

**THE ENCLAVE AT CENTURY PARC
HOMEOWNERS ASSOCIATION, INC.**

**2018 Budget
74 UNITS**

INCOME	Annually
Assessment	\$ 102,149.25
Reserves	\$ 22,201.40
Assesment Interest	\$ 550.00
Cards/Decals/Keys	\$ 300.00
Miscellaneous Income	\$ 200.00
Total Income	\$ 125,400.65

Administrative Expenses

Annual Corp. Report	\$ 61.25
Bank Charges & Remote Deposit	\$ 325.00
Collection Contingencies	\$ 1,000.00
CPA (Tax Return & Accounting)	\$ 1,500.00
Legal Fees	\$ 1,000.00
Licenses & Permits	\$ 150.00
Management Fees	\$ 10,800.00
Payment Coupons	\$ 165.00
Postage, Copies & Printing	\$ 1,700.00
Storage Boxes	\$ 155.00

Total Administrative Expenses \$ 16,856.25

Insurance Expenses

Hazard/Property/General Liability	\$ 2,200.00
Directors & Officers Liability	\$ 1,570.00
Umbrella	\$ 993.00
Fidelity Bond	\$ 300.00

Total Insurance Expenses \$ 5,063.00

Maintenance Expenses

Cameras Repairs	\$ 2,000.00
Cameras Monitoring	\$ 1,300.00
*Community Cleaning	\$ 10,000.00
Contingencies (Misc.)	\$ 1,200.00
Electricity	\$ 9,600.00
Fertilizing	\$ 600.00
Irrigation Maintenance	\$ 4,000.00
Landscaping Replacement	\$ 1,500.00
Lawn Service, Common Areas & Unit Frontyards	\$ 14,400.00
Pest Control	\$ 2,000.00
Repairs	\$ 4,000.00
Security (Alarm Systems)	\$ 18,000.00
Swimming Pool Equipment Maintenance	\$ 1,000.00
Swimming Pool Maintenance	\$ 4,080.00
Tree Trimming	\$ 5,100.00
Water & Sewer	\$ 2,500.00

Total Maintenance Expenses \$ 81,280.00

Total Operational Expense \$ 103,199.25

Reserves

Separate Interest Bearing Account **\$ 22,201.40**

Total Expenses \$ 125,400.65

*** Note**

Community Cleaning includes all Common Areas & Pressure Cleaning of Sidewalks twice annually

MONTHLY ASSESSMENTS

Regular Assessments	\$ 115.03
Reserve Assessments	\$ 25.00
Total Monthly Assessment	\$ 140.03

Round off \$ 140

**The Enclave at Century Parc
RESERVES/2018**

Items	Replacement Cost	Collected Reserves 2017	Fundable Amount	Life	Annually	Monthly
Exterior Painting (All Units)	\$ 186,942.80	\$ 129,747.62	\$ 57,195.18	3	\$ 19,065.06	\$ 1,588.76
Entry Wall Painting	\$ 3,096.00	\$ (2,263.00)	\$ 5,359.00	6	\$ 893.17	\$ 74.43
Recreation Area Painting	\$ 3,744.00	\$ 3,744.00	\$ -	-	\$ -	\$ -
Swimming Pool / Resurfacing	\$ 4,500.00	\$ 4,500.00	\$ -	-	\$ -	\$ -
Swimming Pool Equipment	\$ 1,500.00	\$ 1,500.00	\$ -	-	\$ -	\$ -
Swimming Pool Furniture	\$ 5,400.00	\$ 998.73	\$ 4,401.27	4	\$ 1,100.32	\$ 91.69
Wood Fence Repairs & Replacement	\$ 8,000.00	\$ 1,142.86	\$ 6,857.14	6	\$ 1,142.86	\$ 95.24
Total	\$ 213,182.80	\$ 139,370.21	\$ 73,812.59		\$ 22,201.40	\$ 1,850.12