjustment)**

	ECMA Operating	ECMA Reserve	12/31/2024 Total	12/31/23 Total
Cash				
Northwest Bank Reserve Account - MM Account	\$0	354,639	\$354,639	\$326,864
Northwest Bank Operating Account	433,951	0	433,951	322,979
First Interstate Bank Trust Account	0	1,921,558	1,921,558	1,777,120
Edward Jones	0	13,364	13,364	18,561
Sports Center Employee Bank	940	0	940	940
Total Cash	\$434,891	\$2,289,560	\$2,724,452	\$2,446,464
Accounts Receivable - Owner Dues	4,274	0	4,274	0
Accounts Receivable - Association Fees	53,874	0	53,874	208,807
Accounts Receivable - Other	77,141.34	0	77,141	0
Due to/from	(29,411)	29,411	0	0
Inventory: Merchandise	13,592	0	13,592	17,363
Prepaid Insurance	98,972	0	98,972	61,207
Prepaid Property Taxes	20,998	0	20,998	19,298
Prepaid Income Taxes	0	9,514	9,514	10,541
TOTAL ASSETS	\$674,332	\$2,328,486	\$3,002,817	\$2,763,680
Liabilities				
Accounts Payable	\$100,189	\$21,780	\$121,969	\$91,170
Prepaid EHOA Dues	47,598	0	47,598	3,550
Property Tax Payable	0	0	0	0
Total Liabilities	\$147,788	\$21,780	\$169,568	\$94,720
Beginning Fund Balance	\$509,267	\$2,314,774	\$2,824,041	\$2,404,614
Net Income	17,277	(8,069)	9,209	264,346
Ending Fund Balance	\$526,544	\$2,306,705	\$2,833,250	\$2,668,960
TOTAL LIABILITIES AND FUND BALANCES	\$674,332	\$2,328,485	\$3,002,817	\$2,763,680

Eagle Crest Master Association
Budget Comparison Report - ECMA Facilities
for the period ending December 31, 2024
(Unaudited and subject to adjustment)

