

THE ENCLAVE ASSOCIATION -- BUDGET Year of 2002-2003						
	Budget 2001-2002	11 month Actual	12 Month ESTIMATED	Budget 2002-2003	\$ Variance to Estimate Year End	% Variance to Estimate Year End
PRIOR YEAR BALANCE	0	0	0	0		
INCOME						
Assessments	462,532.74	462,533	462,533	462,532.74	0.00	0.00%
Special Assessments	0.00	0	0	21,098.22	21,098	100.00%
Rental Income	7,200.00	6,600	7,200	7,200.00	0	0.00%
Interest	2,000.00	1,091	1,141	1,200.00	59	5.17%
Miscellaneous Revenue	0.00	0	0	0.00	0	0.00%
TOTAL INCOME	471,732.74	470,224	470,874	492,030.96	21,157	4.49%
OPERATING FUND						
General & Administrative						
Management Fee	48,750.00	44,687	48,750	49,237.50	488	1.00%
Front Office	66,551.87	61,005	66,552	67,217.39	666	1.00%
Insurance	40,000.00	37,009	37,009	40,710.34	3,701	10.00%
Legal	250.00	0	0	250.00	250	100.00%
Acctg/Audit Expense	5,880.42	5,800	5,800	6,090.42	290	5.00%
Directors' Expense	3,100.00	34	184	3,100.00	2,916	1581.13%
Interest - Mortgage	300.00	99	99	0.00	-99	-100.00%
Direct Office Expense	1,400.00	1,283	1,400	1,400.00	0	0.00%
Taxes and Assessments	7,000.00	6,940	6,940	6,975.00	35	0.50%
Depreciation	3,257.00	2,904	3,168	3,150.00	-18	-0.58%
Telephone System	2,854.95	6,494	6,994	3,500.00	-3,494	-49.96%
Vehicle Rental	6,500.00	5,958	6,500	6,500.00	0	0.00%
Miscellaneous G & A	150.00	59	159	150.00	-9	-5.90%
General & Administrative Total	185,994.24	172,277	183,558	188,280.65	4,723	2.57%
Utilities						
Electric	17,837.04	13,726	15,226	17,837.04	2,611	17.15%
Telephone Service	9,465.70	8,945	9,758	10,050.93	293	3.00%
Gas	29,992.00	19,945	21,345	29,992.00	8,647	40.51%
Water & Sewer	15,578.82	12,287	13,404	15,578.82	2,174	16.22%
Cable TV	13,235.00	12,058	13,235	13,235.00	0	0.00%
Trash Collection	1,622.25	1,726	1,800	1,890.00	90	5.00%
Utilities Total	87,731	68,689	74,769	88,583.79	13,815	18.48%
Repairs & Maintenance						
Repairs & Maint - SLC	21,000.00	15,034	17,034	23,146.50	6,113	35.88%
Repairs & Maint - Cont	15,121.05	13,358	15,358	12,500.00	-2,858	-18.61%
Supplies	5,665.00	4,339	4,734	5,000.00	266	5.62%
Pool Maintenance	20,287.00	10,089	12,000	14,000.00	2,000	16.67%
Firewood	7,500.00	2,769	5,217	7,500.00	2,283	43.76%
Window Washing	4,189.50	2,100	2,100	4,200.00	2,100	99.96%
Chimney Sweeping	1,200.00	1,085	1,085	1,200.00	115	10.56%
Pest Control	1,252.56	1,408	1,658	1,920.00	262	15.77%
Painting & Staining	2,000.00	653	2,000	2,000.00	0	0.00%
Paint & Stain - Deferral	16,000.00	0	16,000	6,000.00	-10,000	-62.50%
Groundskeeping	19,153.00	13,594	15,594	20,000.00	4,406	28.25%
Snow Removal	20,000.00	16,770	16,770	2,080.00	-14,690	-87.60%
Custodial Services	28,000.00	15,390	16,790	28,000.00	11,210	66.77%
Equip Service Contracts	7,786.68	6,887	7,787	8,098.15	311	4.00%
Roof Repair & Maint	1,000.00	585	1,000	1,000.00	0	0.00%
Special Projects	0.00	0	0	31,098.22	31,098	100.00%
Repairs & Maintenance	170,155	104,065	135,128	167,742.87	32,615	24.14%
CAPITAL IMPROVEMENT FUND	27,852.90	25,531	27,853	47,423.65	19,571	70.26%
CONTINGENCY	0		0	0.00	0	0.00%
TOTAL APPLICATION OF FUNDS	471,733	370,562	421,308	492,030.96	70,723	16.79%
NET BALANCE FOR PERIOD	0	99,662	49,566	0.00	-49,566	
NET BALANCE + Carry forward	0.00	99,662	49,566	0.00	-49,565.62	
