

**Enclave at Sun Canyon HOA  
2021 Operating Budget**

	2020 Actuals	2020 Budget	Variance	2020 Actuals	2021 Budget	Variance	% CHG
<b>Income</b>							
<b>Association Fee Income</b>							
40100-Member Dues	249,365	249,343	(22)	249,365	255,353	5,988	
<b>Total for 40000-Association Fee Income</b>	<b>249,365</b>	<b>249,343</b>	<b>(22)</b>	<b>249,365</b>	<b>255,353</b>	<b>5,988</b>	<b>2.40%</b>
<b>45000-Other Income</b>							
41600-Other Income	1,500	-	(1,500)	1,500	-	(1,500)	
45100-Interest Income Operating	59	-	(59)	59	-	(59)	
45150-Interest Income Reserve	20,930	-	(20,930)	20,930	-	(20,930)	
45200-Finance Charges / Late Fees	26,000	8,356	(17,644)	26,000	8,356	(17,644)	
45275-Reinvestment/Transfer Fees	102,475	15,000	(87,475)	102,475	30,000	(72,475)	
<b>Total for 45000-Other Income</b>	<b>150,964</b>	<b>23,356</b>	<b>(127,608)</b>	<b>150,964</b>	<b>38,356</b>	<b>(112,608)</b>	<b>-74.59%</b>
<b>Total Income</b>	<b>400,329</b>	<b>272,699</b>	<b>(127,630)</b>	<b>400,329</b>	<b>293,710</b>	<b>(106,620)</b>	<b>-26.63%</b>
<b>Expense</b>							
<b>50000-General &amp; Administration</b>							
50200-Bank Fees	75	180	105	75	180	105	
50300-Legal and Professional Fees	3,975	3,750	(225)	3,975	3,750	(225)	
50450-Accounting	7,200	7,900	700	7,200	7,900	700	
50490-Auto/Travel	109	-	(109)	109	-	(109)	
50505-Holiday Décor	4,200	4,200	-	4,200	4,200	-	
50480-Board of Director Expense	500	560	60	500	560	60	
50495-Miscellaneous	11	-	(11)	11	-	(11)	
50520-Licenses/Fees/Dues	10	910	900	10	910	900	
50525-Management Fees	13,064	13,064	-	13,064	13,340	276	
50540-Postage	57	120	63	57	120	63	
50550-Insurance	22,793	24,120	1,327	22,793	24,120	1,327	
<b>Total for 50000-General &amp; Administration</b>	<b>51,994</b>	<b>54,804</b>	<b>2,810</b>	<b>51,994</b>	<b>55,080</b>	<b>3,086</b>	<b>5.94%</b>
<b>60000-Repairs &amp; Maintenance</b>							
60025-Maintenance Labor	24,079	24,500	421	24,079	26,040	1,961	
60030-Contract Services	3,455	2,700	(755)	3,455	-	(3,455)	
60100-Landscape Labor	12,328	14,000	1,672	12,328	14,000	1,672	
60105-Landscape Contract	27,999	15,425	(12,574)	27,999	20,000	(7,999)	
60106 - Forestry / Tree Contractor	-	-	-	-	30,000	30,000	
60133-Lighting Repair Contractor	915	915	-	915	915	-	
60153-Building Exterior Repairs Contractor	7,250	5,750	(1,500)	7,250	5,750	(1,500)	
60170-Parking-Grounds-Roads Labor	8	-	(8)	8	-	(8)	
60200-Roof Repair Labor	650	1,350	700	650	-	(650)	
60205-Roof Repair Contractor	4,345	3,100	(1,245)	4,345	3,100	(1,245)	
60260-Snow Removal Labor	2,875	2,500	(375)	2,875	2,500	(375)	
60265-Snow Removal Contractor	16,810	21,000	4,190	16,810	17,250	440	
60450-Pest Control	-	525	525	-	7,500	7,500	
<b>Total for 60000-Repairs &amp; Maintenance</b>	<b>100,714</b>	<b>91,765</b>	<b>(8,949)</b>	<b>100,714</b>	<b>127,055</b>	<b>26,341</b>	<b>26.15%</b>
<b>61000-Supplies</b>							
61100-Supplies-Building	961	600	(361)	961	600	(361)	
61110-Supplies-Equipment	64	-	(64)	64	-	(64)	
61115 - Supplies - Landscape	-	-	-	-	5,000	5,000	
61120-Supplies-Grounds/Parking	1,595	626	(969)	1,595	-	(1,595)	
61130-Supplies-Electrical	32	-	(32)	32	-	(32)	
61135-Supplies-Fertilizer/Insects	144	-	(144)	144	-	(144)	
61145-Supplies - Fuel	694	-	(694)	694	400	(294)	
61170-Supplies-Plumbing	143	300	157	143	-	(143)	
61180-Tool Supplies	728	-	(728)	728	1,000	272	
<b>Total for 61000-Supplies</b>	<b>4,362</b>	<b>1,526</b>	<b>(2,836)</b>	<b>4,362</b>	<b>7,000</b>	<b>2,638</b>	<b>60.48%</b>
<b>66000-Utilities</b>							
66200-Electric	3,279	5,542	2,263	3,279	3,377	98	
66800-Water	25,434	19,062	(6,372)	25,434	26,197	763	
<b>Total for 66000-Utilities</b>	<b>28,713</b>	<b>24,604</b>	<b>(4,109)</b>	<b>28,713</b>	<b>29,575</b>	<b>861</b>	<b>3.00%</b>
90000-Future Reserve Accrual	100,000	100,000	-	100,000	75,000	(25,000)	-25.00%
<b>Total Expense</b>	<b>285,783</b>	<b>272,699</b>	<b>(13,084)</b>	<b>285,783</b>	<b>293,710</b>	<b>7,927</b>	<b>2.77%</b>
<b>Excess (Deficiency) of Revenues over Expenses</b>	<b>114,546</b>	<b>(0)</b>	<b>(114,546)</b>	<b>114,546</b>	<b>0.00</b>	<b>(114,546)</b>	