	10/01/2024-12/31/2024			Year to Date 01/01/2024 - 12/31/2024						10/1/2023 - 12/31/2023	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Actual to Budget	Forecast	Actual to Forecast	Actual	Variance
Income											
<u>Commercial Rent</u>											
36215 - Commercial Rent - Golf	0	42,188	(\$42,188)	42,188	100%	42,188	\$0	42,188	\$0	0	\$0
36210 - Rent - Equestrian Center	1,500	1,500	\$0	6,000	100%	6,000	\$0	6,000	\$0	1,500	\$0
Total Commercial Rent	1,500	43,688	(42,188)	48,188	100%	48,188	0	48,188	0	1,500	0
<u>Dues</u>											
39520 - Dues - VROA	35,340	35,340	\$0	141,360	100%	141,360	\$0	141,360	\$0	32,364	\$2,976
39530 - Dues - Fairway Vista	9,120	9,120	\$0	36,480	100%	36,480	\$0	36,480	\$0	8,352	\$768
39540 - Dues - RiverView Vista	13,395	13,395	\$0	53,580	100%	53,580	\$0	53,580	\$0	12,267	\$1,128
39550 - Dues - EHOA	51,870	51,870	\$0	207,480	100%	207,480	\$0	207,480	\$0	47,502	\$4,368
39560 - Dues - River Run Properties LLC	1,140	1,140	\$0	4,560	100%	4,560	\$0	4,560	\$0	1,044	\$96
39570 - Dues - Worldmark	23,370	23,370	\$0	93,480	100%	93,480	\$0	93,480	\$0	21,402	\$1,968
39580 - Dues - Conference Center	1,140	1,140	\$0	4,560	100%	4,560	\$0	4,560	\$0	1,044	\$96
39590 - Dues - Eagle Crest Hotel	9,120	9,120	\$0	36,480	100%	36,480	\$0	36,480	\$0	8,352	\$768
Total Dues	144,495	144,495	0	577,980	100%	577,980	0	577,980	0	132,327	12,168
<u>Other Income</u>											
35120 - Misc Income	0	0	\$0	200	0%	0	\$200	0	200	20	(\$20)
35XXX - JUEA - ECAG Fees	32,155	32,155	(\$0)	128,620	100%	128,621	(\$1)	128,621	(1)	31,308	\$847
36XXX - RV Pool Passes: Worldmark	0	0	\$0	0	0%	0	\$0	0	0	0	\$0
36070 - Sub Association Billing Fee Rev	2,870	2,496	\$375	11,732	118%	9,982	\$1,750	11,774	(42)	2,223	\$647
39180 - Bank Interest Income	4,777	0	\$4,777	16,656	0%	0	\$16,656	13,188	\$3,468	4,373	\$404
Total Other Income	39,802	34,651	5,151	157,208	113%	138,603	18,605	153,583	3,625	37,924	1,878
Total Income	\$ 185,797	\$ 222,834	\$ (37,037)	\$ 783,376	102%	\$ 764,771	\$ 18,605	\$ 779,751	\$ 3,625	\$ 171,751	\$ 14,046
Expense											
<u>Contracted Services</u>											
60236 - Management Fees	7,449	\$7,449	\$0	\$29,795	100%	\$29,795	\$0	\$29,795	0	7,198	\$251
60304 - Safety Services Fee	14,244	14,243	1	56,971	100%	56,970	1	56,970	1	13,761	\$483
60305 - Pools and Spa Services	4,763	4,763	(0)	19,051	100%	19,051	(0)	19,051	(0)	4,602	\$161
60306 - Accounting Fee	4,879	4,879	0	19,515	100%	19,515	0	19,515	0	4,714	\$165
60307 - Resort Manager Fee	9,803	9,803	0	39,212	100%	39,212	0	39,212	0	9,472	\$332
60344 - Landscaping	42,652	42,652	0	170,608	100%	170,608	0	170,608	\$0	41,210	\$1,442
Total Contracted Services	83,789	83,788	1	335,152	100%	335,151	1	335,151	1	80,955	2,834
<u>Dues Expense</u>											
60308 - Reserve Contribution Master	21,200	21,200	0	84,800	100%	84,800	0	84,800	0	20,000	\$1,200
60308 - Reserve Cont - Golf Course Rsv	0	0	0	52,858	100%	52,858	0	52,858	\$0	0	\$0
Total Dues Expense	21,200	21,200	0	137,658	100%	137,658	0	137,658	0	20,000	1,200
<u>Grounds Maintenance</u>											
60343 - Front Pasture Mtc	0	0	0	11,242	100%	11,242	0	11,242	0	0	\$0
60361 - Snow Removal	1,098	1,875	(777)	6,725	90%	7,500	(775)	7,500	(775)	242	\$856
60382 - Ladder Fuel Reduction	5,000	3,750	1,250	5,000	33%	15,000	(10,000)	15,000	(\$10,000)	5,005	(\$5)
Total Grounds Maintenance	6,098	5,625	473	22,967	68%	33,742	(10,775)	33,742	(10,775)	5,247	851
<u>Operating Supplies</u>											
60190 - Postage, Delivery, & Communication	2,599	717	1,883	2,599	91%	2,866	(267)	2,866	(267)	1,910	\$689
60191 - Voting & Ballot Services	2,432	830	1,602	3,257	98%	3,319	(62)	3,319	(\$62)	0	\$2,432
Total Operating Supplies	5,031	1,546	3,485	5,856	95%	6,185	(329)	6,185	(329)	1,910	3,121
<u>Other Expense</u>											
60163 - Director Travel	807	467	341	1,256	67%	1,867	(611)	1,867	(\$611)	585	\$222
60xxx - JUEA - ECAG Fees	32,155	32,155	(0)	128,620	100%	128,621	(1)	128,621	(1)	31,308	\$847
Total Other Expense	32,962	32,622	340	129,876	100%	130,488	(612)	130,488	(612)	31,893	1,069
<u>Professional Fees</u>											
60147 - Audit & Tax Services	8,800	0	8,800	8,800	96%	9,185	(385)	9,185	(385)	8,350	\$450
60142 - Sub Association Billing Fee	2,870	2,496	375	11,732	118%	9,982	1,750	11,774	(42)	2,223	\$647
60140 - Bank Charges	0	0	0	10	0%	0	10	0	10	0	\$0
60252 - Legal / Prof. Services	3,256	750	2,506	5,549	185%	3,000	2,549	6,294	(745)	2,597	\$659
60302 - Consultant Fees	7,491	5,000	2,491	19,150	96%	20,000	(850)	20,000	(\$850)	6,545	\$946
Total Professional Fees	22,416	8,246	14,171	45,240	107%	42,167	3,073	47,253	(2,013)	19,715	2,701

