

THE ENCLAVE ASSOCIATION - BUDGET Year of 2018-2019					\$ Variance to Estimate Year End	% Variance to Estimate Year End
	Budget 2017-2018	to date Actual - 8 months	12 Month ESTIMATED	Budget 2018-2019		
PRIOR YEAR BALANCE	0.00	0	0	0.00		
INCOME						
Assessments	874,480.32	874,480	874,480	948,578.48	74,098.16	8.47%
Special Assessments	94,309.66	94,309	94,310	95,065.65	755.99	0.80%
Rental Income	14,400.00	12,000	14,400	14,400.00	0	0.00%
Interest	980.85	2,193	2,384	980.85	-1,403	-58.86%
Miscellaneous Revenue	0.00	0	0	0.00	0	0.00%
TOTAL INCOME	984,171	982,982	985,574	1,059,024.98	73,451	7.45%
OPERATING FUND						
General & Administrative						
Management Fee	109,290.87	91,076	109,291	121,654.35	12,363	11.31%
Front Office	95,677.45	79,731	95,677	95,677.45	0	0.00%
Insurance	57,082.91	58,275	58,275	59,440.44	1,165.4	2.00%
Legal	1,190.00	2,800	3,800	3,800.00	0	0.00%
Acctg/Audit Expense	10,850.00	10,975	10,975	11,194.50	220	2.00%
Directors' Expense	500.00	630	850	500.00	-350	-41.18%
Interest - Mortgage	0.00	0	0	0.00	0	0.00%
Direct Office Expense	1,930.20	1,609	1,930	1,930.20	0	0.00%
Taxes and Assessments	13,121.72	13,132	13,132	14,233.57	1,102	8.39%
Depreciation	4,191.00	3,470	4,191	4,191.00	0	0.00%
Telephone System	1,244.51	1,280	1,380	1,380.12	0	0.01%
Vehicle Rental	26,810.73	22,342	26,811	31,707.26	4,896.53	18.26%
Miscellaneous G & A	230.00	194	230	230.00	0	0.00%
Internet Support	15,235.03	11,741	15,235	15,996.78	762	5.00%
General & Administrative Total	337,354.42	297,254.81	341,777	361,935.67	20,158	5.90%
Utilities				673,935.74		
Electric	31,734.87	30,882	34,508	36,233.77	1,725	5.00%
Telephone Service	2,431.16	2,146	2,577	2,654.34	77	3.00%
Gas	48,209.02	40,601	43,952	48,347.53	4,395	10.00%
Water & Sewer	34,431.72	32,369	38,839	42,722.88	3,884	10.00%
Cable TV	22,078.95	17,496	21,083	22,136.91	1,054	5.00%
Trash Collection	6,032.28	5,298	6,362	6,997.80	636	10.00%
Utilities Total	144,918.00	128,792.76	147,321	159,093.23	11,772	7.99%
Repairs & Maintenance						
Repairs & Maint - SLC	46,188.28	26,230	31,867	54,019.07	22,152	69.51%
Repairs & Maint - Cont	23,000.00	18,018	24,590	25,450.78	861	3.50%
Supplies	9,656.09	11,928	13,132	13,788.90	657	5.00%
Pool Maintenance	26,958.28	25,345	26,993	29,750.09	2,757	10.21%
Firewood	10,796.87	9,014	12,214	13,406.05	1,192	9.76%
Window Washing	7,200.00	7,200	7,200	7,452.00	252	3.50%
Chimney Sweeping	1,320.00	1,168	1,168	1,208.88	41	3.50%
Pest Control	2,544.57	2,419	2,419	2,503.87	85	3.50%
Painting & Staining	2,000.00	2,000	2,000	2,136.39	136	6.82%
Paint & Stain - Deferral	14,000.00	2,343	7,543	7,807.12	264	3.50%
Groundskeeping	71,400.00	76,323	98,323	69,931.77	-28,392	-28.88%
Snow Removal	18,183.90	12,188	12,188	13,493.28	1,305	10.71%
Custodial Services	54,047.10	31,435	37,295	60,588.24	23,293	62.45%
Equip Service Contracts	21,171.07	19,583	19,583	20,268.24	685	3.50%
Roof Repair & Maint	2,408.89	6,936	8,935	9,259.55	325	3.64%
Special Projects	0.00	0	0	0.00	0	0.00%
Repairs & Maintenance	310,875.05	252,131.73	305,452.05	331,064.24	25,612	8.39%
CAPITAL IMPROVEMENT FUND	191,023.36	159,186	191,023	206,931.85	15,908	8.33%
CONTINGENCY	0		0	0.00	0	0.00%
TOTAL APPLICATION OF FUNDS	984,171	837,365	985,574	1,059,024.98	73,451	7.45%
NET BALANCE FOR PERIOD	0.00	145,616.53	0.00	0.00	0	
NET BALANCE + Carry forward	0.00	145,616.53	0.00	0.00	0.00	
		0				
Vote Surplus to Reserve/Reno Funds/Staff?			0.00			
Assessment Adjustment	312,000	312,000	312,000.07	312,000.07		
Inducement Management Fee	312,000	234,000	312,000	312,000.07		

