

THE ENCLAVE ASSOCIATION - BUDGET					\$ Variance to Estimate Year End	% Variance to Estimate Year End
Year of 2016-2017						
	Budget 2015-2016	11 month Actual	12 Month ESTIMATED	Budget 2016-2017		
PRIOR YEAR BALANCE	0	0	0	16,225.02		
<b>INCOME</b>						
Assessments	980,721.42	980,721	980,721	864,327.98	-116,393.44	-11.87%
Special Assessments	284,203.52	1,729,110	1,729,110	211,818.82	-1,517,290.87	-87.75%
Rental Income	14,400.00	12,770	13,970	14,400.00	430	3.08%
Interest	908.45	3,350	3,400	300.00	-3,100	-91.18%
Miscellaneous Revenue	0.00	0	0	0.00	0	0.00%
<b>TOTAL INCOME</b>	<b>1,280,233.39</b>	<b>2,725,951</b>	<b>2,727,201</b>	<b>1,090,846.80</b>	<b>-1,636,354</b>	<b>-60.00%</b>
<b>OPERATING FUND</b>						
General & Administrative		412,183.43				
<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	61,435.75	58,532	58,532	61,458.99	2,927	5.00%
Legal	5,000.00	3,602	7,000	3,000.00	-4,000	-57.14%
Acctg/Audit Expense	10,531.00	10,500	10,500	10,500.00	0	0.00%
Directors' Expense	250.00	579	800	250.00	-550	-68.75%
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	14,715.88	14,716	14,716	12,969.38	-1,747	-11.87%
Depreciation	4,518.00	3,842	4,191	4,191.00	0	0.00%
Telephone System	748.01	1,095	1,245	1,244.51	0	0.00%
Vehicle Rental	26,810.73	24,577	26,811	26,810.73	0	0.00%
Miscellaneous G & A	200.00	230	230	229.96	0	0.00%
Internet Support	17,636.79	16,167	17,256	17,636.79	380	2.20%
<b>General &amp; Administrative Total</b>	<b>348,744.68</b>	<b>323,496</b>	<b>348,179</b>	<b>345,189.88</b>	<b>-2,989</b>	<b>-0.86%</b>
Utilities		635,496.49				
Electric	25,954.23	25,709	27,709	34,540.06	6,831	24.65%
Telephone Service	3,901.72	3,095	3,411	3,513.53	102	3.00%
Gas	39,910.60	36,419	39,169	39,169.40	0	0.00%
Water & Sewer	31,871.86	30,314	33,092	36,400.73	3,309	10.00%
Cable TV	21,364.24	19,661	21,449	21,449.26	0	0.00%
Trash Collection	3,856.72	4,985	4,985	5,483.89	499	10.00%
<b>Utilities Total</b>	<b>126,859.38</b>	<b>120,184.15</b>	<b>129,816</b>	<b>140,556.87</b>	<b>10,741</b>	<b>8.27%</b>
Repairs & Maintenance						
Repairs & Maint - SLC	42,876.61	28,108	34,000	42,876.61	8,877	26.11%
Repairs & Maint - Cont	22,146.02	20,584	23,000	23,000.00	0	0.00%
Supplies	5,000.00	4,745	7,500	7,500.00	0	0.00%
Pool Maintenance	30,916.49	38,522	41,522	31,000.00	-10,522	-25.34%
Firewood	6,000.00	6,880	6,918	7,000.00	82	1.18%
Window Washing	3,600.00	3,600	3,600	3,600.00	0	0.00%
Chimney Sweeping	1,320.00	832	832	1,320.00	488	58.65%
Pest Control	2,419.20	2,427	2,427	2,427.22	0	0.00%
Painting & Staining	1,934.80	1,243	1,935	1,934.80	0	0.00%
Paint & Stain - Deferral	24,000.00	0	24,000	14,000.00	-10,000	-41.67%
Groundskeeping	57,337.83	68,644	73,644	65,000.00	-8,644	-11.74%
Snow Removal	17,692.30	17,250	17,250	17,250.33	0	0.00%
Custodial Services	71,106.32	27,666	29,666	71,106.32	41,440	139.69%
Equip Service Contracts	18,228.17	18,312	18,312	18,861.38	549	3.00%
Roof Repair & Maint	2,500.00	5,916	5,916	5,915.89	0	0.00%
Special Projects	0.00	1,444,906	1,444,906	0.00	-1,444,906	-100.00%
<b>Repairs &amp; Maintenance</b>	<b>307,077.74</b>	<b>1,689,636.72</b>	<b>1,735,429.62</b>	<b>312,792.55</b>	<b>-1,422,637</b>	<b>-81.98%</b>
<b>CAPITAL IMPROVEMENT FUND</b>	<b>497,551.59</b>	<b>456,089</b>	<b>497,552</b>	<b>308,532.52</b>	<b>-189,019</b>	<b>-37.99%</b>
CONTINGENCY	0	0	0	0.00	0	0.00%
<b>TOTAL APPLICATION OF FUNDS</b>	<b>1,280,233</b>	<b>2,589,406</b>	<b>2,710,976</b>	<b>1,107,071.82</b>	<b>-1,603,904</b>	<b>-59.16%</b>
<b>NET BALANCE FOR PERIOD</b>	<b>0.00</b>	<b>136,544.63</b>	<b>16,225.02</b>	<b>-16,225.02</b>	<b>-32,450</b>	
<b>NET BALANCE + Carry forward</b>	<b>0.00</b>	<b>136,544.63</b>	<b>16,225.02</b>	<b>0.00</b>	<b>-16,225.02</b>	
		0				
Vote Surplus to Reserve/Reno Funds/Staff?	To Staff					
Net Balance				5,715		
				0.019		
<b>Assessment Adjustment</b>	<b>312,000</b>	<b>312,000</b>	<b>312,000.07</b>	<b>312,000.07</b>		
<b>Inducement Management Fee</b>	<b>312,000</b>	<b>312,000</b>	<b>312,000</b>	<b>312,000</b>		