Eagle Crest Master Association
Budget Comparison Report - ECMA Facilities
for the period ending December 31, 2024
(Unaudited and subject to adjustment)

	10/01/2024-12/31/2024			Year to Date 01/01/2024 - 12/31/2024						10/1/2023 - 12/31/2023	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Actual to Budget	Forecast	Actual to Forecast	Actual	Variance
<u>Repair & Maintenance</u>											
60336 - Repair & Mtc	1,924	3,500	(1,576)	12,125	87%	14,000	(1,875)	14,000	(1,875)	943	\$981
60353 - Red Tail Hawk Pool R&M	3,352	2,375	977	11,150	117%	9,500	1,650	8,936	\$2,214	1,540	\$1,812
Total Repair & Maintenance	5,275	5,875	(600)	23,275	99%	23,500	(225)	22,936	339	2,483	2,792
<u>Sport Center</u>											
60237 - Rent	0	0	0	600	100%	600	0	600	\$0	0	\$0
Total Sport Center	0	0	0	600	100%	600	0	600	0	0	0
<u>Taxes and Insurance</u>											
80250 - Real Estate Taxes	1,183	1,093	90	4,414	101%	4,373	41	4,414	0	1,166	\$17
80355 - Insurance Deductible	0	-	0	-	0%	0	0	10,000	(10,000)	0	\$0
80350 - Liability & Property Insurance	5,641	7,008	(1,366)	26,151	93%	28,030	(1,879)	26,398	(\$247)	6,837	(\$1,196)
Total Taxes and Insurance	6,824	8,101	(1,277)	30,565	94%	32,403	(1,838)	40,812	(10,247)	8,003	(1,179)
<u>Utilities</u>											
60360 - Waste Removal	1,798	1,781	18	7,051	99%	7,122	(71)	7,004	47	1,860	(\$62)
60501 - Electricity	526	607	(81)	1,666	69%	2,428	(762)	2,324	(\$658)	578	(\$52)
Total Utilities	2,324	2,388	(63)	8,717	91%	9,550	(833)	9,328	(611)	2,438	(114)
Total Expense	\$ 185,920	\$ 169,390	\$ 16,530	\$ 739,908	98%	\$ 751,444	\$ (11,536)	\$ 764,153	\$ (24,245)	\$ 172,644	\$ 13,276
Operating Net Income	\$ (123)	\$ 53,444	\$ (53,567)	\$ 43,468	326%	\$ 13,327	\$ 30,141	\$ 15,598	\$ 27,870	\$ (893)	\$ 770
Beginning Fund Balance -01/01/2024				\$ 65,375		\$ 61,561		\$ 65,375			
Ending Fund Balance -12/31/2024				\$ 108,843		\$ 46,298		\$ 80,973	\$ 27,870		

Eagle Crest Master Association
Budget Comparison Report - ECMA Sports Center
for the period ending December 31, 2024
(Unaudited and subject to adjustment)