Enclave Association Regular Assessments					2018-2019 Assessment	2017-2018 Assessment
INDIVIDUAL UNIT	Bedroom Count	Size	# Of Units			
1 Bedroom	1	800	1		\$14,233.57	13,121.72
2 Bedroom	2	1,170	24		\$20,816.60	19,190.51
3 Bedroom	3	1,545	11		\$27,488.58	25,341.31
4 Bedroom	4	1,860	4		\$33,093.05	30,507.99
Total Square Footage		53,315	40		948,578.48	874,480.32
		Year Over Year Net Change \$	Year Over Year Net Change %		2018-2019 Assessment	2017-2018 Assessment
INDIVIDUAL UNIT	Bedroom Count	Per Unit \$	Per Unit %	Totals by Type	Totals by Type	
1 Bedroom	1	\$1,111.85	8.47%	\$14,233.57	13,121.72	
2 Bedroom	2	\$1,626.09	8.47%	\$499,598.31	460,572.23	
3 Bedroom	3	\$2,147.27	8.47%	\$302,374.40	278,754.41	
4 Bedroom	4	\$2,585.06	8.47%	\$132,372.20	122,031.96	
		Average	8.47%	\$948,578.48	874,480.32	

Enclave Association Regular Assessments					Billing Amounts - Original	
	Qtr 1	Qtr 2	Qtr 3	Qtr 4		
	25.00%	25.00%	25.00%	25.00%		
	October	January	April	July	Total	
1Bedroom	3,558.39	3,558.39	3,558.39	3,558.4	14,233.57	
2Bedroom	5,204.15	5,204.15	5,204.15	5,204.15	20,816.60	
3Bedroom	6,872.15	6,872.15	6,872.15	6,872.13	27,488.58	
4Bedroom	8,273.26	8,273.26	8,273.26	8,273.27	33,093.05	
Average						

Inducement Management Fee						
	Qtr 1	Qtr 2	Qtr 3	Qtr 4		
	25.00%	25.00%	25.00%	25.00%		
	October	January	April	July	Total	
1Bedroom	0.00	0.00	0.00	0	0.00	
2Bedroom	1,737.79	1,737.79	1,737.79	1,737.79	6,951.16	
3Bedroom	2,294.77	2,294.77	2,294.77	2,294.78	9,179.09	
4Bedroom	2,762.64	2,762.64	2,762.64	2,762.64	11,050.56	

