

THE ENCLAVE ASSOCIATION - BUDGET Year of 2015-2016					\$ Variance to Estimate Year End	% Variance to Estimate Year End
	Budget 2014-2015	11 month Actual	12 Month ESTIMATED	Budget 2015-2016		
PRIOR YEAR BALANCE	0	927	927	0.00		
INCOME						
Assessments	848,425.49	848,425	848,425	980,721.42	132,295.93	15.59%
Special Assessments	173,427.08	173,427	173,427	284,203.52	110,776.42	63.87%
Rental Income	14,400.00	12,250	13,450	14,400.00	950	7.06%
Interest	1,435.30	833	908	908.45	0	0.00%
Miscellaneous Revenue	0.00	0	0	0.00	0	0.00%
TOTAL INCOME	1,037,687.86	1,034,935	1,036,211	1,280,233.39	244,022	23.55%
OPERATING FUND						
General & Administrative						
<i>Management Fee</i>	109,290.87	100,183	109,291	109,290.87	0	0.00%
Front Office	95,677.45	87,704	95,677	95,677.45	0	0.00%
Insurance	59,030.30	58,510	58,510	61,435.75	2,926	5.00%
Legal	5,000.00	5,245	5,245	5,000.00	-245	-4.68%
Acctg/Audit Expense	10,197.00	10,531	10,531	10,531.00	0	0.00%
Directors' Expense	250.00	439	550	250.00	-300	-54.55%
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	12,866.67	12,731	12,731	14,715.88	1,985	15.59%
Depreciation	4,656.00	4,142	4,518	4,518.00	0	0.00%
Telephone System	804.86	748	748	748.01	0	0.00%
Vehicle Rental	26,810.73	24,577	26,811	26,810.73	0	0.00%
Miscellaneous G & A	200.00	5,299	5,299	200.00	-5,099	-96.23%
Internet - Option 1 "Best" Upgrade	0.00	0	0	4,589.20	4,589	100.00%
Internet Support	13,644.76	11,578	12,668	13,047.59	380	3.00%
General & Administrative Total	340,358.84	323,456	344,509	348,744.68	4,236	1.23%
Utilities						
Electric	32,814.55	23,974	25,198	25,954.23	756	3.00%
Telephone Service	3,655.71	3,472	3,788	3,901.72	114	3.00%
Gas	46,718.59	37,211	38,561	39,910.60	1,350	3.50%
Water & Sewer	28,106.33	27,755	30,354	31,871.86	1,518	5.00%
Cable TV	21,364.24	19,303	21,086	21,364.24	278	1.32%
Trash Collection	3,919.56	3,506	3,506	3,856.72	351	10.00%
Utilities Total	136,578.97	115,221.09	122,494	126,859.38	4,365	3.56%
Repairs & Maintenance						
Repairs & Maint - SLC	26,503.21	23,482	23,982	23,981.83	0	0.00%
Optional - Year Round 2 SLC Mnt Staffers	0.00	0	0	18,894.78	18,895	100.00%
Repairs & Maint - Cont	29,076.96	22,146	22,146	22,146.02	0	0.00%
Supplies	4,391.47	4,076	5,000	5,000.00	0	0.00%
Pool Maintenance	26,551.49	27,916	30,916	30,916.49	0	0.00%
Firewood	5,906.68	3,399	3,438	6,000.00	2,562	74.52%
Window Washing	3,600.00	3,600	3,600	3,600.00	0	0.00%
Chimney Sweeping	1,320.00	520	520	1,320.00	800	153.85%
Pest Control	2,419.20	2,419	2,419	2,419.20	0	0.00%
Painting & Staining	1,934.80	731	1,935	1,934.80	0	0.00%
Paint & Stain - Deferral	24,000.00	15,808	20,908	24,000.00	3,092	14.79%
Groundskeeping	52,195.56	52,338	57,338	57,337.83	0	0.00%
Snow Removal	17,761.36	17,692	17,692	17,692.30	0	0.00%
Custodial Services	54,434.05	65,106	71,106	71,106.32	0	0.00%
Equip Service Contracts	18,880.19	17,697	17,697	18,228.17	531	3.00%
Roof Repair & Maint	2,500.00	1,781	2,161	2,500.00	339	15.67%
Special Projects	0.00	0	0	0.00	0	0.00%
Repairs & Maintenance	271,474.97	258,711.84	280,859.63	307,077.74	26,218	9.33%
CAPITAL IMPROVEMENT FUND	289,275.08	265,169	289,275	497,551.59	208,277	72.00%
CONTINGENCY	0	0	0	0.00	0	0.00%
TOTAL APPLICATION OF FUNDS	1,037,688	962,558	1,037,138	1,280,233.39	243,096	23.44%
NET BALANCE FOR PERIOD	0.00	72,376.97	-926.70	0.00	927	
NET BALANCE + Carry forward	0.00	73,303.67	0.00	0.00	0.00	
		0				
Vote Surplus to Reserve/Reno Funds/Staff?	To Staff					
Net Balance						
<small>\\home\team\property manager\enclaven\en2012-2013</small>						
Assessment Adjustment	312,000	312,000	312,000.07	312,000.07		
Inducement Management Fee	312,000	312,000	312,000	312,000		