	10/01/2024-12/31/2024			Year to Date 01/01/2024 -12/31/2024						10/1/2023 - 12/31/2023	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Variance Actual to Budget	Forecast	Variance Actual to Forecast	Actual	Variance
Income											
<u>Commercial Rent</u>											
36214 - Commercial Rent - F&B	\$0	\$0	\$0	0	0%	-	\$0	\$0	\$0	\$0	\$0
Total Commercial Rent	-	-	-	-	-	-	-	-	-	-	-
<u>Other Income</u>											
35230 - Merchant Sales	12,252	17,738	(5,486)	87,159	123%	70,953	16,206	86,548	\$611	12,012	\$240
36430 - Bike rentals	4,936	15,311	(10,375)	67,722	111%	61,243	6,479	68,074	(\$353)	5,288	(\$352)
36420 - Paddle Board Revenue	-	25	(25)	-	0%	100	(100)	-	\$0	-	\$0
36050 - Tennis Lesson Revenue	3,340	2,764	577	11,595	105%	11,054	541	11,610	(\$15)	3,375	(\$35)
36070 - Tennis Court Fee Revenue	640	555	85	2,310	104%	2,220	90	2,385	(\$75)	745	(\$105)
39020 - Tennis Lesson Guest Fees	55	66	(11)	235	89%	265	(30)	210	\$25	80	(\$25)
39020 - Guest Fees	3,985	7,320	(3,335)	25,290	86%	29,280	(3,990)	25,325	(\$35)	4,050	(\$65)
35120 - Misc Income - Express Pass Share	77,141	-	77,141	77,141	0%	50,000	27,141	75,000	\$2,141	73,624	\$3,517
Total Other Income	102,350	43,779	58,571	271,451	121%	225,115	46,336	269,152	2,299	99,174	3,176
<u>Sport Center</u>											
39520 - Sport Center- VROA	53,047	53,047	-	212,189	100%	212,189	-	212,189	\$0	52,590	457
39610 - Sport Center - Fairway Vista	3,229	3,229	-	12,914	100%	12,914	-	12,914	\$0	3,126	103
39620 - Sport Center - FVE Fractional	561	561	-	2,245	100%	2,245	-	2,245	\$0	545	16
39630 - Sport Center - RVVE Fractional	4,665	4,665	-	18,661	100%	18,661	-	18,661	\$0	4,554	111
39640 - Sport Center - RiverView Vista	1,960	1,960	-	7,840	100%	7,840	-	7,840	\$0	1,896	64
39650 - Sport Center - RECOA	76,213	76,213	-	304,853	100%	304,853	-	304,853	\$0	73,798	2,415
39660 - Sport Center - Eagle Creek Frac	210	210	-	841	100%	841	-	841	\$0	206	4
39670 - Sport Center - Eagle Springs Frac	70	70	-	280	100%	280	-	280	\$0	68	2
39680 - Sport Center - EHOA	20,985	20,985	1	83,939	100%	83,938	1	83,938	\$1	20,312	673
39690 - Sport Center - Worldmark	33,952	33,951	1	135,805	100%	135,805	0	135,805	\$0	33,645	307
39695 - Sport Center - Worldmark at Eagle Ridge	5,500	5,500	-	22,000	100%	22,000	-	22,000	\$0	5,457	43
Total Sport Center	200,393	200,392	1	801,567	100%	801,566	1	801,566	1	196,197	4,196
Total Income	\$ 302,742	\$ 244,170	\$ 58,572	\$ 1,073,018	105%	\$ 1,026,681	\$ 46,337	\$ 1,070,718	\$ 2,300	\$ 295,371	\$ 7,371
Expense											
<u>Contracted Services</u>											
60236 - Management Fees	15,487	\$15,487	\$0	\$61,949	100%	\$61,949	\$0	\$61,949	\$0	15,044	443
60256 - Pools & Spas Service Fee	9,373	9,373	-	37,491	100%	37,491	-	37,491	\$0	9,056	317
60304 - Safety Services Fee	11,075	11,075	-	44,301	100%	44,301	-	44,301	\$0	10,701	374
60306 - Accounting Fee	17,747	17,747	-	70,989	100%	70,989	-	70,989	\$0	17,147	600
60307 - Resort Manager Fee	2,611	2,611	0	10,442	100%	10,442	0	10,442	\$0	2,522	88
60312 - Night Audit Fee	4,028	4,028	-	16,110	100%	16,110	-	16,110	\$0	3,891	136
60318 - Janitorial	5,835	10,000	(4,165)	23,747	59%	40,000	(16,253)	23,747	\$0	6,550	(715)
60344 - Landscaping	4,407	4,407	(0)	17,629	100%	17,629	(0)	17,629	(\$0)	4,258	149
Total Contracted Services	70,563	74,728	(4,165)	282,658	95%	298,911	(16,253)	282,658	0	69,170	1,393
<u>Cost of Goods</u>											
45230 - Cost of Merchant Sales	8,023	10,643	(2,620)	42,355	99%	42,572	(217)	43,274	(\$919)	5,582	2,441
45230 - Cost of Commissions - Tennis	2,523	1,500	1,023	8,596	143%	6,000	2,596	8,812	(\$216)	2,412	111
45230 - Cost of Commissions - Bikes	3,702	11,483	(7,781)	50,791	111%	45,932	4,859	51,056	(\$264)	3,966	(264)
Total Cost of Goods	14,248	23,626	(9,378)	101,742	108%	94,504	7,238	103,142	(1,399)	11,960	2,288
<u>Dues Expense</u>											
60308 - Reserve Contribution	41,600	41,600	0	166,400	100%	166,400	0	166,400	\$0	40,000	1,600
Total Dues Expense	41,600	41,600	0	166,400	100%	166,400	0	166,400	0	40,000	1,600
<u>Grounds Maintenance</u>											
60361 - Snow Removal	-	-	-	-	0%	12,500	(12,500)	5,000	(\$5,000)	-	-
Total Grounds Maintenance	-	-	-	-	0%	12,500	(12,500)	5,000	(5,000)	-	-
<u>Operating Supplies</u>											
60103 - Operating Supplies	3,590	5,000	(1,410)	17,269	86%	20,000	(2,731)	17,028	\$240	3,582	8
60110 - Hayward Lease	2,977	2,970	7	11,908	100%	11,878	30	11,878	\$30	2,865	112
60200 - Licenses and Permits	2,412	797	1,616	2,612	82%	3,186	(574)	2,376	\$236	2,176	236
60280 - Uniforms	24	408	(384)	1,064	65%	1,632	(568)	2,069	(\$1,005)	999	(975)
60281 - Laundry and Dry Cleaning	3,415	6,055	(2,640)	26,041	108%	24,220	1,821	26,375	(\$334)	3,640	(225)
Total Operating Supplies	12,418	15,229	(2,811)	58,894	97%	60,916	(2,022)	59,727	(833)	13,262	(844)
<u>Other Expense</u>											
60311 - Travel	-	125	(125)	44	9%	500	(457)	100	(\$57)	24	(24)
Total Other Expense	-	125	(125)	44	9%	500	(457)	100	(57)	24	(24)
<u>Professional Fees</u>											
60302 - Consulting Fees	-	1,250	(1,250)	-	0%	5,000	(5,000)	5,000	(\$5,000)	-	-

