

ENCLAVE AT BROADMOOR GLEN HOA

OPERATING INCOME:	2019 Budget	2020 Budget	
MONTHLY DUES 76x\$300	255,360	273,600	\$20 increase for 2020
INTEREST INCOME	20	20	
LATE FEES/NSF CHARGES	500	500	
GROSS INCOME:	<u>\$255,880</u>	<u>\$274,120</u>	
 OPERATING EXPENSE:			
ACCOUNTING	1200	1500	Review & Tax Return
ADMIN COST	2100	2100	Copies, Postage, etc.
CONCRETE	4000	3000	
DECK REPAIR	4000	2000	
ELECTRIC	500	510	Sprinkler Clocks
GENERAL MAINTENANCE	15000	10000	
GUTTER REPAIR	3000	3000	Repair, replace, & fall clean
INSURANCE	51800	72729	10% increase over 2019 actuals
LANDSCAPING	2000	1000	Plant material/ hardscape
LEGAL	1000	4000	Collections, Gen Counsel, Poss Decs Amend
(Reimb. For Collections)	-500	-500	Billed back to delinquent owners
LAWN CONTRACT	30420	32256	Last year of wage related increase
MANAGEMENT FEE	14843	15276	1st increase since 2016
PAINTING	0	19350	18 units
PEST CONTROL	500	500	Stinging & Biting only (and voles)
ROOF REPAIR	5000	1500	
SNOW REMOVAL	15000	12500	
SPRINKLER REPAIR	3000	2000	
TRASH	12432	13776	Includes fuel surcharges
TREE MAINTENANCE	7500	7500	Spray, Prune
WATER	30000	31000	
TOTAL OPERATING EXP:	<u>\$202,795</u>	<u>\$234,997</u>	
 RESERVES:	 53,085	 39,123	
 TOTAL EXPENSES:	 <u>\$255,880</u>	 <u>\$274,120</u>	

DUES HISTORY

2014- \$240 2020-\$300

2015- \$240

2016- \$264

2017- \$272

2018- \$272

2019- \$280