

Eagle Crest Master Association
Balance Sheet
as of December 31, 2023
(Unaudited and subject to adjustment)

	ECMA Operating	ECMA Reserve	12/31/23 Total	12/31/22 Total
Assets				
<u>Cash</u>				
Northwest Bank Reserve Account - MM Account	\$0	405,540	\$405,540	\$326,864
Northwest Bank Operating Account	422,604	0	422,604	322,979
First Interstate Bank Trust Account	0	1,830,464	1,830,464	1,777,120
Edward Jones	0	16,227	16,227	18,561
Sports Center Employee Bank	940	0	940	940
Total Cash	\$423,544	\$2,252,231	\$2,675,775	\$2,446,464
Accounts Receivable	326,890	0	326,890	208,807
Due to/from	(58,145)	58,145	(0)	0
Inventory: Merchandise	12,682	0	12,682	17,363
Prepaid Property Taxes	20,496	0	20,496	19,298
Prepaid Income Taxes	0	10,014	10,014	10,541
Prepaid Insurance	65,191	0	65,191	61,207
TOTAL ASSETS	\$790,659	\$2,320,390	\$3,111,049	\$2,763,680
Liabilities				
Accounts Payable	\$274,541	\$7,475	\$282,016	\$91,170
Prepaid Worldmark Dues	0	0	0	0
Prepaid EHOA Dues	8,766	0	8,766	3,550
Property Tax Payable	0	0	0	0
Total Liabilities	\$283,307	\$7,475	\$290,783	\$94,720
Beginning Fund Balance	\$532,031	\$2,132,952	\$2,664,983	\$2,404,614
Net Income	(24,679)	179,962	155,283	264,346
Ending Fund Balance	\$507,352	\$2,312,914	\$2,820,266	\$2,668,960
TOTAL LIABILITIES AND FUND BALANCES	\$790,659	\$2,320,390	\$3,111,049	\$2,763,680

**Eagle Crest Master Association
Budget Comparison Report - ECMA Facilities
for the period ending December 31, 2023
(Unaudited and subject to adjustment)**

	10/01/2023 - 12/31/2023			Year to Date 01/01/2023 - 12/31/2023						10/01/2022 - 12/31/2022	
	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	0	\$0	40,761	100%	40,761	\$0	40,761	\$0	0	\$0
36210 - Rent - Equestrian Center	1,500	1,500	\$0	5,000	83%	6,000	(\$1,000)	5,000	\$0	0	\$1,500
<u>Total Commercial Rent</u>	1,500	1,500	0	45,761	98%	46,761	(1,000)	45,761	0	0	1,500
<u>Dues</u>											
39520 - Dues - VROA	32,364	32,364	\$0	129,456	100%	129,456	\$0	129,456	\$0	30,504	\$1,860
39530 - Dues - Fairway Vista	8,352	8,352	\$0	33,408	100%	33,408	\$0	33,408	\$0	7,872	\$480
39540 - Dues - RiverView Vista	12,267	12,267	\$0	49,068	100%	49,068	\$0	49,068	\$0	11,562	\$705
39550 - Dues - EHOA	47,502	47,502	\$0	190,008	100%	190,008	\$0	190,008	\$0	44,772	\$2,730
39560 - Dues - River Run Properties LLC	1,044	1,044	\$0	4,176	100%	4,176	\$0	4,176	\$0	984	\$60
39570 - Dues - Worldmark	21,402	21,402	\$0	85,608	100%	85,608	\$0	85,608	\$0	20,172	\$1,230
39580 - Dues - Conference Center	1,044	1,044	\$0	4,176	100%	4,176	\$0	4,176	\$0	984	\$60
39590 - Dues - Eagle Crest Hotel	8,352	8,352	\$0	33,408	100%	33,408	\$0	33,408	\$0	7,872	\$480
<u>Total Dues</u>	132,327	132,327	0	529,308	100%	529,308	0	529,308	0	124,722	7,605
<u>Other Income</u>											
35120 - Misc Income	20	0	\$20	140	0%	0	\$140	0	140	20	\$0
35XXX - JUEA - ECAG Fees	31,308	31,308	\$0	125,233	100%	125,233	\$0	125,233	0	28,747	\$2,561
36XXX - RV Pool Passes: Worldmark	0	313	(\$313)	0	0%	1,250	(\$1,250)	0	0	0	\$0
36070 - Sub Association Billing Fee Rev	2,275	2,317	(\$42)	9,256	100%	9,269	(\$13)	9,256	0	2,064	\$211
39180 - Bank Interest Income	4,373	0	\$4,373	8,477	0%	0	\$8,477	120	\$8,357	0	\$4,373
<u>Total Other Income</u>	37,976	33,938	4,038	143,106	105%	135,752	7,354	134,609	8,497	30,831	7,145
Total Income	\$ 171,803	\$ 167,765	\$ 4,038	\$ 718,175	101%	\$ 711,821	\$ 6,354	\$ 709,678	\$ 8,497	\$ 155,553	\$ 16,250
Expense											
<u>Contracted Services</u>											
60236 - Management Fees	7,198	\$7,198	\$0	\$28,790	100%	\$28,790	\$0	\$28,790	0	6,472	\$726
60304 - Safety Services Fee	13,761	13,761	0	55,043	100%	55,043	0	55,043	0	12,648	\$1,113
60305 - Pools and Spa Services	4,602	4,602	0	18,407	100%	18,407	0	18,407	0	4,229	\$373
60306 - Accounting Fee	4,714	4,714	0	18,855	100%	18,855	0	18,855	0	4,333	\$381