**Eagle Crest Master Association
Budget Comparison Report - ECMA Sports Center
for the period ending December 31, 2024
(Unaudited and subject to adjustment)**

	10/01/2024-12/31/2024			Year to Date 01/01/2024 -12/31/2024						10/1/2023 - 12/31/2023	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Variance Actual to Budget	Forecast	Variance Actual to Forecast	Actual	Variance
60143 - Credit Card Commissions	2,083	1,620	464	9,010	139%	6,478	2,532	7,422	\$1,588	1,573	510
<u>Total Professional Fees</u>	2,083	2,870	(786)	9,010	78%	11,478	(2,469)	12,422	(3,413)	1,573	510
<u>Repair & Maintenance</u>											
60336 - Repair & Mtc	5,328	9,375	(4,047)	29,874	80%	37,500	(7,626)	30,220	(\$346)	6,195	(867)
<u>Total Repair & Maintenance</u>	5,328	9,375	(4,047)	29,874	80%	37,500	(7,626)	30,220	(346)	6,195	(867)
<u>Sport Center</u>											
60261 - Sport Center Payroll	68,879	67,735	1,143	288,050	106%	270,940	17,110	284,756	\$3,294	62,462	6,416
<u>Total Sport Center</u>	68,879	67,735	1,143	288,050	106%	270,940	17,110	284,756	3,294	62,462	6,416
<u>Taxes and Insurance</u>											
80250 - Real Estate Taxes	7,298	6,994	304	27,968	100%	27,974	(6)	27,968	\$0	7,319	(21)
80355 - Insurance Deductible	-	2,500	(2,500)	-	0%	10,000	(10,000)	-	\$0	-	-
80350 - Liability & Property Insurance	22,929	13,830	9,099	63,405	115%	55,318	8,087	64,356	(\$951)	13,492	9,437
<u>Total Taxes and Insurance</u>	30,227	23,323	6,904	91,373	98%	93,292	(1,919)	92,324	(951)	20,811	9,416
<u>Utilities</u>											
60160 - Cable/Satellite Television	511	537	(26)	2,275	106%	2,149	126	2,271	\$4	542	(31)
60260 - Telecommunications	745	728	17	2,888	99%	2,913	(25)	2,868	\$20	714	31
60360 - Waste Removal	1,512	1,468	44	5,958	102%	5,870	88	5,455	\$504	1,468	44
60501 - Electricity	3,616	4,360	(744)	15,984	92%	17,439	(1,455)	15,768	\$216	3,813	(197)
60502 - Gas - Propane	9,145	16,082	(6,937)	41,923	65%	64,328	(22,405)	44,848	(\$2,925)	10,972	(1,827)
60505 - Water	2,520	2,520	-	10,080	100%	10,080	-	10,080	\$0	2,220	300
<u>Total Utilities</u>	18,049	25,695	(7,646)	79,109	77%	102,779	(23,670)	81,290	(2,181)	19,729	(1,680)
Total Expense	\$ 263,394	\$ 284,305	\$ (20,911)	\$ 1,107,153	96%	\$ 1,149,720	\$ (42,567)	\$ 1,118,038	\$ (10,885)	\$ 245,186	\$ 18,208
Operating Net Income	<u>\$ 39,349</u>	<u>\$ (40,135)</u>	<u>\$ 79,483</u>	<u>\$ (34,135)</u>	<u>28%</u>	<u>\$ (123,039)</u>	<u>\$ 88,904</u>	<u>\$ (47,320)</u>	<u>\$ 13,185</u>	<u>\$ 50,185</u>	<u>\$ (10,837)</u>
Beginning Fund Balance -01/01/2024				\$ 250,235		\$ 204,192		\$ 250,235			
Ending Fund Balance -12/31/2024				\$ 216,100		\$ 81,153		\$ 202,915	\$ 13,185		

