

# ENCLAVE AT BROADMOOR GLEN HOA

<b>OPERATING INCOME:</b>	<b>2018 Budget</b>	<b>2019 Budget</b>	
MONTHLY DUES	248,064	255,360	\$8 increase for 2019
INTEREST INCOME	20	20	
LATE FEES/NSF CHARGES	500	500	
<b>GROSS INCOME:</b>	<b><u>\$248,584</u></b>	<b><u>\$255,880</u></b>	
 <b>OPERATING EXPENSE:</b>			
ACCOUNTING	1100	1200	Review & Tax Return
ADMIN COST	2100	2100	Copies, Postage, etc.
CONCRETE	4000	4000	
DECK REPAIR	4000	4000	
ELECTRIC	380	500	Sprinkler Clocks
GENERAL MAINTENANCE	15000	15000	
GUTTER REPAIR	5000	3000	Repair, replace, & fall clean
INSURANCE	48000	51800	10% increase, 1 deductible (Higher both)
LANDSCAPING	2000	2000	Plant material/ hardscape
LEGAL	1000	1000	Collections & Legal Services
(Reimb. For Collections)	-500	-500	Billed back to delinquent owners
LAWN CONTRACT	30420	30420	
MANAGEMENT FEE	14843	14843	No increase
PAINTING	2200	0	
PEST CONTROL	500	500	Stinging & Biting only (and voles)
ROOF REPAIR	10000	5000	
SNOW REMOVAL	15000	15000	
SPRINKLER REPAIR	3000	3000	
TRASH	11700	12432	Includes fuel surcharges
TREE MAINTENANCE	6000	7500	Spray, Prune
WATER	28000	30000	
<b>TOTAL OPERATING EXP:</b>	<b><u>\$203,743</u></b>	<b><u>\$202,795</u></b>	
 <b>RESERVES:</b>	 <b>44,841</b>	 <b>53,085</b>	
 <b>TOTAL EXPENSES:</b>	 <b><u>\$248,584</u></b>	 <b><u>\$255,880</u></b>	

## **DUES HISTORY**

2014- \$240

2015- \$240

2016- \$264

2017- \$272

2018- \$272

2019- \$280