Eagle Crest Master Association
Budget Comparison Report - ECMA Facilities
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(Unaudited and subject to adjustment)

	10/01/2023 - 12/31/2023			Year to Date 01/01/2023 - 12/31/2023						10/01/2022 - 12/31/2022	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Actual to Budget	Forecast	Actual to Forecast	Actual	Variance
60307 - Resort Manager Fee	9,472	9,472	0	37,886	100%	37,886	0	37,886	0	8,705	\$767
60344 - Landscaping	41,210	41,210	0	164,839	100%	164,839	0	164,839	\$0	37,876	\$3,334
<u>Total Contracted Services</u>	80,955	80,955	0	323,820	100%	323,820	0	323,820	0	74,263	6,692
<u>Dues Expense</u>											
60308 - Reserve Contribution Master	20,000	20,000	0	80,000	100%	80,000	0	80,000	0	17,212	\$2,788
60308 - Reserve Cont - Golf Course Rsv	0	0	0	51,319	100%	51,319	0	51,319	\$0	4,000	(\$4,000)
<u>Total Dues Expense</u>	20,000	20,000	0	131,319	100%	131,319	0	131,319	0	21,212	(1,212)
<u>Grounds Maintenance</u>											
60343 - Front Pasture Mtc	0	0	0	10,862	100%	10,862	0	10,862	0	0	\$0
60361 - Snow Removal	242	0	242	1,958	26%	7,500	(5,542)	7,500	(5,542)	2,637	(\$2,395)
60382 - Ladder Fuel Reduction	5,005	6,000	(995)	10,405	43%	24,000	(13,595)	11,400	(\$995)	1,200	\$3,805
<u>Total Grounds Maintenance</u>	5,247	6,000	(753)	23,225	55%	42,362	(19,137)	29,762	(6,537)	3,837	1,410
<u>Operating Supplies</u>											
60190 - Postage, Delivery, & Communication	1,910	692	1,218	1,910	69%	2,769	(859)	2,769	(859)	0	\$1,910
60191 - Voting & Ballot Services	0	2,759	(2,759)	3,161	115%	2,759	402	3,161	\$0	0	\$0
<u>Total Operating Supplies</u>	1,910	3,451	(1,541)	5,071	92%	5,528	(457)	5,930	(859)	0	1,910
<u>Other Expense</u>											
60163 - Director Travel	585	451	134	1,041	58%	1,804	(763)	1,804	(\$763)	907	(\$322)
60xxx - JUEA - ECAG Fees	31,308	31,308	0	125,233	100%	125,233	0	125,233	0	28,747	\$2,561
<u>Total Other Expense</u>	31,893	31,759	134	126,274	99%	127,037	(763)	127,037	(763)	29,654	2,239
<u>Professional Fees</u>											
60147 - Audit & Tax Services	8,350	8,350	0	8,350	100%	8,350	0	8,350	0	0	\$8,350
60142 - Sub Association Billing Fee	2,275	2,317	(42)	9,256	100%	9,269	(13)	9,256	0	2,064	\$211
60140 - Bank Charges	0	0	0	15	0%	0	15	0	15	0	\$0
60252 - Legal / Prof. Services	2,597	750	1,847	6,865	229%	3,000	3,865	5,469	1,396	1,346	\$1,251
60302 - Consultant Fees	6,545	3,649	2,896	19,558	134%	14,597	4,961	30,500	(\$10,942)	6,429	\$116
<u>Total Professional Fees</u>	19,767	15,067	4,700	44,044	125%	35,216	8,828	53,575	(9,531)	9,839	9,928
<u>Repair & Maintenance</u>											