Eagle Crest Master Association
Budget Comparison Report - ECMA Water/Sewer
for the period ending December 31, 2024
(Unaudited and subject to adjustment)

	10/01/2024-12/31/2024			Year to Date 01/01/2024 -12/31/2024						10/1/2023 - 12/31/2023	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Variance Actual to Budget	Forecast	Variance Actual to Forecast	Actual	Variance
Water:											
Income											
<u>Water & Sewer</u>											
39700 - Water & Sewer - VROA	\$ 31,248	\$ 31,248	\$ -	\$ 124,992	100%	\$ 124,992	\$ -	\$ 124,992	\$ -	\$ 27,528	\$ 3,720
39720 - Water & Sewer - ECMA Spts Ctr	2,520	2,520	-	10,080	100%	10,080	-	10,080	-	2,220	\$ 300
39730 - Water & Sewer - Fairway Vista	8,064	8,064	-	32,256	100%	32,256	-	32,256	-	7,104	\$ 960
39740 - Water & Sewer - RiverView Vista	11,844	11,844	-	47,376	100%	47,376	-	47,376	-	10,434	\$ 1,410
39750 - Water & Sewer - EHOA	44,911	44,352	559	178,471	101%	177,408	1,063	177,408	1,063	39,140	\$ 5,771
39760 - Water & Sewer - EHOA (undeveloped)	338	406	(68)	1,284	79%	1,622	(338)	1,622	(338)	339	\$ (1)
39770 - Water & Sewer - River Run Properties	756	756	-	3,024	100%	3,024	-	3,024	-	666	\$ 90
39780 - Water & Sewer - Worldmark	20,664	20,664	-	82,656	100%	82,656	-	82,656	-	18,204	\$ 2,460
39790 - Water & Sewer - Pro Shop	1,512	1,512	-	6,048	100%	6,048	-	6,048	-	1,332	\$ 180
39840 - Water & Sewer - Hotel	18,144	18,144	-	72,576	100%	72,576	-	72,576	-	15,984	\$ 2,160
39850 - Water & Sewer - Conference Ctr	1,260	1,260	-	5,040	100%	5,040	-	5,040	-	1,110	\$ 150
39860 - Water & Sewer - Maint/Golf	252	252	-	1,008	100%	1,008	-	1,008	-	222	\$ 30
Total Water & Sewer	141,513	141,022	492	564,811	100%	564,086	725	564,086	725	124,283	17,230
Other Income - Chase Cost Sharing Agreement	-	-	-	720	100%	720	0	720	0	-	\$ -
Misc Income - Water Sharing Rights	-	-	-	-	-	-	-	-	-	-	\$ -
Total Income	\$ 141,513	\$ 141,022	\$ 492	\$ 565,532	100%	\$ 564,806	\$ 726	\$ 564,806	\$ 726	\$ 124,283	\$ 17,230
Expense											
<u>Contracted Services</u>											
60236 - Management Fees	\$6,995	\$6,995	\$0	\$27,981	100%	\$27,981	\$0	\$27,981	-	\$6,002	\$993
60304 - Safety Services Fee	6,912	6,912	-	27,648	100%	27,648	-	27,648	-	6,678	\$ 234
60306 - Accounting Fee	4,414	4,414	(0)	17,656	100%	17,656	(0)	17,656	(0)	4,265	\$ 149
60366 - Utility System Mgmt Fee	19,642	27,053	(7,411)	88,348	82%	108,212	(19,864)	95,759	(7,411)	20,655	\$ (1,013)
Total Contracted Services	37,963	45,374	(7,411)	161,633	89%	181,497	(19,864)	169,044	(7,411)	37,600	363
<u>Dues Expense</u>											