		0	49,565.62			
Vote Surplus to Reno Fund			-49,566			
Net Balance			0			
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Special Assessments		\$21,098.22	\$540.98	2002-2003	2001-2002
1 Bedroom	1	800	1	\$316.58	\$0.00
2 Bedroom	2	1,170	24	\$11,112.03	\$0.00
3 Bedroom	3	1,545	11	\$6,725.39	\$0.00
4 Bedroom	4	1,860	4	\$2,944.21	\$0.00
Total Special Assessments				\$21,098.22	

Enclave Association Assessments					
				2002-2003	2001-2002
INDIVIDUAL UNIT	Size	# Of Units	Assessment	Assessment	
1 Bedroom	1	800	1	\$6,940.38	\$6,940.38
2 Bedroom	2	1,170	24	\$10,150.30	\$10,150.30
3 Bedroom	3	1,545	11	\$13,403.60	\$13,403.60
4 Bedroom	4	1,860	4	\$16,136.38	\$16,136.38
Total Square Footage	53,315	40	462,532.74	462,532.74	
Per Square Foot	15,845,000		8.6755	8.6755	
Test	288		462,532.74	462,532.70	
INDIVIDUAL UNIT	Total by Type				
1 Bedroom				\$6,940.38	6,940.38
2 Bedroom				\$243,607.23	243,607.20
3 Bedroom				\$147,439.63	147,439.60
4 Bedroom				\$64,545.50	64,545.52
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 09/03	Variance Reserve to Expenditures Through 09/03
Major Structures									
	Roofs - Buildings	1979	1997	2017	20	\$135,000	6,750.00	175,372.00	41,314.76
	Roofs - Garages	1979	1979	2002	23	27,000	1,847.91	30,695.82	30,695.82
Boilers/Hot Water System									
	Domestic Boiler #1	1979	1999	2014	15	8,350	556.67	22,878.62	2,226.68
	Domestic Boiler #2	1979	1999	2014	15	8,350	556.67	3,890.57	2,226.68
	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	16,112.00	5,250.00
	Driveway Boiler	1986	2002	2027	25	50,500	2,020.00	12,295.00	2,020.00
	Pool Boiler	1979	1989	2009	20	12,000	2,418.45	18,835.78	4,829.75
	Spa Boiler	1979	1990	2004	14	3,000	0.00	7,096.88	3,000.00
Windows									
	Windows Replacement	1991	1999	2007 *	8	60,000	7,500.00	46,964.00	12,065.99
Exterior Lights									
	Fluorescent Retro-fit	1990	1990	2005	15	4,909	0.00	4,132.00	0.00
	Grounds Lights	1979	2002	2007	5	5,000	0.00	1,187.43	0.00
	Hallway Lighting Replacement	1979	1996	2006	10	18,811	1,881.10	29,988.00	5,643.30
Entryway Enhancements									
	Brass Numbers & Kickplates	1995	1995	2002	7	1,000	125.00	1,681.44	820.96
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	48,573.47	12,000.00
Elevator Valves									
	Valve Replacement	1979	1979	2004	25	10,000	0.00	10,000.00	10,000.00
Heated Driveways									
	Concrete Work	1986	2002	2017	15	60,000	9,375.00	38,204.00	9,375.00
Pools									
	Pool Deck	1979	2002	2022	20	125,000	6,250.00	6,250.00	6,250.00
	Heated Stairs	1993	2002	2022	20	25,000	1,250.00	1,250.00	1,250.00
	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	51,429.16	51,429.16
	Spa Deck, Heated	1990	1996	2006 *	10	15,000	0.00	7,150.00	0.00
	Spa Shell	1979	1996	2031 *	35	0	0.00	25,829.72	0.00
Miscellaneous/Auditors									
	Misc/Auditors/Interest	1987	1987	Yearly *		19,795	0.00	6,865.07	1,509.02
Totals						739,760	47,423.65	587,189.69	203,001.62
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						0.00	-18,738.00	-262,443.60
	Less Rent - Office Space						-5,665.20	-67,982.40	67,982.40
								250,728.96	250,728.96
Totals							-5,665.20	182,746.56	35,547.89
Total Reserve Assessments							47,423.65		