Eagle Crest Master Association
Budget Comparison Report - ECMA Facilities
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(Unaudited and subject to adjustment)

	10/01/2023 - 12/31/2023			Year to Date 01/01/2023 - 12/31/2023						10/01/2022 - 12/31/2022	
	Actual	Budget	Variance	YTD Actual	% of Budget	Annual Budget	Actual to Budget	Forecast	Actual to Forecast	Actual	Variance
60336 - Repair & Mtc	943	3,500	(2,557)	11,705	84%	14,000	(2,295)	12,601	(896)	5,614	(\$4,671)
60353 - Red Tail Hawk Pool R&M	1,540	2,000	(460)	10,517	131%	8,000	2,517	10,887	(\$370)	4,681	(\$3,141)
<u>Total Repair & Maintenance</u>	<u>2,483</u>	<u>5,500</u>	<u>(3,017)</u>	<u>22,222</u>	<u>101%</u>	<u>22,000</u>	<u>222</u>	<u>23,488</u>	<u>(1,266)</u>	<u>10,295</u>	<u>(7,812)</u>
<u>Sport Center</u>											
60237 - Rent	0	0	0	600	100%	600	0	600	\$0	0	\$0
<u>Total Sport Center</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>600</u>	<u>100%</u>	<u>600</u>	<u>0</u>	<u>600</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Taxes and Insurance</u>											
80250 - Real Estate Taxes	1,166	1,004	162	4,132	103%	4,014	118	4,132	(0)	989	\$177
80355 - Insurance Deductible	0	-	0	-	0%	0	0	-	0	0	\$0
80350 - Liability & Property Insurance	6,836	6,516	320	26,749	103%	26,064	685	26,749	(\$0)	6,637	\$199
<u>Total Taxes and Insurance</u>	<u>8,002</u>	<u>7,520</u>	<u>483</u>	<u>30,880</u>	<u>103%</u>	<u>30,078</u>	<u>802</u>	<u>30,881</u>	<u>(1)</u>	<u>7,626</u>	<u>376</u>
<u>Utilities</u>											
60360 - Waste Removal	1,860	1,692	168	6,478	96%	6,766	(288)	5,446	1,032	1,313	\$547
60501 - Electricity	578	590	(12)	2,361	100%	2,359	2	2,312	\$49	504	\$74
<u>Total Utilities</u>	<u>2,438</u>	<u>2,281</u>	<u>157</u>	<u>8,839</u>	<u>97%</u>	<u>9,125</u>	<u>(286)</u>	<u>7,758</u>	<u>1,081</u>	<u>1,817</u>	<u>621</u>
Total Expense	\$ 172,695	\$ 172,533	\$ 162	\$ 716,295	99%	\$ 727,085	\$ (10,790)	\$ 734,170	\$ (17,875)	\$ 158,543	\$ 14,152
Operating Net Income	<u>\$ (892)</u>	<u>\$ (4,768)</u>	<u>\$ 3,876</u>	<u>\$ 1,880</u>	<u>-12%</u>	<u>\$ (15,264)</u>	<u>\$ 17,144</u>	<u>\$ (24,492)</u>	<u>\$ 26,372</u>	<u>\$ (2,990)</u>	<u>\$ 2,098</u>
Beginning Fund Balance -01/01/2023				\$ 61,579		\$ 61,561		\$ 61,579			
Ending Fund Balance -12/31/2023				\$ 63,460		\$ 46,298		\$ 37,087	\$ 26,373		

**Eagle Crest Master Association
Budget Comparison Report - ECMA Sports Center
for the period ending December 31, 2023**

(Unaudited and subject to adjustment)

