

THE ENCLAVE ASSOCIATION -- BUDGET Year of 2005-2006					\$ Variance to Estimate Year End	% Variance to Estimate Year End
	Budget 2004-2005	11 month Actual	12 Month ESTIMATED	Budget 2005-2006		
PRIOR YEAR BALANCE	0	0	0	-5,330		
INCOME						
Assessments	535,510.54	535,511	535,511	573,160.57	37,650.03	7.03%
Special Assessments	0.00	0	0	413,471.42	413,471.42	100.00%
Rental Income	7,200.00	6,600	7,200	7,200.00	0	0.00%
Interest	1,293.79	1,608	1,715	1,715.30	0	0.00%
Miscellaneous Revenue	0.00	0	0	0.00	0	0.00%
TOTAL INCOME	544,004.33	543,718	544,426	995,547.29	451,121	82.86%
OPERATING FUND						
General & Administrative						
Management Fee	80,613.00	68,640	74,880	74,880.00	0	0.00%
Front Office	67,217.39	61,616	67,217	67,217.40	0	0.00%
Insurance	48,438.00	48,204	48,204	48,176.00	-28	-0.06%
Legal	1,000.00	994	994	1,000.00	6	0.59%
Acctg/Audit Expense	6,720.00	6,700	6,700	7,035.00	335	5.00%
Directors' Expense	3,100.00	241	741	750.00	9	1.19%
Interest - Mortgage	0.00	0	0	0.00	0	0.00%
Direct Office Expense	1,400.00	1,283	1,400	1,400.00	0	0.00%
Taxes and Assessments	7,899.00	8,070	8,070	8,700.00	630	7.80%
Depreciation	3,902.00	3,577	3,902	7,673.00	3,771	96.64%
Telephone System	3,500.00	5,505	5,797	5,576.00	-221	-3.81%
Vehicle Rental	7,700.00	7,058	7,700	9,625.00	1,925	25.00%
Miscellaneous G & A	250.00	52	250	250.00	0	0.00%
General & Administrative Total	231,739.39	211,941	225,856	232,282.40	6,426	2.85%
Utilities						
Electric	18,732.95	21,684	23,284	29,803.83	6,520	28.00%
Telephone Service	8,193.73	7,250	7,938	8,255.48	318	4.00%
Gas	40,586.40	44,668	46,768	70,151.73	23,384	50.00%
Water & Sewer	17,692.12	17,665	17,665	18,548.36	883	5.00%
Cable TV	14,320.12	12,615	13,778	14,466.67	689	5.00%
Trash Collection	1,830.09	1,870	1,870	1,963.95	94	5.00%
Utilities Total	101,355.41	105,752	111,303	143,190.02	31,887	28.65%
Repairs & Maintenance						
Repairs & Maint - SLC	24,000.00	15,150	16,500	16,500.00	0	0.00%
Repairs & Maint - Cont	15,000.00	15,886	16,198	15,000.00	-1,198	-7.40%
Supplies	5,338.57	4,209	4,453	4,675.67	223	5.00%
Pool Maintenance	14,486.40	20,756	22,556	15,000.00	-7,556	-33.50%
Firewood	8,392.31	1,553	1,553	6,000.00	4,448	286.47%
Window Washing	4,347.00	2,200	2,200	4,400.00	2,200	100.00%
Chimney Sweeping	1,200.00	0	0	1,200.00	1,200	100.00%
Pest Control	2,373.09	1,965	1,965	2,034.15	69	3.50%
Painting & Staining	2,367.69	415	2,368	2,367.69	0	0.00%
Paint & Stain - Deferral	6,000.00	0	6,000	6,000.00	0	0.00%
Groundskeeping	33,000.00	27,504	29,704	29,703.73	0	0.00%
Snow Removal	6,943.12	7,829	7,829	7,829.31	0	0.00%
Custodial Services	29,771.32	35,709	38,364	38,363.99	0	0.00%
Equip Service Contracts	9,328.22	10,113	10,113	10,416.28	303	3.00%
Roof Repair & Maint	1,500.00	1,125	1,125	1,500.00	375	33.35%
Special Projects	0.00	4,808	4,808	413,471.42	408,663	8499.66%
Repairs & Maintenance	164,047.72	149,221.62	165,734.73	574,462.24	408,728	246.62%
CAPITAL IMPROVEMENT FUND	46,861.81	42,957	46,862	40,282.64	-6,579	-14.04%
CONTINGENCY	0		0	0.00	0	0.00%
TOTAL APPLICATION OF FUNDS	544,004	509,871	549,756	990,217.30	440,461	80.12%
NET BALANCE FOR PERIOD	0	33,847	-5,330	5,329.99	10,660	
NET BALANCE + Carry forward	0.00	33,847	-5,330	0.00	5,329.99	
		0			0.54%	
Vote Surplus to Reserve Fund						
Net Balance			-5,330			

