

# ENCLAVE AT BROADMOOR GLEN HOA

<b>OPERATING INCOME:</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	
MONTHLY DUES 76x\$325	273,600	296,400	\$25/month increase for 2021
INTEREST INCOME	20	20	
LATE FEES/NSF CHARGES	500	500	
<b>GROSS INCOME:</b>	<b><u>\$274,120</u></b>	<b><u>\$296,920</u></b>	
 <b>OPERATING EXPENSE:</b>			
ACCOUNTING	1500	1500	Review & Tax Return
ADMIN COST	2100	2100	Copies, Postage, etc.
CONCRETE	3000	3000	
DECK REPAIR	2000	10000	
ELECTRIC	510	530	Sprinkler Clocks
GENERAL MAINTENANCE	10000	10000	
GUTTER REPAIR	3000	0	Repair, replace, & fall clean
INSURANCE	72729	104058	10% increase over 2020 actuals
LANDSCAPING	1000	1000	Plant material/ hardscape
LEGAL	4000	4435	Collections, Gen Counsel, Poss Decs Amend
(Reimb. For Collections)	-500	-500	Billed back to delinquent owners
LAWN CONTRACT	32256	33096	2.6% increase
MANAGEMENT FEE	15276	15276	no increase
PAINTING	19350	0	18 units
PEST CONTROL	500	500	Stinging & Biting only (and voles)
ROOF REPAIR	1500	0	
SNOW REMOVAL	12500	12500	
SPRINKLER REPAIR	2000	1000	
STORMWATER FEE		393	
TRASH	13776	14032	Includes fuel surcharges
TREE MAINTENANCE	7500	5000	Spray, Prune
WATER	31000	33000	
<b>TOTAL OPERATING EXP:</b>	<b><u>\$234,997</u></b>	<b><u>\$250,920</u></b>	
 <b>RESERVES:</b>	 <b>39,123</b>	 <b>46,000</b>	
 <b>TOTAL EXPENSES:</b>	 <b><u>\$274,120</u></b>	 <b><u>\$296,920</u></b>	

## **DUES HISTORY**

2014- \$240    2020-\$300

2015- \$240    2021-\$325

2016- \$264

2017- \$272

2018- \$272

2019- \$280