

THE ENCLAVE ASSOCIATION -- BUDGET Year of 2001-2002					\$ Variance to Estimate Year End	% Variance to Estimate Year End
Budget 2000-2001	11 month Actual	12 Month ESTIMATED	Budget 2001-2002			
PRIOR YEAR BALANCE	0	0	0	0		
INCOME						
Assessments	430,879.62	430,880	430,880	462,532.74	31,653.12	7.35%
Special Assessments	415,050.00	415,050	415,050	0.00	-415,050	-100.00%
Rental Income	7,200.00	6,600	7,200	7,200.00	0	0.00%
Interest	1,939.80	2,601	2,750	2,000.00	-750	-27.27%
Miscellaneous Revenue	0.00	0	0	0.00	0	0.00%
TOTAL INCOME	855,069.42	855,131	855,880	471,732.74	-384,147	-44.88%
OPERATING FUND						
General & Administrative						
Management Fee	26,512.20	24,302	26,512	48,750.00	22,238	83.88%
Front Office	56,402.39	51,702	56,402	66,551.87	10,149	17.99%
Insurance	30,809.00	33,210	33,210	40,000.00	6,790	20.45%
Legal	250.00	0	0	250.00	250	100.00%
Acctg/Audit Expense	5,460.00	5,600	5,600	5,880.42	280	5.00%
Directors' Expense	3,100.00	0	0	3,100.00	3,100	100.00%
Interest - Mortgage	691.52	658	692	300.00	-392	-56.62%
Direct Office Expense	1,400.00	1,291	1,400	1,400.00	0	0.00%
Taxes and Assessments	6,465.42	6,940	6,740	7,000.00	260	3.86%
Depreciation	3,257.00	2,904	3,168	3,257.00	89	2.81%
Telephone System	3,951.75	2,719	2,719	2,854.95	136	5.00%
Vehicle Rental	6,500.00	5,958	6,500	6,500.00	0	0.00%
Miscellaneous G & A	150.00	47	47	150.00	103	216.46%
General & Administrative Total	144,949.28	135,334	142,991	185,994.24	43,003	30.07%
Utilities						
Electric	17,627.49	16,110	17,151	17,837.04	686	4.00%
Telephone Service	8,995.83	8,394	9,190	9,465.70	276	3.00%
Gas	27,950.33	28,563	29,992	29,992.00	0	0.00%
Water & Sewer	15,404.82	13,765	15,052	15,578.82	527	3.50%
Cable TV	13,186.93	12,119	13,235	13,235.00	0	0.00%
Trash Collection	1,825.60	1,545	1,545	1,622.25	77	5.00%
Utilities Total	84,991	80,498	86,165	87,730.81	1,566	1.82%
Repairs & Maintenance						
Repairs & Maint - SLC	25,400.00	19,383	20,306	21,000.00	694	3.42%
Repairs & Maint - Cont	11,970.00	8,901	14,401	15,121.05	720	5.00%
Supplies	7,124.98	4,514	5,500	5,665.00	165	3.00%
Pool Maintenance	12,246.00	12,449	13,287	20,287.00	7,000	52.68%
Firewood	9,000.00	2,236	5,217	7,500.00	2,283	43.76%
Window Washing	3,874.50	3,990	3,990	4,189.50	200	5.00%
Chimney Sweeping	1,200.00	1,176	1,176	1,200.00	24	2.04%
Pest Control	1,175.91	1,228	1,228	1,252.56	25	2.00%
Painting & Staining	6,000.00	777	5,413	2,000.00	-3,413	-63.05%
Paint & Stain - Deferral	21,813.74	0	21,814	16,000.00	-5,814	-26.65%
Groundskeeping	24,000.00	16,371	19,153	19,153.00	0	0.00%
Snow Removal	20,000.00	11,593	11,593	20,000.00	8,407	72.51%
Custodial Services	24,000.00	27,158	27,805	28,000.00	195	0.70%
Equip Service Contracts	7,598.54	7,161	7,634	7,786.68	153	2.00%
Roof Repair & Maint	1,000.00	884	2,204	1,000.00	-1,204	-54.63%
Special Projects	415,050.00	0	415,050	0.00	-415,050	-100.00%
Repairs & Maintenance	591,454	117,824	575,771	170,154.79	-405,616	-70.45%
CAPITAL IMPROVEMENT FUND	33,675.47	30,869	33,675	27,852.90	-5,823	-17.29%
CONTINGENCY	0		0	0.00	0	0.00%
TOTAL APPLICATION OF FUNDS	855,069	364,525	838,603	471,732.74	-366,870	-43.75%
NET BALANCE FOR PERIOD	0	490,606	17,277	0.00	-17,277	
NET BALANCE + Carry forward	0.00	490,606	17,277	0.00	-17,277.10	
		0	17,277.10			
Vote Surplus to Reserve			-17,277			
Net Balance			0			
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Enclave Association Assessments					
				2001-2002	2000-2001
INDIVIDUAL UNIT		Size	# Of Units	Assessment	Assessment
1 Bedroom	1	800	1	\$6,940.38	\$6,465.42
2 Bedroom	2	1,170	24	\$10,150.30	\$9,455.67
3 Bedroom	3	1,545	11	\$13,403.60	\$12,486.34
