

THE ENCLAVE ASSOCIATION - BUDGET					\$ Variance to Estimate Year End	% Variance to Estimate Year End
Year of 2018-2019						
	Budget 2017-2018	to date Actual	12 Month ESTIMATED	Budget 2018-2019		
PRIOR YEAR BALANCE	0.00	0	0	0.00		
INCOME						
Assessments	874,480.32	874,480	874,480	948,578.48	74,098.16	8.47%
Special Assessments	94,309.66	94,309	94,309	95,065.65	757.00	0.80%
Rental Income	14,400.00	12,000	14,400	14,400.00	0	0.00%
Interest	980.85	2,193	2,385	980.85	-1,404	-58.87%
Miscellaneous Revenue	0.00	0	0	0.00	0	0.00%
TOTAL INCOME	984,171	982,982	985,574	1,059,024.98	73,451	7.45%
			1,402.72			
OPERATING FUND						
General & Administrative						
Management Fee	109,290.87	91,076	109,291	121,654.35	12,363	11.31%
Front Office	95,677.45	79,731	95,677	95,677.45	0	0.00%
Insurance	57,082.91	58,275	58,275	59,440.44	1,165.5	2.00%
Legal	1,190.00	2,800	3,800	3,800.00	0	0.00%
Acctg/Audit Expense	10,850.00	10,975	10,975	11,194.50	220	2.00%
Directors' Expense	500.00	630	850	500.00	-350	-41.18%
Interest - Mortgage	0.00	0	0	0.00	0	0.00%
Direct Office Expense	1,930.20	1,609	1,930	1,930.20	0	0.00%
Taxes and Assessments	13,121.72	13,132	13,132	14,233.57	1,102	8.39%
Depreciation	4,191.00	3,470	4,191	4,191.00	0	0.00%
Telephone System	1,244.51	1,280	1,380	1,380.12	0	0.00%
Vehicle Rental	26,810.73	22,342	26,811	31,707.26	4,897	18.26%
Miscellaneous G & A	230.00	194	230	230.00	0	0.00%
Internet Support	15,235.03	11,741	15,235	15,996.78	762	5.00%
General & Administrative Total	337,354.42	297,254.81	341,777	361,935.67	20,159	5.90%
Utilities						
Electric	31,734.87	30,882	34,508	36,233.77	1,725	5.00%
Telephone Service	2,431.16	2,146	2,577	2,654.34	77	3.00%
Gas	48,209.02	40,601	43,952	48,347.53	4,395	10.00%
Water & Sewer	34,431.72	32,369	38,839	42,722.88	3,884	10.00%
Cable TV	22,078.95	17,496	21,083	22,136.91	1,054	5.00%
Trash Collection	6,032.28	5,298	6,362	6,997.80	636	10.00%
Utilities Total	144,918.00	128,792.76	147,321	159,093.23	11,772	7.99%
Repairs & Maintenance						
Repairs & Maint - SLC	46,188.28	26,230	31,867	54,019	22,152	69.51%
Repairs & Maint - Cont	23,000.00	18,018	24,590	25,451	861	3.50%
Supplies	9,656.09	11,928	13,132	13,789	657	5.00%
Pool Maintenance	26,958.28	25,345	26,993	29,750	2,757	10.21%
Firewood	10,796.87	9,014	12,214	13,406	1,192	9.76%
Window Washing	7,200.00	7,200	7,200	7,452	252	3.50%
Chimney Sweeping	1,320.00	1,168	1,168	1,209	41	3.50%
Pest Control	2,544.57	2,419	2,419	2,504	85	3.50%
Painting & Staining	2,000.00	2,000	2,000	2,136	136	6.82%
Paint & Stain - Deferral	14,000.00	2,343	7,543	7,807	264	3.50%
Groundskeeping	71,400.00	76,323	98,323	69,932	-28,392	-28.88%
Snow Removal	18,183.90	12,188	12,188	13,493	1,305	10.71%
Custodial Services	54,047.10	31,435	37,295	60,588	23,293	62.45%
Equip Service Contracts	21,171.07	19,583	19,583	20,268	685	3.50%
Roof Repair & Maint	2,408.89	6,936	8,935	9,260	325	3.64%
Special Projects	0.00	0	0	0	0	0.00%
Repairs & Maintenance	310,875.05	252,131.73	305,452.05	331,064.24	25,612	8.39%
CAPITAL IMPROVEMENT FUND	191,023.36	159,186	191,023	206,931.85	15,908	8.33%
CONTINGENCY	0		0	0.00	0	0.00%
TOTAL APPLICATION OF FUNDS	984,171	837,365	985,574	1,059,024.99	73,451	7.45%
NET BALANCE FOR PERIOD	0.00	145,616.45	0.00	0.00	0	
NET BALANCE + Carry forward	0.00	145,616.45	0.00	0.00	0.00	
		0				
Vote Surplus to Reserve/Reno Funds/Staff?			0.00			
Net Balance			0.00			
	866,661.67			1,059,025	192,363	
Assessment Adjustment	312,000	312,000	312,000.07	312,000.07		
Inducement Management Fee	312,000	312,000	312,000	312,000		