

THE ENCLAVE ASSOCIATION - BUDGET Year of 2020-2021					\$ Variance to Estimate Year End	% Variance to Estimate Year End
	Budget 2019-2020	10 month Actual to date	12 Month ESTIMATED	Budget 2020-2021		
PRIOR YEAR BALANCE	0.00	0	0	0.00		
INCOME						
Assessments	948,578.56	\$ 948,578.62	948,579	909,886.60	(38,692.02)	-4.08%
Special Assessments	0.00	\$ -	0		-	0.00%
Rental Income	14,400.00	\$ 16,000.00	19,400	20,400.00	1,000.00	5.15%
Interest	1,100.00	\$ 1,551.07	1,715	1,100.00	(614.64)	-35.85%
Miscellaneous Revenue	0.00	\$ -	0	0.00	-	0.00%
TOTAL INCOME	964,079	\$ 966,129.69	969,693	931,386.60	(38,306.66)	-3.95%
OPERATING FUND						
General & Administrative						
<i>Management Fee</i>	121,654.35	\$ 413,378.71	121,654	91,240.82	(30,413.61)	-25.00%
Front Office	95,677.45	\$ 79,731.20	95,677	95,677.45	-	0.00%
Insurance	64,213.03	\$ 62,795.36	62,795	65,935.13	3,139.77	5.00%
Legal	500.00	\$ 8,853.32	20,853	500.00	(20,353.32)	-97.60%
Acctg/Audit Expense	11,561.75	\$ 11,560.00	11,560	11,906.80	346.80	3.00%
Directors' Expense	1,000.00	\$ 1,015.02	1,015	1,015.02	-	0.00%
Interest - Mortgage	0.00	\$ -	0	0.00	-	0.00%
Direct Office Expense	1,930.20	\$ 1,608.50	1,930	1,930.20	-	0.00%
Taxes and Assessments	14,233.57	\$ 14,233.57	14,234	14,233.57	-	0.00%
Depreciation	3,922.00	\$ 3,220.00	3,864	847.08	(3,016.92)	-78.08%
Telephone System	1,380.12	\$ 363.41	500	500.00	-	0.00%
Vehicle Rental	31,707.26	\$ 26,422.70	31,707	31,707.26	-	0.00%
Miscellaneous G & A	230.00	\$ 364.27	364	230.00	(134.27)	-36.86%
Internet Support	12,136.66	\$ 7,512.04	8,991	12,136.66	3,145.80	34.99%
General & Administrative Total	360,146.39	\$ 631,058.10	375,146	327,859.99	(47,285.75)	-12.60%
Utilities						
Electric	42,230.46	\$ 34,650.14	\$ 39,696.63	41,681.46	1,984.83	5.00%
Telephone Service	2,460.57	\$ 2,079.41	\$ 2,485.18	2,559.74	74.56	3.00%
Gas	57,968.69	\$ 40,020.65	\$ 48,000.00	49,440.00	1,440.00	3.00%
Water & Sewer	41,355.75	\$ 34,875.08	\$ 46,732.00	48,133.96	1,401.96	3.00%
Cable TV	22,778.88	\$ 18,213.01	\$ 21,974.11	23,072.82	1,098.71	5.00%
Trash Collection	8,005.48	\$ 4,457.92	\$ 7,204.93	7,925.42	720.49	10.00%
Utilities Total	174,799.83	\$ 134,296.21	166,092.85	172,813.40	6,720.55	4.05%
Repairs & Maintenance						
Repairs & Maint - Mgmt Co Staff	24,552.00	\$ 16,170.00	20,133	24,552.00	4,419.36	21.95%
Repairs & Maint - Cont	25,416.10	\$ 16,395.10	18,000	25,416.10	7,416.10	41.20%
Supplies	10,788.90	\$ 5,550.76	6,500	10,788.90	4,288.90	65.98%
Pool Maintenance	30,434.34	\$ 30,150.85	37,130	33,000.00	(4,129.89)	-11.12%
Firewood	13,714.39	\$ 4,042.00	11,200	11,200.00	-	0.00%
Window Washing	7,452.00	\$ 5,400.00	5,400	7,452.00	2,052.00	38.00%
Chimney Sweeping	1,208.88	\$ 1,048.00	1,048	1,208.88	160.88	15.35%
Pest Control	2,503.87	\$ 2,419.20	2,504	2,503.87	-	0.00%
Painting & Staining	2,136.39	\$ 5,147.62	5,148	2,136.39	(3,011.23)	-58.50%
Paint & Stain - Deferral	7,807.12	\$ -	7,807	7,807.12	-	0.00%
Groundskeeping	71,540.20	\$ 71,739.88	85,848	85,848.24	-	0.00%
Snow Removal	17,087.97	\$ 17,034.01	17,034	17,034.01	-	0.00%
Custodial Services	74,332.99	\$ 42,630.83	52,000	59,466.39	7,466.39	14.36%
Equip Service Contracts	24,851.10	\$ 24,842.49	24,851	24,851.10	-	0.00%
Roof Repair & Maint	13,078.02	\$ 15,220.20	15,220	15,220.20	-	0.00%
Special Projects	0.00	\$ -	0	0.00	-	0.00%
Repairs & Maintenance	326,904.27	\$ 257,790.94	309,822.70	328,485.20	18,662.51	6.02%
CAPITAL IMPROVEMENT FUND	102,228.00	\$ 76,671.00	102,228	102,228.00	-	0.00%
CONTINGENCY	0	0	0	0.00	-	0.00%
TOTAL APPLICATION OF FUNDS	964,078	\$ 1,099,816.25	953,289	931,386.60	(21,902.69)	-2.30%
NET BALANCE FOR PERIOD	0.07	\$ (133,686.56)	16,403.97	0.00	(16,403.97)	
NET BALANCE + Carry forward	0.07	\$ (133,686.56)	16,403.97	0.00	(16,403.97)	
		\$ -				
Vote Surplus to Reserve/Reno Funds/Staff?			16,403.97			
Net Balance				1,581	0.48%	
Op Fund Loss Carryforward - Reno Fund Reduction				0		
Op Fund Loss Carryforward - Reno Fund	\$ (102,433.00)	\$ (151,863.69)	-151,863.69	-151,863.690		
	846,569.33			931,387	84,817.27	
Assessment Adjustment	312,000	78,000	312,000.07	312,000.07		
Inducement Management Fee	312,000	78,000	312,000	312,000		