4 Bedroom	4	1,860	4	\$16,136.38	\$15,032.09
Total Square Footage		53,315	40	462,532.74	430,879.62
Per Square Foot		15,845,000		8.6755	8.0818
Test		288		462,532.74	430,879.62
INDIVIDUAL UNIT		Total by Type			
1 Bedroom				\$6,940.38	6,465.42
2 Bedroom				\$243,607.23	226,936.13
3 Bedroom				\$147,439.63	137,349.70
4 Bedroom				\$64,545.50	60,128.38
Billing Amounts					
	Qtr 1	Qtr 2	Qtr 3	Qtr 4	
	30.00%	30.00%	20.00%	20.00%	
	October	January	April	July	Total
1Bedroom	2,082.11	2,082.11	1,388.08	1,388.08	6,940.38
2Bedroom	3,045.09	3,045.09	2,030.06	2,030.06	10,150.30
3Bedroom	4,021.08	4,021.08	2,680.72	2,680.72	13,403.60
4Bedroom	4,840.91	4,840.91	3,227.28	3,227.28	16,136.38

Enclave Condominium Association Reserve Fund Analysis									
		Year Begun	Year Last Replaced	Estimated Replacement Year	Estimated Useful Life/ Amortization Period	Estimated Current Replacement Cost	Funding Requirement= Repl. Cost / Useful Life Or Loan Period	Amount To Reserve Through 09/02	Variance Reserve to Expenditures Through 09/02
Major Structures									
	Roofs - Buildings	1979	1997	2017	20	\$135,000	6,750.00	168,622.00	34,564.76
	Roofs - Garages	1979	1979	2005	26	35,000	1,847.91	28,847.91	28,847.91
Boilers/Hot Water System									
	Domestic Boiler #1	1979	1999	2014	15	8,350	556.67	22,321.95	1,670.01
	Domestic Boiler #2	1979	1999	2014	15	8,350	556.67	3,333.90	1,670.01
	Domestic Boiler #3	1979	1999	2019	20	0	0.00	3,204.23	0.00
	Circulating Pumps	1979	1979	1999	20	0	0.00	313.00	0.00
	Pressure Balance Valves	1979	1984	Yearly *	33	24,750	750.00	15,362.00	4,500.00
	Driveway Boiler	1986	1986	2003	17	20,550	0.00	10,275.00	0.00
	Pool Boiler	1979	1989	2004	15	10,000	1,333.33	16,417.33	7,333.30
	Spa Boiler	1979	1990	2002	12	3,000	798.44	7,096.88	0.00
Windows									
	Windows Replacement	1991	1999	2007 *	8	60,000	7,500.00	39,464.00	15,084.81
Exterior Lights									
	Fluorescent Retro-fit	1990	1990	2005	15	4,909	0.00	4,132.00	0.00
	Grounds Lights	1979	1995	2002	7	5,000	0.00	1,187.43	0.00
	Hallway Lighting Replacement	1979	1996	2006	10	18,811	1,881.10	28,106.90	3,762.20
Entryway Enhancements									
	Brass Numbers & Kickplates	1995	1995	2003	8	1,000	125.00	1,556.44	695.96
Exercise Equipment									
	Fitness Equipment	1995	1995	2005	10	995	0.00	1,094.50	1,094.50
Fire Safety System									
	Fire Alarm System	1990	1996	2006	10	40,000	4,000.00	44,573.47	8,000.00
Elevator Valves									
	Valve Replacement	1979	1979	2004	25	10,000	0.00	10,000.00	10,000.00
Heated Driveways									
	Concrete Work	1986	1986	2002	16	150,000	9,375.00	122,563.01	93,734.01
Pools									
	Pool Deck	1979	1979	2002	23	20,000	-5,000.00	0.00	0.00
	Heated Stairs	1993	1993	2003	10	8,000	0.00	0.00	0.00
	Pool Deck (Partial)	1988	1988	2003	15	4,200	0.00	5,800.00	0.00
	Pool Deck (Partial)	1989	1989	2004	15	6,100	0.00	10,097.00	0.00
	Pool Replacement	1979	1979	2014	35	75,000	2,142.86	49,286.30	49,286.30
	Spa Deck, Heated	1990	1996	2006 *	10	15,000	0.00	7,150.00	0.00
	Spa Shell	1979	1996	2006 *	10	15,000	0.00	25,829.72	0.00
Miscellaneous/Auditors									
	Misc/Auditors/Interest	1987	1987	Yearly *		19,795	-4,764.07	6,195.40	0.00
Totals						698,810	27,852.90	632,830.37	260,243.77
Arrival Center									
	Furnishings & Equipment	1991	1991	2001	10	15,000	0.00	10,072.00	-4,928.00
	Furnishings & Equipment	1992	1992	2002	10	20,000	0.00	8,666.00	-15,791.87
	Debt Service & Construction, Net of Assessments						1,500.00	-18,738.00	-259,308.88
	Less Rent - Office Space						-3,304.70	-54,291.50	54,291.50
Totals								250,728.96	250,728.96
							-1,804.70	196,437.46	24,991.71
Total Reserve Assessments							27,852.90		