

THE ENCLAVE ASSOCIATION - BUDGET Year of 2019-2020					1,276,078.56	\$ Variance	% Variance
	Budget 2018-2019	to date Actual	12 Month ESTIMATED	Budget 2019-2020	to Estimate Year End	to Estimate Year End	
PRIOR YEAR BALANCE	0.00	0	0	0.00			
INCOME							
Assessments	948,578.49	\$ 948,578.62	948,578	948,578.49	0.00	0.00%	
Special Assessments	95,065.65	\$ 95,065.67	95,066	0.00	-95,065.65	-100.00%	
Rental Income	14,400.00	\$ 13,200.00	14,400	14,400.00	0	0.00%	
Interest	980.85	\$ 2,252.62	2,253	1,100.00	-1,153	-51.17%	
Miscellaneous Revenue	0.00	\$ -	0	0.00	0	0.00%	
TOTAL INCOME	1,059,025	\$ 1,059,096.91	1,060,297	964,078.49	-96,218	-9.07%	
OPERATING FUND			1,271.77	1,276,078.56	1,274,807	100238.78%	
General & Administrative				433,654.42			
<i>Management Fee</i>	121,654.35	\$ 111,516.52	121,654	121,654.35	0	0.00%	
Front Office	95,677.45	\$ 87,704.32	95,677	95,677.45	0	0.00%	
Insurance	59,440.44	\$ 61,155.27	61,155	64,213.03	3,057.8	5.00%	
Legal	3,800.00	\$ 420.00	420	500.00	80	19.05%	
Acctg/Audit Expense	11,194.50	\$ 11,225.00	11,225	11,561.75	337	3.00%	
Directors' Expense	500.00	\$ 778.29	1,000	1,000.00	0	0.00%	
Interest - Mortgage	0.00	\$ -	0	0.00	0	0.00%	
Direct Office Expense	1,930.20	\$ 1,769.35	1,930	1,930.20	0	0.00%	
Taxes and Assessments	14,233.57	\$ 14,233.57	14,234	14,233.57	0	0.00%	
Depreciation	4,191.00	\$ 3,542.00	3,864	3,922.00	58	1.50%	
Telephone System	1,380.12	\$ 1,128.59	1,380	1,380.12	0	0.00%	
Vehicle Rental	31,707.26	\$ 29,064.97	31,707	31,707.26	0.00	0.00%	
Miscellaneous G & A	230.00	\$ 199.33	230	230.00	0	0.00%	
Internet Support	15,996.78	\$ 10,748.72	11,559	12,136.66	578	5.00%	
General & Administrative Total	361,935.67	\$ 333,485.93	356,036	360,146.39	4,110	1.15%	
Utilities				672,146.46			
Electric	36,233.77	\$ 38,488.81	40,219	42,230.46	2,011	5.00%	
Telephone Service	2,654.34	\$ 2,187.78	2,389	2,460.57	72	3.00%	
Gas	48,347.53	\$ 49,943.37	52,699	57,968.69	5,270	10.00%	
Water & Sewer	42,722.88	\$ 33,652.67	37,596	41,355.75	3,760	10.00%	
Cable TV	22,136.91	\$ 19,843.64	21,694	22,778.88	1,085	5.00%	
Trash Collection	6,997.80	\$ 5,155.95	7,278	8,005.48	728	10.00%	
Utilities Total	159,093.23	\$ 149,272.22	161,875	174,799.83	12,925	7.98%	
Repairs & Maintenance							
Repairs & Maint - SLC	54,019.07	\$ 21,220.13	24,000	24,552	552	2.30%	
Repairs & Maint - Cont	25,450.78	\$ 17,826.51	25,416	25,416	0	0.00%	
Supplies	13,788.90	\$ 10,015.37	13,789	10,789	-3,000	-21.76%	
Pool Maintenance	29,750.09	\$ 26,698.69	29,750	30,434	684	2.30%	
Firewood	13,406.05	\$ 6,075.01	13,406	13,714	308	2.30%	
Window Washing	7,452.00	\$ 7,200.00	7,200	7,452	252	3.50%	
Chimney Sweeping	1,208.88	\$ 696.00	696	1,209	513	73.69%	
Pest Control	2,503.87	\$ 2,431.06	2,641	2,504	-137	-5.19%	
Painting & Staining	2,136.39	\$ 2,752.29	2,752	2,136	-616	-22.38%	
Paint & Stain - Deferral	7,807.12	\$ -	7,807	7,807	0	0.00%	
Groundskeeping	69,931.77	\$ 65,105.42	69,932	71,540	1,608	2.30%	
Snow Removal	13,493.28	\$ 16,703.78	16,704	17,088	384	2.30%	
Custodial Services	60,588.24	\$ 69,161.77	72,662	74,333	1,671	2.30%	
Equip Service Contracts	20,268.24	\$ 24,127.28	24,127	24,851	724	3.00%	
Roof Repair & Maint	9,259.55	\$ 24,571.55	24,572	13,078	-11,494	-46.78%	
Special Projects	0.00	\$ -	0	0	0	0.00%	
Repairs & Maintenance	331,064.24	\$ 294,584.86	335,453.75	326,904.27	-8,549	-2.55%	
CAPITAL IMPROVEMENT FUND	206,931.85	\$ 189,687.52	206,932	102,228.00	-104,704	-50.60%	
CONTINGENCY	0		0	0.00	0	0.00%	
TOTAL APPLICATION OF FUNDS	1,059,025	\$ 967,030.53	1,060,297	964,078.49	-96,218	-9.07%	
NET BALANCE FOR PERIOD	0.00	\$ 92,066.38	0.00	0.00	0		
NET BALANCE + Carry forward	0.00	\$ 92,066.38	0.00	0.00	0.00		
		\$ -					
Vote Surplus to Reserve/Reno Funds/Staff?			0.00				
Net Balance			0.00				
<small>!:\home\team\property managers\enclave\en2012-2013</small>							
	941,515.83			964,078	22,563		
Assessment Adjustment	312,000	78,000	312,000.07	312,000.07			
Inducement Management Fee	312,000	78,000	312,000	312,000			