	10/01/2023 -12/31/2023			Year to Date 01/01/2023 - 12/31/2023						10/01/2022 - 12/31/2022	
	Actual	Budget	Variance	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
<u>Total Commercial Rent</u>	-	-	-	-	-	-	-	-	-	-	-
<u>Other Income</u>											
35230 - Merchant Sales	12,012	18,750	(6,738)	78,322	104%	75,000	3,322	70,953	\$7,369	10,559	\$1,453
36430 - Bike rentals	5,288	15,217	(9,929)	61,260	101%	60,866	394	61,243	\$17	4,124	\$1,164
36420 - Paddle Board Revenue	-	25	(25)	-	0%	100	(100)	100	(\$100)	-	\$0
36050 - Tennis Lesson Revenue	3,375	1,916	1,459	11,489	150%	7,665	3,824	11,054	\$435	2,675	\$700
36070 - Tennis Court Fee Revenue	745	390	355	2,365	152%	1,560	805	2,220	\$145	560	\$185
36050 - Tennis Lesson Guest Fees	80	65	15	300	115%	260	40	265	\$35	25	\$55
39020 - Guest Fees	4,050	7,779	(3,729)	28,255	91%	31,115	(2,860)	29,280	(\$1,025)	4,900	(\$850)
35120 - Misc Income - Express Pass Share	73,624	25,000	48,624	73,624	0%	25,000	48,624	50,000	\$23,624	51,852	\$21,772
<u>Total Other Income</u>	99,174	69,142	30,032	255,615	127%	201,566	54,049	225,115	30,500	74,695	24,479
<u>Sport Center</u>											
39520 - Sport Center- VROA	52,590	52,590	-	210,360	100%	210,360	-	210,360	\$0	67,343	(14,753)
39610 - Sport Center - Fairway Vista	3,126	3,125	1	12,501	100%	12,501	-	12,501	\$0	2,957	169
39620 - Sport Center - FVE Fractional	545	547	(2)	2,186	100%	2,186	-	2,186	\$0	562	(17)
39630 - Sport Center - RVVE Fractional	4,554	4,555	(1)	18,219	100%	18,219	-	18,219	\$0	4,857	(303)
39640 - Sport Center - RiverView Vista	1,896	1,898	(2)	7,590	100%	7,590	-	7,590	\$0	1,690	206
39650 - Sport Center - RECOA	73,798	73,798	-	295,192	100%	295,192	-	295,192	\$0	68,214	5,584
39660 - Sport Center - Eagle Creek Frac	206	186	20	824	100%	824	-	824	\$0	196	10
39670 - Sport Center - Eagle Springs Frac	68	69	(1)	275	100%	275	-	275	\$0	66	2
39680 - Sport Center - EHOA	20,312	20,314	(2)	81,254	100%	81,254	-	81,254	\$0	19,217	1,095
39690 - Sport Center - Worldmark	33,645	33,645	-	134,580	100%	134,580	-	134,580	\$0	42,898	(9,253)
39695 -Sport Center - Worldmark at Eagle Ridge	5,457	5,456	1	21,825	100%	21,825	-	21,825	\$0	5,353	104
<u>Total Sport Center</u>	196,197	196,182	16	784,806	100%	784,806	-	784,806	-	213,353	(17,156)
Total Income	\$ 295,371	\$ 265,323	\$ 30,048	\$ 1,040,421	105%	\$ 986,372	\$ 54,049	\$ 1,009,921	\$ 30,500	\$ 288,048	\$ 7,323
Expense											
<u>Contracted Services</u>											
60236 - Management Fees	15,044	\$15,045	(\$0)	\$60,178	100%	\$60,178	(\$0)	\$60,178	(\$0)	14,901	143
60256 - Pools & Spas Service Fee	9,056	9,056	(0)	36,223	100%	36,223	(0)	36,223	(\$0)	8,323	733
60304 - Safety Services Fee	10,701	10,701	0	42,803	100%	42,803	0	42,803	\$0	9,835	866
60306 - Accounting Fee	17,147	17,147	0	68,588	100%	68,588	0	68,588	\$0	15,760	1,387
60307 - Resort Manager Fee	2,522	2,522	-	10,089	100%	10,089	-	10,089	\$0	2,318	204
60312 - Night Audit Fee	3,891	3,891	(0)	15,565	100%	15,565	(0)	15,565	(\$0)	3,577	314

Eagle Crest Master Association
Budget Comparison Report - ECMA Sports Center
for the period ending December 31, 2023

(Unaudited and subject to adjustment)

