

THE ENCLAVE ASSOCIATION -- BUDGET						
Year of 2013-2014						
	Budget	11 month	12 Month	1,076,656.74	\$ Variance	% Variance
	2012-2013	Actual	ESTIMATED	Budget	to Estimate	to Estimate
				2013-2014	Year End	Year End
		1052650.64				
PRIOR YEAR BALANCE	2,845	2,391	2,392	0.00		
INCOME						
Assessments	760,150.57	760,151	760,151	784,156.70	24,006.13	3.16%
Special Assessments	0.00	0	0	81,084.00	81,084.00	100.00%
Rental Income	14,400.00	13,200	14,400	14,400.00	0	0.00%
Interest	855.36	196	213	213.32	0	0.00%
Miscellaneous Revenue	0.00	0	0	0.00	0	0.00%
TOTAL INCOME	775,405.93	773,546	774,764	879,854.02	105,090	13.56%
	1,067,561.86	1,066,046.18		1,172,354.06		
OPERATING FUND						
General & Administrative				401,790.91		
Management Fee	106,107.64	97,265	106,107	109,290.87	3,183	3.00%
Front Office	92,890.73	85,150	92,891	95,677.45	2,787	3.00%
Insurance	59,548.28	54,068	54,068	56,771.05	2,703	5.00%
Legal	500.00	285	285	500.00	215	75.44%
Acctg/Audit Expense	9,550.00	9,850	9,850	10,145.50	296	3.00%
Directors' Expense	250.00	140	250	250.00	0	0.00%
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	11,406	11,406	11,406.18	0	0.00%
Depreciation	8,266.40	7,578	8,266	8,266.40	0	0.00%
Telephone System	2,014.97	146	250	250.30	0	0.00%
Vehicle Rental	26,810.73	24,576	26,811	26,810.73	0	0.00%
Miscellaneous G & A	200.00	106	106	200.00	94	88.31%
Internet Support	11,766.87	12,244	13,349	13,816.18	467	3.50%
General & Administrative Total	331,242.00	304,584	325,570	335,314.86	9,745	2.99%
Utilities				627,814.90		
Electric	27,464.10	24,595	25,882	26,658.96	776	3.00%
Telephone Service	4,500.00	4,122	4,551	4,688.00	137	3.00%
Gas	32,477.23	33,808	35,312	36,547.53	1,236	3.50%
Water & Sewer	25,112.73	25,528	28,551	30,549.29	1,999	7.00%
Cable TV	19,274.52	18,092	19,759	20,507.32	748	3.79%
Trash Collection	4,401.46	3,144	5,201	5,721.61	520	10.00%
Utilities Total	113,230.04	109,289	119,257	124,672.71	5,416	4.54%
Repairs & Maintenance						
Repairs & Maint - SLC	21,779.85	19,800	21,780	22,433.25	653	3.00%
Repairs & Maint - Cont	24,899.75	10,752	10,752	22,000.00	11,248	104.62%
Supplies	6,963.59	6,364	6,800	6,799.59	0	0.00%
Pool Maintenance	26,000.00	21,872	24,372	25,103.00	731	3.00%
Firewood	4,747.20	5,595	5,595	5,763.11	168	3.00%
Window Washing	6,900.00	3,600	3,600	3,600.00	0	0.00%
Chimney Sweeping	1,320.00	0	1,320	1,320.00	0	0.00%
Pest Control	2,419.20	2,421	2,421	2,420.63	0	0.00%
Painting & Staining	1,934.80	579	1,935	1,934.80	0	0.00%
Paint & Stain - Deferral	24,000.00	14,956	24,000	24,000.00	0	0.00%
Groundskeeping	43,200.00	41,643	49,643	50,139.34	496	1.00%
Snow Removal	15,000.00	14,054	14,054	15,450.00	1,396	9.93%
Custodial Services	39,648.23	38,175	41,314	42,553.66	1,239	3.00%
Equip Service Contracts	17,618.51	17,395	17,396	17,917.48	522	3.00%
Roof Repair & Maint	2,000.00	1,150	12,000	2,000.00	-10,000	-83.33%
Special Projects	0.00	0	0	0.00	0	0.00%
Repairs & Maintenance	238,431.13	198,355.55	236,980.47	243,434.84	6,454	2.72%
CAPITAL IMPROVEMENT FUND	95,348.00	87,402	95,348	176,431.60	81,084	85.04%
CONTINGENCY	0		0	0.00	0	0.00%
TOTAL APPLICATION OF FUNDS	778,251	699,631	777,155	879,854.02	102,699	13.21%
NET BALANCE FOR PERIOD	-9,576	73,915.16	-2,391.52	0.00	2,392	
NET BALANCE + Carry forward	0.00	76,306.39	0	0.00	0.00	
		0				
Vote Surplus to Reserve/Reno Funds/Staff?	To Staff		0.00			
Net Balance						

Assessment Adjustment	292,500	292,500	292,500.04	292,500.04		
Inducement Management Fee	292,500	292,500	292,500	292,500		