# Enclave at Sun Canyon HOA Capital Budget 2021

ID #	Component Name	Useful Life (yrs)	Remaining Useful Life	Estimated Replacement Cost	2020 ACTUALS	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
						2021	2022	2023	2024	2025	2026	2027	2028	2029
104	Balcony Decking - Seal	4	2	11,400					6,500	6,500			15,321	
105	Balcony Decking - Resurface	24	22	53,200	37,325									
202	Asphalt - Seal/Repair	4	2	10,000	25,294				11,941				13,439	
	Parking Lots - 4 Spots				17,343		20,000							
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										
1115	Metal Siding - Replace	30	28	20,300										
1127	Wood Surfaces - Paint (A)	2	0	38,500									53,293	
1127	Wood Surfaces - Paint (B)	5	3	21,600	76,042	68,000	69,020	70,055	71,106	72,173	73,255	74,354	75,469	
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										
	Bridge			80,000	51,149									
	Landscape Projects			20,000	25,391									
					232,544	71,442	89,020	70,055	89,547	78,673	77,245	74,354	109,269	53,293
Anticipated Beginning Capital Balance Assumes Bad Debt W/O					79,128	61,130	64,688	52,168	60,142	50,186	52,696	58,256	68,364	45,246
Actual / Budgeted Reserve Placement					100,000	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874
Special Assessment														
Excess Revenues over Expenses elected to be transferred to reserve					114,546									
Budgeted Capital Expenses (from above)					(232,544)	(71,442)	(89,020)	(70,055)	(89,547)	(78,673)	(77,245)	(74,354)	(109,269)	(53,293)
Anticipated Ending Capital Balance					61,130	64,688	52,168	60,142	50,186	52,696	58,256	68,364	45,246	79,828
Fully Funded Reserve Balance					261,465	317,999	329,799	429,025	481,524	550,771	616,139	687,477	752,704	831,773
Coverage					23.4%	20.3%	15.8%	14.0%	10.4%	9.6%	9.5%	9.9%	6.0%	9.6%

Painting Schedule	2020	2021	2022	2023	2024	2025	2026	2027	2028
Unit #'s	17/18	30	13/14						
	34/35	28/29	15/16						
	32/33	26/27	19/20						
	31	24/25	21/22						

## Enclave at Sun Canyon 2021 Budget Assumptions

### **Maintenance Labor**

General Routine Maintenance	25,000.00
Roof Repair Labor	<u>1,040.00</u>
<b>Total</b>	<b>26,040.00</b>

### **Building Supplies**

General Building Supplies	200.00
Equipment Supplies	200.00
Electrical Supplies	100.00
Plumbing Supplies	<u>100.00</u>
<b>Total</b>	<b>600.00</b>

### **Landscaping Supplies**

Grounds/Parking Supplies	4,000.00
Fertilizer/Insects	<u>1,000.00</u>
<b>Total</b>	<b>5,000.00</b>

### **Landscape Contract**

General Landscaping	14000
Mulch, Fabric, and Roof Sprinklers	<u>6000</u>
	<b>20,000.00</b>