

THE ENCLAVE ASSOCIATION -- BUDGET Year of 2008-2009					\$ Variance to Estimate Year End	% Variance to Estimate Year End
	Budget 2007-2008	11 month Actual	12 Month ESTIMATED	Budget 2008-2009		
PRIOR YEAR BALANCE	0	0	0	0		
INCOME						
Assessments	735,273.25	735,273	735,273	760,150.57	24,877.32	3.38%
Special Assessments	0.00	0	0	0.00	0.00	0.00%
Rental Income	7,200.00	6,600	7,200	7,200.00	0	0.00%
Interest	1,665.86	1,292	1,347	1,346.85	0	0.00%
Miscellaneous Revenue	0.00		0	0.00	0	0.00%
TOTAL INCOME	744,139.11	743,165	743,820	768,697.42	24,877	3.34%
OPERATING FUND						
General & Administrative						
Management Fee	103,018.00	94,433	103,017	106,107.64	3,091	3.00%
Front Office	90,185.66	82,670	90,185	92,890.73	2,706	3.00%
Insurance	57,138.00	58,301	58,301	64,000.00	5,699	9.78%
Legal	2,000.00	150	1,500	2,000.00	500	33.33%
Acctg/Audit Expense	8,715.00	9,000	9,000	9,000.00	0	0.00%
Directors' Expense	1,550.41	98	750	750.00	0	0.00%
Interest - Mortgage	0.00		0	0.00	0	0.00%
Direct Office Expense	1,771.00	1,691	1,838	1,930.20	92	5.00%
Taxes and Assessments	11,032.89	11,033	11,033	13,234.93	2,202	19.96%
Depreciation	8,368.00	7,671	8,368	6,792.00	-1,576	-18.83%
Telephone System	5,576.00	1,960	2,252	3,000.00	748	33.24%
Internet Support	10,263.26	9,268	10,263	10,622.47	359	3.50%
Vehicle Rental	15,592.50	14,293	15,593	17,931.38	2,339	15.00%
Miscellaneous G & A	300.00	98	98	300.00	202	206.28%
General & Administrative Total	315,510.72	290,666	312,198	328,559.35	16,362	5.24%
Utilities						
Electric	25,602.50	27,679	29,579	30,909.91	1,331	4.50%
Telephone Service	8,705.91	4,839	5,289	5,447.25	159	3.00%
Gas	54,028.02	57,903	60,495	63,519.79	3,025	5.00%
Water & Sewer	29,501.34	25,186	26,986	28,335.10	1,349	5.00%
Cable TV	15,547.50	13,848	15,123	15,878.82	756	5.00%
Trash Collection	3,252.76	3,008	3,253	3,578.04	325	10.00%
Utilities Total	136,638.03	132,461	140,724	147,668.91	6,945	4.94%
Repairs & Maintenance						
Repairs & Maint - SLC	19,507.16	16,100	17,600	22,120.00	4,520	25.68%
Repairs & Maint - Cont	15,000.00	7,014	7,714	15,000.00	7,286	94.45%
Supplies	7,475.79	5,426	5,919	6,215.34	296	5.00%
Pool Maintenance	27,361.33	19,942	21,212	24,442.24	3,230	15.23%
Firewood	4,666.80	5,184	7,584	4,500.00	-3,084	-40.66%
Window Washing	6,000.00	7,200	7,200	8,000.00	800	11.11%
Chimney Sweeping	1,500.00	1,440	1,440	0.00	-1,440	-100.00%
Pest Control	2,143.32	2,071	2,071	2,215.76	145	7.00%
Painting & Staining	2,084.04	2,305	2,305	2,305.38	0	0.00%
Paint & Stain - Deferral	30,000.00	0	30,000	24,000.00	-6,000	-20.00%
Groundskeeping	38,342.50	32,431	37,431	39,302.63	1,872	5.00%
Snow Removal	6,282.50	11,286	11,286	11,285.73	0	0.00%
Custodial Services	45,762.08	41,091	45,762	45,762.08	0	0.00%
Equip Service Contracts	10,666.84	10,045	11,545	12,122.00	577	5.00%
Roof Repair & Maint	1,500.00	840	1,015	1,500.00	485	47.78%
Special Projects	0.00		0	0.00	0	0.00%
Repairs & Maintenance	218,292.36	162,375.60	210,084.48	218,771.16	8,687	4.13%
CAPITAL IMPROVEMENT FUND	73,698.00	67,557	73,698	73,698.00	0	0.00%
CONTINGENCY	0		0	0.00	0	0.00%
TOTAL APPLICATION OF FUNDS	682,837	653,060	736,704	768,697.42	31,993	4.34%
NET BALANCE FOR PERIOD	61,302	90,105	7,116	0.00	-7,116	
NET BALANCE + Carry forward	61,302.39	90,105	7,116	0.00	-7,116.14	
		0				
Vote Surplus to Reserve/Reno Funds/Staff?			7,116			
Net Balance			0			

