

ENCLAVE AT BROADMOOR GLEN HOA

OPERATING INCOME: **2016 Budget** **2017 Budget** \$8 increase for 2017

MONTHLY DUES	240,768	248,064	
INTEREST INCOME	20	20	
LATE FEES/NSF CHARGES	500	500	
GROSS INCOME:	<u>\$241,288</u>	<u>\$248,584</u>	

OPERATING EXPENSE:

ACCOUNTING	1000	1100	Review & Tax Return
ADMIN COST	2000	2000	Copies, Postage, etc.
CONCRETE	5000	2500	
DECK REPAIR	3000	2000	
ELECTRIC	350	360	Sprinkler Clocks
GENERAL MAINTENANCE	10000	10000	
GUTTER REPAIR	5000	5000	Repair, replace, & fall clean
INSURANCE	46000	48000	10% increase, 1 deductible
LANDSCAPING	3000	2000	Plant material/ hardscape
LEGAL	1500	1500	Collections & Legal Services
(Reimb. For Collections)	-1000	-1000	Billed back to delinquent owners
LAWN CONTRACT	26340	28974	10% increase for 2017
MANAGEMENT FEE	14843	14843	No increase
PAINTING	23840	23000	Paint 18 units, Stain 9 decks- 2017
PEST CONTROL	500	500	Stinging & Biting only (and voles)
ROOF REPAIR	12000	15000	
SNOW REMOVAL	15000	15000	
SPRINKLER REPAIR	2500	2500	
TRASH	8850	10000	Includes fuel surcharges
TREE MAINTENANCE	5500	5500	Spray, Prune
WATER	27600	28000	
TOTAL OPERATING EXP:	<u>\$212,823</u>	<u>\$216,777</u>	

RESERVES: **28,465** **31,807**

TOTAL EXPENSES: **\$241,288** **\$248,584**

DUES HISTORY

2009- \$225	2014- \$240
2010- \$225	2015- \$240
2011- \$225	2016- \$264
2012- \$225	2017- \$272
2013- \$225	