60308 - Reserve Contribution	58,500	58,500	-	234,000	100%	234,000	-	234,000	-	38,144	\$ 20,356
Total Dues Expense	58,500	58,500	-	234,000	100%	234,000	-	234,000	-	38,144	20,356
<u>Operating Supplies</u>											
60200 - Licenses and Permits	75	375	(300)	1,600	107%	1,500	100	1,600	(1)	75	\$ -
60300 - Dues and Subscriptions	-	38	(38)	-	0%	150	(150)	150	(150)	-	\$ -
Total Operating Supplies	75	413	(338)	1,600	97%	1,650	(51)	1,750	(151)	75	-
<u>Professional Fees</u>											
60252 - Legal / Prof. Services	-	375	(375)	336	22%	1,500	(1,164)	1,500	(1,164)	-	\$ -
60235 - Water Rights Transfer Cost	-	-	-	-	-	-	-	-	-	-	\$ -
60XXX - USPC Travel/Admin	-	250	(250)	-	-	1,000	(1,000)	1,000	-	-	\$ -
60302 - Consultant Fees	1,120	1,250	(130)	4,893	98%	5,000	(107)	5,000	(107)	19,861	\$ (18,741)
Total Professional Fees	1,120	1,875	(755)	5,229	70%	7,500	(2,271)	7,500	(1,271)	19,861	(18,741)
<u>Repair & Maintenance</u>											
60336 - Repair & Mtc	33	2,500	(2,467)	165	2%	10,000	(9,835)	2,500	(2,335)	3,291	\$ (3,258)
60369 - Product Quality Testing	918	1,575	(657)	3,350	53%	6,300	(2,950)	5,000	(1,650)	830	\$ 88
Total Repair & Maintenance	951	4,075	(3,124)	3,515	22%	16,300	(12,785)	7,500	(3,985)	4,121	(3,170)
<u>Taxes and Insurance</u>											
80250 - Real Estate Taxes	2,269	2,315	(46)	9,112	98%	9,261	(149)	9,111	1	2,363	\$ (94)
80355 - Insurance Deductible	-	-	-	-	0%	-	-	-	-	-	\$ -
80350 - Liability & Property Insurance	4,421	1,437	2,984	8,626	150%	5,747	2,879	8,484	142	1,402	\$ 3,019
Total Taxes and Insurance	6,690	3,752	2,938	17,738	118%	15,008	2,730	17,595	143	3,765	2,925
<u>Utilities</u>											
60501 - Electricity	7,954	10,489	(2,535)	33,779	81%	41,957	(8,178)	33,954	(175)	7,742	\$ 212
60505 - Water	943	1,420	(477)	5,750	101%	5,679	71	5,413	337	304	\$ 639
Total Utilities	8,897	11,909	(3,012)	39,529	83%	47,636	(8,107)	39,367	162	8,046	851
Total Water Expense	114,195	125,898	(11,703)	463,243	92%	503,591	(40,348)	476,756	(12,513)	111,612	2,583
Operating Net Income - Water	27,318	15,124	12,194	102,289	167%	61,215	41,074	88,050	13,239	12,671	14,647
Sewer:											
<u>Contracted Services</u>											
60236 - Management Fees	1,685	1,685	-	6,741	100%	6,741	-	7,918	(1,177)	1,979	\$ (294)
60366 - Utility System Mgmt Fee	15,960	22,134	(6,174)	71,789	81%	88,537	(16,748)	77,963	(6,174)	16,783	\$ (823)
Total Contracted Services	17,646	23,820	(6,174)	78,530	82%	95,278	(16,748)	85,881	(7,351)	18,762	(1,117)

Eagle Crest Master Association
Budget Comparison Report - ECMA Water/Sewer
for the period ending December 31, 2024
(Unaudited and subject to adjustment)