Enclave Association, Inc.		Special Assessment		2005-2006	Nov-05	Feb-06	Apr-06	Total
INDIVIDUAL UNIT	Size	# Of Units	Assessment					
2 Bedroom	2	1,170	23	\$9,421.78	3,140.59	3,140.60	3,140.60	9,421.79
3 Bedroom	3	1,545	11	\$12,441.58	4,147.19	4,147.20	4,147.20	12,441.59
4 Bedroom	4	1,860	4	\$14,978.22	4,992.73	4,992.73	4,992.73	14,978.19
Total Square Footage		51,345	38					
Per Square Foot				8.0528	Project Cost			428,510.00
Test				413,471.25	Reserve Fund Contribution			15,038.75
					Net Assessment			413,471.25
INDIVIDUAL UNIT				Total by Type				
2 Bedroom				\$216,700.97				
3 Bedroom				\$136,857.41				
4 Bedroom				\$59,912.87				

Enclave Association Regular Assessments				2005-2006	2004-2005
INDIVIDUAL UNIT				Assessment	Assessment
1 Bedroom	1	800	1	\$8,600.36	\$8,035.42
2 Bedroom	2	1,170	24	\$12,578.03	\$11,751.80
3 Bedroom	3	1,545	11	\$16,609.45	\$15,518.41
4 Bedroom	4	1,860	4	\$19,995.85	\$18,682.35
Total Square Footage		53,315	40	573,160.57	535,510.54
Per Square Foot				10.7505	10.0443
Test				573,160.57	535,510.54
INDIVIDUAL UNIT				Total by Type	
1 Bedroom				\$8,600.36	8,035.42
2 Bedroom				\$301,872.81	282,043.25
3 Bedroom				\$182,704.00	170,702.46
4 Bedroom				\$79,983.39	74,729.41
Billing Amounts					
	Qtr 1	Qtr 2	Qtr 3	Qtr 4	
	30.00%	30.00%	20.00%	20.00%	
	October	January	April	July	Total
1Bedroom	2,580.11	2,580.11	1,720.07	1,720.07	8,600.36
2Bedroom	3,773.41	3,773.41	2,515.61	2,515.61	12,578.03
3Bedroom	4,982.84	4,982.84	3,321.89	3,321.89	16,609.45
4Bedroom	5,998.75	5,998.75	3,999.17	3,999.17	19,995.85

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 09/06	Variance Reserve to Expenditures Through 09/06
Major Structures									
	Roofs - Buildings	1979	1997	2017	20	\$135,000	6,750.00	195,622.00	61,564.76
	Roofs - Garages	1979	1979	2010	31	42,000	1,586.53	35,653.89	35,653.89
Boilers/Hot Water System									
	Domestic Boiler #1	1979	1999	2014	15	8,350	556.67	24,548.63	3,896.69
	Domestic Boiler #2	1979	1999	2014	15	8,350	556.67	5,560.58	3,896.69
	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	18,362.00	7,500.00
	Driveway Boiler	1986	2002	2027	25	50,500	2,020.00	18,355.00	8,080.00
	Pool Boiler	1979	1989	2009	20	12,000	1,278.37	22,170.91	8,164.88
	Spa Boiler	1979	1990	2008	18	3,000	706.41	7,803.29	1,587.17
Windows									
	Windows Replacement	1991	1999	2024 *	25	500,000	0.00	60,464.00	0.00
Exterior Lights									
	Fluorescent Retro-fit	1990	1990	2006	16	4,909	0.00	4,132.00	0.00
	Grounds Lights	2002	2002	2017	15	7,500	500.00	2,687.43	1,500.00
	Hallway Lighting Replacemer	1979	1996	2016	20	18,811	1,881.10	35,631.30	11,286.60
Entryway Enhancements									
	Brass Numbers & Kickplates	1995	1995	2010	15	1,000	54.04	1,860.48	1,000.00
Exercise Equipment									
	Fitness Equipment	1995	1995	2007	12	995	0.00	1,094.50	1,094.50
Fire Safety System									
	Fire Alarm System	1990	1996	2016	20	40,000	4,000.00	60,573.47	24,000.00
Elevator Valves									
	Valve Replacement	1979	1979	2006	27	10,000	0.00	10,000.00	0.00
Heated Driveways									
	Concrete Work	1986	2002	2032	30	250,000	10,000.00	71,842.79	-12,280.53
Pools									
	Pool Deck	1979	2002	2022	20	125,000	6,250.00	25,000.00	25,000.00
	Heated Stairs	1993	2002	2022	20	25,000	1,250.00	5,000.00	5,000.00
	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	57,857.74	55,276.55
	Spa Deck, Heated	1990	2002	2012 *	10	15,000	0.00	7,150.00	0.00
	Spa Shell	1979	1996	2031 *	35	15,000	0.00	25,829.72	0.00
Miscellaneous/Auditors									
	Misc/Auditors/Interest	1987	1987	Yearly *		N/A	0.00	7,001.39	0.00
Totals						1,382,465	40,282.64	723,615.35	242,221.20
Arrival Center									
	Furnishings & Equipment	1991	1991	2001	10	15,000	10,000.00	10,072.00	-15,100.67
	Furnishings & Equipment	1992	1992	2002	10	20,000	0.00	8,666.00	-24,926.39
	Debt Service & Construction, Net of Assessments						0.00	-18,738.00	-262,470.47
	Less Rent - Office Space						-5,665.20	-84,978.20	90,643.40
								250,728.96	250,728.96
Totals							4,334.80	165,750.76	38,874.83
Total Reserve Assessments							40,282.64		