	10/01/2023 -12/31/2023			Year to Date 01/01/2023 - 12/31/2023						10/01/2022 - 12/31/2022	
	Actual	Budget	Variance	Actual	% of Budget	Annual Budget	Variance Actual to Budget	Forecast	Variance Actual to Forecast	Actual	Variance
60318 - Janitorial	6,550	6,512	39	25,517	98%	26,047	(530)	23,955	\$1,562	5,985	565
60344 - Landscaping	4,258	4,258	-	17,033	100%	17,033	-	17,033	\$0	3,914	344
Total Contracted Services	69,170	69,132	39	275,996	100%	276,526	(530)	274,434	1,562	64,613	4,557
Cost of Goods											
45230 - Cost of Merchant Sales	5,582	9,563	(3,981)	40,494	106%	38,250	2,244	42,572	(\$2,078)	4,549	1,033
45230 - Cost of Commissions - Tennis	2,412	1,500	912	8,342	139%	6,000	2,342	8,390	(\$48)	2,006	406
45230 - Cost of Commissions - Bikes	3,966	11,413	(7,447)	45,945	101%	45,650	295	45,932	\$13	3,093	873
Total Cost of Goods	11,959	22,475	(10,516)	94,782	105%	89,900	4,882	96,894	(2,112)	9,648	2,311
Dues Expense											
60308 - Reserve Contribution	40,000	40,000	(0)	160,000	100%	160,000	(0)	160,000	(\$0)	38,063	1,937
Total Dues Expense	40,000	40,000	(0)	160,000	100%	160,000	(0)	160,000	(0)	38,063	1,937
Grounds Maintenance											
60361 - Snow Removal	-	-	-	-	0%	12,500	(12,500)	12,500	(\$12,500)	-	-
Total Grounds Maintenance	-	-	-	-	0%	12,500	(12,500)	12,500	(12,500)	-	-
Operating Supplies											
60103 - Operating Supplies	3,582	5,000	(1,418)	14,037	70%	20,000	(5,963)	16,102	(\$2,065)	5,728	(2,146)
60110 - Hayward Lease	2,865	2,869	(4)	11,472	100%	11,476	(4)	11,476	(\$4)	-	2,865
60200 - Licenses and Permits	2,176	797	1,380	2,376	75%	3,186	(810)	2,317	\$59	2,117	59
60280 - Uniforms	999	394	605	1,900	120%	1,577	323	1,577	\$323	646	353
60281 - Laundry and Dry Cleaning	3,640	6,055	(2,415)	22,485	93%	24,220	(1,735)	22,796	(\$311)	3,922	(282)
Total Operating Supplies	13,262	15,115	(1,853)	52,270	86%	60,459	(8,189)	54,268	(1,998)	12,413	849
Other Expense											
60311 - Travel	24	125	(101)	24	5%	500	(476)	500	(\$476)	-	24
Total Other Expense	24	125	(101)	24	5%	500	(476)	500	(476)	-	24
Professional Fees											
60143 - Credit Card Commissions	1,573	1,087	486	7,564	174%	4,348	3,216	6,478	\$1,086	1,353	220
Total Professional Fees	1,573	1,087	486	7,564	174%	4,348	3,216	6,478	1,086	1,353	220
Repair & Maintenance											
60336 - Repair & Mtc	6,195	9,375	(3,180)	27,424	73%	37,500	(10,076)	25,914	\$1,510	(893)	7,088
Total Repair & Maintenance	6,195	9,375	(3,180)	27,424	73%	37,500	(10,076)	25,914	1,510	(893)	7,088
Sport Center											
60261 - Sport Center Payroll	62,462	68,342	(5,879)	267,150	98%	273,367	(6,217)	258,038	\$9,112	50,818	11,644
Total Sport Center	62,462	68,342	(5,879)	267,150	98%	273,367	(6,217)	258,038	9,112	50,818	11,644

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Budget Comparison Report - ECMA Sports Center
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<u>Taxes and Insurance</u>											
80250 - Real Estate Taxes	7,319	6,558	761	26,702	102%	26,232	470	26,702	\$0	6,461	858
80355 - Insurance Deductible	-	-	-	-	0%	10,000	(10,000)	-	\$0	-	-
80350 - Liability & Property Insurance	13,492	12,811	681	50,900	99%	51,245	(345)	50,900	\$0	12,469	1,023
Total Taxes and Insurance	20,811	19,369	1,442	77,603	89%	87,477	(9,874)	77,602	1	18,930	1,881
<u>Utilities</u>											
60160 - Cable/Satellite Television	542	505	37	2,122	105%	2,018	104	2,076	\$46	464	78
60260 - Telecommunications	714	448	266	2,718	152%	1,790	928	2,815	(\$97)	500	214
60360 - Waste Removal	1,468	1,451	17	5,109	88%	5,803	(694)	5,110	(\$1)	1,305	163
60501 - Electricity	3,813	4,767	(954)	16,417	86%	19,068	(2,651)	16,849	(\$432)	4,043	(230)
60502 - Gas - Propane	10,972	17,700	(6,728)	44,012	62%	70,801	(26,789)	53,606	(\$9,594)	17,127	(6,155)
60505 - Water	2,220	2,220	-	8,880	100%	8,880	-	8,880	\$0	2,220	-
Total Utilities	19,728	27,090	(7,362)	79,259	73%	108,360	(29,101)	89,336	(10,077)	25,659	(5,931)
Total Expense	\$ 245,184	\$ 272,109	\$ (26,925)	\$ 1,042,070	94%	\$ 1,110,937	\$ (68,867)	\$ 1,055,964	\$ (13,894)	\$ 220,604	\$ 24,580
Operating Net Income	\$ 50,186	\$ (6,786)	\$ 56,973	\$ (1,650)	1%	\$ (124,565)	\$ 122,915	\$ (46,043)	\$ 44,393	\$ 67,444	\$ (17,258)
Beginning Fund Balance -01/01/2023				\$ 251,885		\$ 204,192		\$ 255,336			
Ending Fund Balance -12/31/2023				\$ 250,235		\$ 79,627		\$ 209,293	\$ 40,942		

