

# ENCLAVE AT BROADMOOR GLEN HOA

**OPERATING INCOME:** **2016 Budget** \$24 increase for 2016

MONTHLY DUES \$264x76	240,768	
INTEREST INCOME	20	
LATE FEES/NSF CHARGES	500	
<b>GROSS INCOME:</b>	<b><u>\$241,288</u></b>	

**OPERATING EXPENSE:**

ACCOUNTING	1000	Review & Tax Return
ADMIN COST	2000	Copies, Postage, etc.
CONCRETE	5000	
DECK REPAIR	3000	
ELECTRIC	350	Sprinkler Clocks
GENERAL MAINTENANCE	10000	
GUTTER REPAIR	5000	Repair, replace, & fall clean
INSURANCE	46000	10% increase, 1 deductible
LANDSCAPING	3000	Plant material/ hardscape
LEGAL	1500	Collections & Legal Services
(Reimb. For Collections)	-1000	Billed back to delinquent owners
LAWN CONTRACT	26340	No increase for 2016
MANAGEMENT FEE	14843	5% increase for 2016, first since 2011
PAINTING	23840	Paint 18 units, Stain 11 decks- 2016
PEST CONTROL	500	Stinging & Biting only (and voles)
ROOF REPAIR	12000	
SNOW REMOVAL	15000	
SPRINKLER REPAIR	2500	
TRASH	8850	Includes fuel surcharges
TREE MAINTENANCE	5500	Spray, Prune
WATER	27600	
<b>TOTAL OPERATING EXP:</b>	<b><u>\$212,823</u></b>	

**RESERVES:** **28,465**

**TOTAL EXPENSES:** **\$241,288**

**DUES HISTORY**

2009- \$225	2014-\$240
2010- \$225	2015- \$240
2011- \$225	2016- \$264
2012- \$225	
2013- \$225	