

**Enclave at Sun Canyon Home Owners Association  
Proposed 2019 Operating Budget**

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>\$Chg</u>	<u>%Diff</u>
<b>Income</b>				
Developer Dues	96,430	-	96,430	0%
Member Dues - Sun Canyon	66,976	223,880	(156,904)	234.27%
Capital - Sun Canyon	20,750	20,000	750	-3.61%
<b>Total Association Fee Income</b>	<b>184,156</b>	<b>243,880</b>	<b>(59,724)</b>	<b>32.43%</b>
<b>General &amp; Administration</b>				
Bank Fees	114	60	54	-47.55%
Professional & Legal Fees	-	5,000	(5,000)	0.00%
Accounting	7,200	7,500	(300)	4.17%
Licenses/Fees/Dues	30	30	-	0.00%
Management Fees	15,146	12,788	2,358	-15.57%
Postage	50	50	-	0.00%
Insurance	24,120	27,647	(3,527)	14.62%
<b>Total General &amp; Administration</b>	<b>46,660</b>	<b>53,075</b>	<b>(6,414)</b>	<b>13.75%</b>
<b>Repairs &amp; Maintenance</b>				
Maintenance Wages	22,049	25,000	(2,951)	13.38%
Contract Services	12,389	8,675	3,714	-29.98%
Landscape	21,376	27,000	(5,625)	26.31%
Holiday Décor	-	5,000	(5,000)	0.00%
Holiday Décor Reimbursement	-	(900)	900	0.00%
Roof Maintenance	3,305	10,000	(6,695)	202.57%
Building Exterior	14,183	19,000	(4,817)	33.96%
Lighting Repair	3,025	1,800	1,225	-40.50%
Snow Removal	11,596	24,751	(13,155)	113.44%
Snow Removal Reimbursement	-	(4,421)	4,421	0.00%
<b>Total Repairs &amp; Maintenance</b>	<b>87,922</b>	<b>115,905</b>	<b>(27,983)</b>	<b>31.83%</b>
<b>Utilities</b>				
Electric	4,543	5,500	(957)	21.07%
Water	14,484	18,850	(4,366)	30.14%
<b>Total Utilities</b>	<b>19,027</b>	<b>24,350</b>	<b>(5,323)</b>	<b>27.98%</b>
<b>Other Expenses</b>				
Property Taxes	546	550	(4)	0.68%
Future Reserve Accrual	30,000	30,000	-	0.00%
<b>Total Other Expenses</b>	<b>30,546</b>	<b>30,550</b>	<b>(4)</b>	<b>0.01%</b>
<b>Total Expenses</b>	<b>184,156</b>	<b>223,880</b>	<b>(39,724)</b>	<b>21.57%</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>0</b>	<b>20,000</b>	<b>(20,000)</b>	<b>0.00%</b>

# Enclave at Sun Canyon HOA Budget 2019

## CAPITAL RESERVE SCHEDULE/REPLACEMENT COST

ID #	Component Name	Useful Life (yrs)	Remaining Useful Life	Estimated	2019 BUDGET	2020	2021	2022	2023	2024	2025	2026	2027	2028
				Replacement Cost										
104	Balcony Decking - Seal	4	2	11,400		12,094				13,612				15,321
105	Balcony Decking - Resurface	24	22	53,200										
202	Asphalt - Seal/Repair Parking Lots - 4 Spots	4	2	10,000	10,000					11,941				13,439
321	Landscape Lights - Replace	5	3	3,150			3,442					3,990		
324	Exterior Lights - Replace	15	13	20,000										
403	Mailboxes - Replace	20	18	4,950										
700	Unit Placards - Replace	25	23	4,000										
701	Entry Doors - Replace	25	23	37,500										
702	Garage Doors - Replace	25	23	70,000										
703	Glass/Metal Doors - Replace	25	23	67,500										
1003	Irrigation Controllers - Replace	12	10	3,750										5,040
1107	Metal Railings - Repaint	4	2	11,100		11,776				13,254				14,917
1115	Metal Siding - Replace	30	28	20,300										
1127	Wood Surfaces - Paint (A)	2	0	38,500	39,655		42,070		44,632		47,350		50,234	
1127	Wood Surfaces - Paint (B)	5	3	21,600			23,603					27,362		
1128	Wood Surfaces - Partial Replace	15	13	17,050										
1130	Window/Door Caulking - Replace	25	23	76,500										
1250	Snowmelt Systems - Replace	30	28	196,500										
1301	Green Roofing - Replace	40	38	77,000										
1308	Metal Seam Roof - Replace	30	28	84,750										
1309	Built-Up Roof - Replace	18	16	108,000										
1705	Planters - Waterproof	20	18	6,000										
1901	Panels - Replace	15	13	5,250										
					\$ 49,655	\$ 23,870	\$ 69,115	\$ -	\$ 44,632	\$ 38,807	\$ 47,350	\$ 31,352	\$ 50,234	\$ 48,717
Anticipated Beginning Capital Balance Assumes Bad Debt W/O					\$ 75,071	\$ 55,416	\$ 62,146	\$ 24,243	\$ 56,079	\$ 43,920	\$ 38,236	\$ 24,671	\$ 27,779	\$ 12,695
Actual / Budgeted Reserve Placement					\$ 30,000	\$ 30,600	\$ 31,212	\$ 31,836	\$ 32,473	\$ 33,122	\$ 33,785	\$ 34,461	\$ 35,150	\$ 35,853
Special Assessment														
Net Income elected to be transferred to reserve														
Budgeted Capital Expenses (from above)					\$ (49,655)	\$ (23,870)	\$ (69,115)	\$ -	\$ (44,632)	\$ (38,807)	\$ (47,350)	\$ (31,352)	\$ (50,234)	\$ (48,717)
Anticipated Ending Capital Balance					\$ 55,416	\$ 62,146	\$ 24,243	\$ 56,079	\$ 43,920	\$ 38,236	\$ 24,671	\$ 27,779	\$ 12,695	\$ (169)