**Eagle Crest Master Association
Budget Comparison Report - ECMA Water/Sewer
for the period ending December 31, 2023**

(Unaudited and subject to adjustment)

	10/01/2023 - 12/31/2023			Year to Date 01/01/2023 - 12/31/2023					10/01/2022 - 12/31/2022		
	Actual	Budget	Variance	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	\$ 27,528	\$ 27,528	\$ -	\$ 110,112	100%	\$ 110,112	\$ -	\$ 110,112	\$ -	\$ 27,528	\$ -
39720 - Water & Sewer - ECMA Spts Ctr	2,220	2,220	-	8,880	100%	8,880	-	8,880	-	2,220	-
39730 - Water & Sewer - Fairway Vista	7,104	7,104	-	28,416	100%	28,416	-	28,416	-	7,104	-
39740 - Water & Sewer - RiverView Vista	10,434	10,434	-	41,736	100%	41,736	-	41,736	-	10,434	-
39750 - Water & Sewer - EHOA	39,072	39,072	-	156,288	100%	156,288	-	156,288	-	39,072	-
39760 - Water & Sewer - EHOA (undeveloped)	405	406	(0)	1,622	100%	1,622	-	1,622	-	406	(1)
39770 - Water & Sewer - River Run Properties	666	666	-	2,664	100%	2,664	-	2,664	-	666	-
39780 - Water & Sewer - Worldmark	18,204	18,204	-	72,816	100%	72,816	-	72,816	-	18,204	-
39790 - Water & Sewer - Pro Shop	1,332	1,332	-	5,328	100%	5,328	-	5,328	-	1,332	-
39840 - Water & Sewer - Hotel	15,984	15,984	-	63,936	100%	63,936	-	63,936	-	15,984	-
39850 - Water & Sewer - Conference Ctr	1,110	1,110	-	4,440	100%	4,440	-	4,440	-	1,110	-
39860 - Water & Sewer - Maint/Golf	222	222	-	888	100%	888	-	888	-	222	-
Total Water & Sewer	124,281	124,282	(0)	497,126	100%	497,126	-	497,126	-	124,282	(1)
Other Income - Chase Cost Sharing Agreement	-	614	-	614	100%	614	0	614	0	-	-
Misc Income - Water Sharing Rights	-	-	-	-	-	-	-	-	-	-	-
Total Income	\$ 124,281	\$ 124,896	\$ (0)	\$ 497,740	100%	\$ 497,740	\$ 0	\$ 497,740	\$ 0	\$ 124,282	\$ (1)
Expense											
<u>Contracted Services</u>											
60236 - Management Fees	\$6,002	\$6,002	\$0	\$24,008	100%	\$24,008	\$0	\$24,008	0	\$5,457	\$545
60304 - Safety Services Fee	6,678	6,678	(0)	26,713	100%	26,713	(0)	26,713	-	6,138	\$ 540
60306 - Accounting Fee	4,265	4,265	(0)	17,059	100%	17,059	(0)	17,059	-	3,920	\$ 345
60366 - Utility System Mgmt Fee	20,655	26,265	(5,610)	86,120	82%	105,060	(18,940)	91,731	(5,611)	17,216	\$ 3,439
Total Contracted Services	37,600	43,210	(5,610)	153,900	89%	172,840	(18,940)	159,511	(5,611)	32,731	4,869
<u>Dues Expense</u>											
60308 - Reserve Contribution	38,144	38,144	(0)	152,575	100%	152,575	(0)	152,575	(0)	37,324	\$ 820
Total Dues Expense	38,144	38,144	(0)	152,575	100%	152,575	(0)	152,575	(0)	37,324	820
<u>Operating Supplies</u>											
60200 - Licenses and Permits	75	375	(300)	1,437	96%	1,500	(63)	1,437	(0)	75	-
60300 - Dues and Subscriptions	-	38	(38)	-	0%	150	(150)	150	(150)	-	-
Total Operating Supplies	75	413	(338)	1,437	87%	1,650	(213)	1,587	(150)	75	-

