

THE ENCLAVE ASSOCIATION - BUDGET						
Year of 2014-2015					1,169,482.90	
	Budget 2013-2014	11 month Actual	12 Month ESTIMATED	Budget 2014-2015	\$ Variance to Estimate Year End	% Variance to Estimate Year End
PRIOR YEAR BALANCE	0	4,927	0	0.00		
INCOME						
Assessments	784,156.70	784,157	784,157	857,482.83	73,326.13	9.35%
Special Assessments	81,084.00	81,084	81,084	173,427.08	92,343.12	113.89%
Rental Income	14,400.00	13,200	14,400	14,400.00	0	0.00%
Interest	213.32	1,316	1,435	1,435.30	0	0.00%
Miscellaneous Revenue	0.00	0	0	0.00	0	0.00%
TOTAL INCOME	879,854.02	879,756	881,076	1,046,745.21	165,669	18.80%
	1,172,354.06	1,172,256.32	1,173,576.00	1,358,745.28		
OPERATING FUND						
General & Administrative	401,790.91			423,754.29		
Management Fee	109,290.87	100,183	111,754	111,754.22	0	0.00%
Front Office	95,677.45	87,704	95,677	95,677.45	0	0.00%
Insurance	56,771.05	56,219	56,219	59,030.30	2,811	5.00%
Legal	500.00	2,329	2,329	5,000.00	2,671	114.71%
Acctg/Audit Expense	10,145.50	9,900	9,900	10,197.00	297	3.00%
Directors' Expense	250.00	251	300	250.00	-50	-16.67%
Interest - Mortgage	0.00	0	0	0.00	0	0.00%
Direct Office Expense	1,930.20	1,769	1,930	1,930.20	0	0.00%
Taxes and Assessments	11,406.18	11,766	11,766	12,866.67	1,100	9.35%
Depreciation	8,266.40	4,268	4,656	4,656.00	0	0.00%
Telephone System	250.30	805	805	804.86	0	0.00%
Vehicle Rental	26,810.73	24,577	26,811	33,404.73	6,594	24.59%
Miscellaneous G & A	200.00	102	200	200.00	0	0.00%
Internet Support	13,816.18	12,158	13,247	13,644.76	397	3.00%
General & Administrative Total	335,314.86	312,032	335,595	349,416.19	13,821	4.12%
Utilities	627,814.90	604,531.98	628,095.27	661,416.26		
Electric	26,658.96	30,635	31,859	32,814.55	956	3.00%
Telephone Service	4,688.00	3,233	3,549	3,655.71	106	3.00%
Gas	36,547.53	43,789	45,139	46,718.59	1,580	3.50%
Water & Sewer	30,549.29	16,407	18,728	28,106.33	9,378	50.08%
Cable TV	20,507.32	18,622	20,345	21,364.24	1,019	5.01%
Trash Collection	5,721.61	3,563	3,563	3,919.56	356	10.00%
Utilities Total	124,672.71	116,249	123,183	136,578.97	13,396	10.88%
Repairs & Maintenance						
Repairs & Maint - SLC	22,433.25	9,503	11,503	26,503.21	15,000	130.40%
Repairs & Maint - Cont	22,000.00	25,677	25,677	29,076.96	3,400	13.24%
Supplies	6,799.59	4,135	4,391	4,391.47	0	0.00%
Pool Maintenance	25,103.00	24,951	26,551	26,551.49	0	0.00%
Firewood	5,763.11	2,407	5,907	5,906.68	0	0.00%
Window Washing	3,600.00	1,800	3,600	3,600.00	0	0.00%
Chimney Sweeping	1,320.00	0	0	1,320.00	1,320	100.00%
Pest Control	2,420.63	2,419	2,419	2,419.20	0	0.00%
Painting & Staining	1,934.80	1,931	1,935	1,934.80	0	0.00%
Paint & Stain - Deferral	24,000.00	141	24,000	24,000.00	0	0.00%
Groundskeeping	50,139.34	42,196	47,196	52,195.56	5,000	10.59%
Snow Removal	15,450.00	17,761	17,761	17,761.36	0	0.00%
Custodial Services	42,553.66	53,234	54,434	54,434.05	0	0.00%
Equip Service Contracts	17,917.48	18,330	18,330	18,880.19	550	3.00%
Roof Repair & Maint	2,000.00	2,161	2,161	2,500.00	339	15.67%
Special Projects	0.00	0	0	0.00	0	0.00%
Repairs & Maintenance	243,434.86	206,646.15	245,866.43	271,474.97	25,609	10.42%
CAPITAL IMPROVEMENT FUND	176,431.60	161,729	176,432	289,275.08	112,843	63.96%
CONTINGENCY	0		0	0.00	0	0.00%
TOTAL APPLICATION OF FUNDS	879,854	796,656	881,076	1,046,745.21	165,669	18.80%
NET BALANCE FOR PERIOD	-0.01	83,100.28	0.00	0.00	0	
NET BALANCE + Carry forward	0.00	88,026.98	0	0.00	0.00	
		0				
Vote Surplus to Reserve/Reno Funds/Staff?	To Staff					
Net Balance						

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Assessment Adjustment	292,500	292,500	292,500.04	312,000.07		
Inducement Management Fee	292,500	292,500	292,500	312,000		

7