	10/01/2024-12/31/2024			Year to Date 01/01/2024 - 12/31/2024						10/1/2023 - 12/31/2023	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Variance Actual to Budget	Forecast	Variance Actual to Forecast	Actual	Variance
<u>Operating Supplies</u>											
60103 - Operating Supplies	-	19	(19)	-	-	75	(75)	75	(75)	-	\$ -
60200 - Licenses and Permits	-	450	(450)	1,855	103%	1,800	55	1,855	0	-	\$ -
Total Operating Supplies	-	469	(469)	1,855	99%	1,875	(20)	1,930	(75)	-	-
<u>Professional Fees</u>											
60252 - Legal & Professional Fees	-	-	-	-	-	-	-	-	-	-	\$ -
60XXX - USPC Travel/Admin	-	250	(250)	-	-	1,000	(1,000)	-	-	-	-
60302 - Consultant Fees	200	225	(25)	890	99%	900	(10)	900	(10)	14,704	\$ (14,504)
Total Professional Fees	200	475	(275)	890	47%	1,900	(1,010)	900	(10)	14,704	(14,504)
<u>Repair & Maintenance</u>											
60xxx - Geo-mapping	-	-	-	-	0%	-	-	-	-	-	\$ -
60336 - Repair & Mtc	-	1,656	(1,656)	-	0%	6,625	(6,625)	3,000	(3,000)	-	\$ -
60346 - ECX Operations	2,619	2,602	18	10,477	101%	10,407	70	10,477	0	2,514	\$ 106
60369 - Product Quality Testing	648	750	(102)	2,592	86%	3,000	(408)	3,000	(408)	652	\$ (4)
Total Repair & Maintenance	3,267	5,008	(1,741)	13,069	65%	20,032	(6,963)	16,477	(3,408)	3,166	102
Total Sewer Expense	21,113	29,771	(8,658)	94,345	79%	119,085	(24,740)	105,188	(10,843)	36,632	(15,519)
Operating Net Income - Sewer	(21,113)	(29,771)	8,658	(94,345)	79%	(119,085)	24,740	(105,188)	10,843	(36,632)	15,519
Net Operating Income - Water/Sewer	\$ 6,205	\$ (14,648)		\$ 7,944	-14%	\$ (57,870)	\$ 65,814	\$ (17,138)	\$ 24,082	\$ (23,961)	\$ 30,166
Beginning Fund Balance -01/01/2024				\$ 193,657		\$ 204,440		\$ 193,657			
Ending Fund Balance -12/31/2024				\$ 201,601		\$ 146,570		\$ 176,519	\$ 25,082		

**Eagle Crest Master Association - Reserve
Budget Comparison
for the period ending December 31, 2024**

Facilities	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$84,800	\$84,800	\$0
35120- Miscellaneous Revenue			-
39180 - Bank Interest Income	36,207	8,853	(27,354)
Total Income	121,007	93,653	(27,354)
Expense			
60336 - Repair & Mtc	10,387	24,422	14,035
Total Expense	10,387	24,422	14,035
Net Income	110,619	\$69,231	(\$41,388)
Reserve Fund Balance 01/01/2024	\$670,923		
Reserve Fund Balance 12/31/2024	\$781,542		
Utilities			
	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$194,000	\$194,000	\$0
39180 - Bank Interest Income	53,827	12,277	(41,550)
Total Income	247,827	206,277	(41,550)
Expense			
60336 - Repair & Mtc	330,762	35,098	(295,664)
Total Expense	330,762	35,098	(295,664)
Net Income	(\$82,935)	\$171,179	\$254,114
Reserve Fund Balance 01/01/2024	\$1,244,822		
Reserve Fund Balance 12/31/2024	\$1,161,887		

Water System Infr	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$40,000	\$40,000	\$0
39180 - Bank Interest Income	11,798	3,364	(8,434)
Total Income	51,798	43,364	(8,434)
Expense			
60336 - Repair & Mtc	24,142	25,574	1,432
Total Expense	24,142	25,574	1,432
Net Income	\$27,655	\$17,790	(\$9,865)
Reserve Fund Balance 01/01/2024	\$227,013		
Reserve Fund Balance 12/31/2024	\$254,668		
Golf Course			
	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$52,858	\$52,858	\$0
39180 - Bank Interest Income	5,033	-	
Total Income	57,891	52,858	-
Expense			
60336 - Repair & Mtc	121,300	29,883	(91,417)
Total Expense	121,300	29,883	(91,417)
Net Income	(\$63,409)	\$22,975	\$91,417
Reserve Fund Balance 01/01/2024	\$172,016		
Reserve Fund Balance 12/31/2024	\$108,607		