Enclave Association Regular Assessments					
				2008-2009	2007-2008
INDIVIDUAL UNIT		Size	# Of Units	Assessment	Assessment
1 Bedroom	1	800	1	\$11,406.18	\$10,121.97
2 Bedroom	2	1,170	24	\$16,681.54	\$14,803.38
3 Bedroom	3	1,545	11	\$22,028.18	\$19,548.05
4 Bedroom	4	1,860	4	\$26,519.37	\$23,533.57
Total Square Footage		53,315	40	760,150.57	735,273.25
INDIVIDUAL UNIT		Total by Type			
1 Bedroom				\$11,406.18	10,121.97
2 Bedroom				\$400,356.90	355,281.02
3 Bedroom				\$242,310.02	215,028.52
4 Bedroom				\$106,077.47	94,134.29
Billing Amounts					
	Qtr 1	Qtr 2	Qtr 3	Qtr 4	
	30.00%	30.00%	20.00%	20.00%	
	October	January	April	July	Total
1Bedroom	3,421.85	3,421.85	2,281.24	2,281.24	11,406.18
2Bedroom	5,004.46	5,004.46	3,336.31	3,336.31	16,681.54
3Bedroom	6,608.46	6,608.46	4,405.64	4,405.64	22,028.18
4Bedroom	7,955.81	7,955.81	5,303.87	5,303.87	26,519.37

Enclave Condominium Association Reserve Fund Analysis									
		Year Begun	Year Last Replaced	Estimated Replacement Year	Estimated Useful Life/ Amortization Period	Estimated Current Replacement Cost	Requirement= Repl. Cost / Useful Life Or Loan Period	Amount To Reserve Through 09/09	Variance Reserve to Expenditures Through 09/09
Major Structures									
	Roofs - Buildings	1979	1997	2017	20	\$135,000	9,130.48	223,013.44	223,013.44
	Roofs - Garages	1979	1979	2010	31	42,000	3,686.53	46,713.48	46,713.48
Boilers/Hot Water System									
	Domestic Boiler #1	1979	1999	2014	15	8,350	765.41	26,844.86	26,844.86
	Domestic Boiler #2	1979	1999	2014	15	8,350	765.41	7,856.81	7,856.81
	Domestic Boiler #3	1979	1999	2019	20	0	0.00	3,204.23	3,204.23
	Circulating Pumps	1979	1979	1999	20	0	0.00	313.00	313.00
	Pressure Balance Valves	1979	1984	Yearly *	33	24,750	750.00	20,612.00	20,612.00
	Driveway Boiler	1986	2002	2027	25	50,500	2,500.95	25,857.85	25,857.85
	Pool Boiler/Pumps	1979	1989	2009	20	12,000	2,078.37	28,406.02	28,406.02
	Spa Boiler/Pumps	1979	1990	2009	19	3,600	2,047.18	18,628.47	18,628.47
Windows									
	Windows Replacement	1991	1999	2024 *	25	500,000	5,000.00	75,464.00	75,464.00
Exterior Lights									
	Fluorescent Retro-fit	1990	1990	2006	16	4,909	0.00	4,132.00	4,132.00
	Grounds Lights	2002	1995	2010	15	7,500	681.82	4,732.89	4,732.89
	Hallway Lighting Replacem	1979	1996	2016	20	18,811	1,128.66	39,017.28	39,017.28
Entryway Enhancements									
	Brass Numbers & Kickplate	1995	1995	2010	15	1,000	50.00	2,010.48	2,010.48
Exercise Equipment									
	Fitness Equipment	1995	1995	2010	15	6,200	100.00	1,394.50	1,394.50
Fire Safety System									
	Fire Alarm System	1990	1996	2016	20	40,000	2,400.00	67,773.47	67,773.47
Elevator Valves									
	Valve Replacement	1979	1979	2009	30	150,000	17,000.00	61,000.15	61,000.15
Heated Driveways									
	Concrete Work	1986	2002	2032	30	250,000	11,898.19	122,184.94	122,184.94
Pools									
	Pool Deck	1979	2002	2022	20	125,000	7,812.50	48,437.50	48,437.50
	Heated Stairs	1993	2002	2022	20	25,000	1,562.50	9,687.50	9,687.50
	Pool Deck (Partial)	1988	1988	2003	15	4,200	0.00	5,800.00	5,800.00
	Pool Deck (Partial)	1989	1989	2004	15	6,100	0.00	10,097.00	10,097.00
	Pool Replacement	1979	1979	2014	35	75,000	4,340.00	70,877.74	70,877.74
	Spa Deck, Heated	1990	1996	2006 *	10	15,000	0.00	7,150.00	7,150.00
	Spa Shell	1979	1996	2031 *	35	15,000	0.00	25,829.72	25,829.72
Miscellaneous/Auditors									
	Misc/Auditors/Interest	1987	1987	Yearly *		N/A	0.00	5,389.17	5,389.17
Totals						1,528,270	73,698.00	962,428.50	962,428.50
Arrival Center									
	Furnishings & Equipment	1991	2003	2010	7	15,000	0.00	10,072.00	10,072.00
	Furnishings & Equipment	1992	2003	2010	7	20,000	0.00	14,331.26	14,331.26
	Debt Service & Construction, Net of Assessments						0.00	-18,738.00	-18,738.00
	Less Rent - Office Space						-5,665.20	-101,973.60	101,973.60
								250,728.96	250,728.96
Totals							-5,665.20	154,420.62	358,367.82
Total Reserve Assessments							73,698.00		358,367.82