

THE ENCLAVE ASSOCIATION - BUDGET Year of 2017-2018					\$ Variance to Estimate Year End	% Variance to Estimate Year End
	Budget 2016-2017	to date Actual	12 Month ESTIMATED	Budget 2017-2018		
PRIOR YEAR BALANCE	16,225.02	6,700	6,700	0.00		
INCOME						
Assessments	864,327.98	864,328	864,328	874,480.32	10,152.34	1.17%
Special Assessments	211,818.82	663,882	663,882	94,309.66	-569,572.65	-85.79%
Rental Income	14,400.00	13,200	14,400	14,400.00	0	0.00%
Interest	300.00	2,010	2,020	980.85	-1,039	-51.44%
Miscellaneous Revenue	0.00	0	0	0.00	0	0.00%
TOTAL INCOME	1,090,847	1,543,420	1,544,630	984,170.83	-560,459	-36.28%
OPERATING FUND						
General & Administrative						
Management Fee	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	61,458.99	57,083	57,083	57,082.91	0.0	0.00%
Legal	3,000.00	1,190	1,190	1,190.00	0	0.00%
Acctg/Audit Expense	10,500.00	10,850	10,850	10,850.00	0	0.00%
Directors' Expense	250.00	394	494	500.00	6	1.20%
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	12,969.38	12,969	12,969	13,121.72	152	1.17%
Depreciation	4,191.00	3,842	4,191	4,191.00	0	0.00%
Telephone System	1,244.51	1,217	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	229.96	286	286	230.00	-56	-19.58%
Internet Support	17,636.79	13,300	14,510	15,235.03	725	5.00%
General & Administrative Total	345,190	315,365	336,527	337,354.42	828	0.25%
Utilities						0.00%
Electric	34,540.06	27,172	30,662	31,734.87	1,073	3.50%
Telephone Service	3,513.53	2,115	2,315	2,431.16	116	5.00%
Gas	39,169.40	45,746	50,746	48,209.02	-2,537	-5.00%
Water & Sewer	36,400.73	28,407	31,302	34,431.72	3,130	10.00%
Cable TV	21,449.26	19,280	21,028	22,078.95	1,051	5.00%
Trash Collection	5,483.89	3,833	5,484	6,032.28	548	10.00%
Utilities Total	140,556.87	126,553.60	141,536	144,918.00	3,382	2.39%
Repairs & Maintenance						
Repairs & Maint - SLC	42,876.61	42,615	46,188	46,188.28	0	0.00%
Repairs & Maint - Cont	23,000.00	19,373	23,000	23,000.00	0	0.00%
Supplies	7,500.00	9,156	9,656	9,656.09	0	0.00%
Pool Maintenance	31,000.00	21,958	26,958	26,958.28	0	0.00%
Firewood	7,000.00	10,565	10,797	10,796.87	0	0.00%
Window Washing	3,600.00	3,600	3,600	7,200.00	3,600	100.00%
Chimney Sweeping	1,320.00	1,008	1,008	1,320.00	312	30.95%
Pest Control	2,427.22	2,423	2,423	2,544.57	121	5.00%
Painting & Staining	1,934.80	1,961	1,961	2,000.00	39	2.01%
Paint & Stain - Deferral	14,000.00	5,810	14,000	14,000.00	0	0.00%
Groundskeeping	65,000.00	62,186	75,000	71,400.00	-3,600	-4.80%
Snow Removal	17,250.33	18,184	18,184	18,183.90	0	0.00%
Custodial Services	71,106.32	48,193	51,193	54,047.10	2,854	5.58%
Equip Service Contracts	18,861.38	20,554	20,554	21,171.07	617	3.00%
Roof Repair & Maint	5,915.89	1,794	2,294	2,408.89	115	5.00%
Special Projects	0.00	452,063	452,063	0.00	-452,063	-100.00%
Repairs & Maintenance	312,792.55	721,444.03	758,880.29	310,875.05	-448,005	-59.04%
CAPITAL IMPROVEMENT FUND	308,532.52	257,110	308,533	191,023.36	-117,509	-38.09%
CONTINGENCY	0	0	0	0.00	0	0.00%
TOTAL APPLICATION OF FUNDS	1,107,072	1,420,473	1,545,476	984,170.83	-561,305	-36.32%
NET BALANCE FOR PERIOD	-16,225.02	122,947.79	-845.60	0.00	846	
NET BALANCE + Carry forward	0.00	129,648.16	5,854.77	0.00	-5,854.77	
		0				
Vote Surplus to Reserve/Reno Funds/Staff?	To ??		5,854.77			
Net Balance						
	989,562.66			984,171	-5,392	
Assessment Adjustment	312,000	312,000	312,000.00	312,000.07		
Inducement Management Fee	312,000	312,000	312,000	312,000		