**Eagle Crest Master Association
Budget Comparison Report - ECMA Water/Sewer
for the period ending December 31, 2023**

(Unaudited and subject to adjustment)

	10/01/2023 -12/31/2023			Year to Date 01/01/2023 - 12/31/2023						10/01/2022 - 12/31/2022	
	Actual	Budget	Variance	Actual	% of Budget	Annual Budget	Variance Actual to Budget	Forecast	Variance Actual to Forecast	Actual	Variance
<u>Professional Fees</u>											
60252 - Legal / Prof. Services	-	375	(375)	1,875	125%	1,500	375	2,000	(125)	- \$	-
60235 - Water Rights Transfer Cost	-	-	-	-			-	-	-	- \$	-
60XXX - USPC Travel/Admin		250	(250)			1,000	(1,000)	1,000			
60302 - Consultant Fees	19,861	6,875	12,986	34,777	126%	27,500	7,277	27,500	7,277	890 \$	18,971
Total Professional Fees	19,861	7,500	12,361	36,652	122%	30,000	6,652	30,500	7,152	890	18,971
<u>Repair & Maintenance</u>											
60336 - Repair & Mtc	3,291	2,500	791	3,291	33%	10,000	(6,709)	7,500	(4,209)	1,550 \$	1,741
60369 - Product Quality Testing	830	1,575	(745)	3,103	49%	6,300	(3,197)	6,300	(3,197)	4,991 \$	(4,161)
Total Repair & Maintenance	4,121	4,075	46	6,394	39%	16,300	(9,906)	13,800	(7,406)	6,541	(2,420)
<u>Taxes and Insurance</u>											
80250 - Real Estate Taxes	2,363	2,232	131	8,960	100%	8,928	32	8,960	(0)	2,199 \$	164
80355 - Insurance Deductible	-	-	-	-	0%	-	-	-	-	- \$	-
80350 - Liability & Property Insurance	1,402	1,333	69	5,288	99%	5,330	(42)	5,288	0	1,296 \$	106
Total Taxes and Insurance	3,765	3,565	200	14,248	100%	14,258	(10)	14,248	0	3,495	270
<u>Utilities</u>											
60501 - Electricity	7,742	9,942	(2,200)	38,190	96%	39,766	(1,576)	39,959	(1,769)	9,509 \$	(1,767)
60505 - Water	304	1,420	(1,115)	2,137	38%	5,679	(3,542)	3,520	(1,383)	- \$	304
Total Utilities	8,046	11,361	(3,315)	40,327	89%	45,445	(5,118)	43,479	(3,152)	9,509	(1,463)
Total Water Expense	111,611	108,267	3,344	405,533	94%	433,068	(27,535)	415,700	(9,167)	90,565	21,046
Operating Net Income - Water	12,671	16,629	(3,344)	92,207	143%	64,672	27,535	82,040	9,167	33,717	(21,046)
Sewer:											
<u>Contracted Services</u>											
60236 - Management Fees	1,979	1,980	(0)	7,918	100%	7,918	(0)	7,918	(0)	1,817 \$	162
60366 - Utility System Mgmt Fee	16,783	21,490	(4,706)	69,980	81%	85,958	(15,978)	74,686	(4,706)	13,990 \$	2,793
Total Contracted Services	18,763	23,469	(4,706)	77,898	83%	93,876	(15,978)	82,604	(4,706)	15,807	2,956
<u>Operating Supplies</u>											
60103 - Operating Supplies	-	19	(19)	-	-	75	(75)	75	(75)	- \$	-
60200 - Licenses and Permits	-	432	(432)	1,791	104%	1,728	63	1,791	0	- \$	-
Total Operating Supplies	-	451	(451)	1,791	99%	1,803	(12)	1,866	(75)	-	-

**Eagle Crest Master Association
Budget Comparison Report - ECMA Water/Sewer
for the period ending December 31, 2023**

(Unaudited and subject to adjustment)

	10/01/2023 - 12/31/2023			Year to Date 01/01/2023 - 12/31/2023					10/01/2022 - 12/31/2022		
	Actual	Budget	Variance	Actual	% of Budget	Annual Budget	Variance Actual to Budget	Forecast	Variance Actual to Forecast	Actual	Variance
<u>Professional Fees</u>											
60252 - Legal & Professional Fees	-	250	(250)	188	-	1,000	(813)	188	(1)	-	\$ -
60XXX - USPC Travel/Admin		-	-	-	-	-	-	1,000	(1,000)		
60302 - Consultant Fees	14,704	5,850	8,854	21,039	90%	23,400	(2,361)	23,400	(2,361)	890	\$ 13,814
<u>Total Professional Fees</u>	14,704	6,100	8,604	21,227	87%	24,400	(3,173)	24,588	(3,361)	890	13,814
<u>Repair & Maintenance</u>											
60xxx - Geo-mapping	-	-	-	-	0%	-	-	-	-	-	\$ -
60336 - Repair & Mtc	-	1,656	(1,656)	3,753	57%	6,625	(2,872)	6,625	(2,872)	-	\$ -
60346 - ECX Operations	2,514	2,544	(30)	10,055	99%	10,176	(121)	10,055	(0)	2,338	\$ 176
60369 - Product Quality Testing	652	750	(98)	2,393	80%	3,000	(607)	2,149	244	581	\$ 71
<u>Total Repair & Maintenance</u>	3,166	4,950	(1,785)	16,201	82%	19,801	(3,600)	18,829	(2,628)	2,919	247
Total Sewer Expense	36,633	34,970	1,663	117,117	84%	139,880	(22,763)	127,887	(10,770)	19,616	17,017
Operating Net Income - Sewer	(36,633)	(34,970)	(1,663)	(117,117)	84%	(139,880)	22,763	(127,887)	10,770	(19,616)	(17,017)
Net Operating Income - Water/Sewer	\$ (23,962)	\$ (18,341)		\$ (24,910)	33%	\$ (75,208)	\$ 50,298	\$ (45,847)	\$ 19,937	\$ 14,101	\$ (38,063)
Beginning Fund Balance -01/01/2023				\$ 218,567		\$ 204,440		\$ 221,282			
Ending Fund Balance -12/31/2023				\$ 193,657		\$ 129,232		\$ 175,435	\$ 18,222		

**Eagle Crest Master Association - Reserve
Budget Comparison
for the period ending December 31, 2023**

Facilities	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$80,000	\$80,000	\$0
35120- Miscellaneous Revenue			-
39180 - Bank Interest Income	20,047	8,853	(11,194)
Total Income	100,047	88,853	(11,194)
Expense			
60336 - Repair & Mtc	75,481	24,422	(51,059)
Total Expense	75,481	24,422	(51,059)
Net Income	24,567	\$64,431	\$39,864
Reserve Fund Balance 01/01/2023	\$645,818		
Reserve Fund Balance 12/31/23	\$670,385		
Utilities			
	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$112,575	\$112,575	\$0
39180 - Bank Interest Income	37,177	12,277	(24,900)
Total Income	149,752	124,852	(24,900)
Expense			
60336 - Repair & Mtc	-	35,098	35,098
Total Expense	-	35,098	35,098
Net Income	\$149,752	\$89,754	(\$59,998)
Reserve Fund Balance 01/01/2023	\$1,094,069		
Reserve Fund Balance 12/31/23	\$1,243,821		

Water System Infr	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$40,000	\$40,000	\$0
39180 - Bank Interest Income	6,777	3,364	(3,413)
Total Income	46,777	43,364	(3,413)
Expense			
60336 - Repair & Mtc	6,284	25,574	19,290
Total Expense	6,284	25,574	19,290
Net Income	\$40,494	\$17,790	(\$22,704)
Reserve Fund Balance 01/01/2023	\$186,337		
Reserve Fund Balance 12/31/23	\$226,831		
Golf Course			
	Actual	Annual Budget	Variance
Income			
39510 - Dues - Revenue	\$51,319	\$51,319	\$0
39180 - Bank Interest Income	5,150	-	
Total Income	56,469	51,319	-
Expense			
60336 - Repair & Mtc	91,319	29,883	(61,436)
Total Expense	91,319	29,883	(61,436)
Net Income	(\$34,850)	\$21,436	\$61,436
Reserve Fund Balance 01/01/2023	\$206,728		
Reserve Fund Balance 12/31/23	\$171,878		