Enclave Association, Inc.				2018-2019	October	January	April	July	Total
Special Assessment #4 - Entitlement & Renovation Soft Cost									
INDIVIDUAL UNIT		Size	# Of Units	Assessment					
2 Bedroom	2	1,170	24	\$2,118.00	\$ 529.50	\$ 529.50	\$ 529.50	\$ 529.50	\$ 2,118.00
3 Bedroom	3	1,545	11	\$2,796.85	\$ 699.21	\$ 699.21	\$ 699.21	\$ 699.22	\$ 2,796.85
4 Bedroom	4	1,860	4	\$3,367.08	\$ 841.77	\$ 841.77	\$ 841.77	\$ 841.77	\$ 3,367.08
Total Square Footage		52,515	39						
Per Square Foot									
Test				1.8103	Project Cost				95,065.65
				95,065.65	Reserve Fund Contribution				0.00
					Net Assessment				95,065.65
INDIVIDUAL UNIT				Total by Type					
2 Bedroom				\$50,832.02	\$ 12,708.00	\$ 12,708.00	\$ 12,708.00	\$ 12,708.00	\$ 50,832.00
3 Bedroom				\$30,765.32	\$ 7,691.33	\$ 7,691.33	\$ 7,691.33	\$ 7,691.33	\$ 30,765.32
4 Bedroom				\$13,468.31	\$ 3,367.08	\$ 3,367.08	\$ 3,367.08	\$ 3,367.08	\$ 13,468.32
				\$95,065.65	\$ 23,766.41	\$ 23,766.41	\$ 23,766.41	\$ 23,766.41	\$ 95,065.64

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 Added To Reserve From Inception Through 09-2019	Net Remaining Projected Reserve @ 09-2019
Major Structures									
	Roofs - Buildings	1979	2016	2036	20	\$840,000	4,210.53	157,550.42	-14,680.12
	Roofs - Garages	1979	1979	2019	40	160,000	0.00	105,416.25	105,416.25
	Siding/Exterior Surfaces/Stairwells	1979	1997	2018	21	\$750,000	11,700.00	149,079.34	60,655.14
Boilers/Hot Water System									
	Domestic Boiler #1	1979	2016	2033	17	20,000	1,176.47	31,106.92	2,352.94
	Domestic Boiler #2	1979	2016	2033	17	20,000	1,176.47	4,016.83	2,352.94
	Domestic Boiler #3 - Discontinued	1979	1999	N/A *	20	0	0.00	3,204.23	0.00
	Circulating Pumps	1979	1979	N/A	20	0	0.00	313.00	0.00
	Pressure Balance Valves	1979	1984	Yearly *	33	24,750	750.00	23,112.00	11,446.89
	Driveway Boiler	1986	2002	2022	20	65,600	-5,922.79	47,019.87	36,744.87
	Pool Boiler/Pumps	1979	2016	2026	10	22,000	2,200.00	277,655.64	4,400.00
	Spa Boiler/Pumps	1979	2016	2026	10	80,000	8,337.60	27,258.05	1,949.55
Windows									
	Windows Replacement	1991	1999	2024 *	25	500,000	5,000.00	205,464.00	131,745.30
Exterior Lights									
	Fluorescent Retro-fit	1990	1990	*	16	4,909	0.00	4,132.00	0.00
	Grounds Lights	1995	2002	2018	16	15,000	1,000.00	12,187.45	11,000.02
	Hallway Lighting Replacement	1979	1996	2018	22	21,821	991.86	48,149.19	23,804.49
Entryway Enhancements									
	Brass Numbers & Kickplates	1995	1995	2018	23	1,250	0.00	2,110.48	1,250.00
Exercise Equipment									
	Fitness Equipment	1995	1995	2018	23	6,200	-2,194.50	0.00	0.00
Fire Safety System									
	Fire Alarm System	1990	1996	2018	22	50,000	2,272.73	91,518.92	48,441.45
Elevators									
	Equipment	1979	2016	2041	25	263,000	10,520.00	306,700.42	-44,720.36
Heated Driveways									
	Concrete Work	1986	2002	2032	30	500,000	10,000.00	225,922.47	127,615.49
Pools									
	Pool Deck	1979	2002	2022	20	125,000	6,250.00	84,375.00	81,172.50
	Heated Stairs	1993	2002	2022	20	25,000	1,250.00	24,687.50	24,687.50
	Pool Deck (Partial)	1988	1988	N/A *	15	4,200	0.00	5,800.00	0.00
	Pool Deck (Partial)	1989	1989	N/A *	15	6,100	0.00	10,097.00	0.00
	Pool Replacement	1979	2012	2045 *	33	75,000	2,272.73	105,495.91	34,192.12
	Spa Deck, Heated	1990	1996	2006 *	10	15,000	1,500.00	10,150.00	3,000.00
	Spa Shell	1979	1996	N/A *	35	15,000	0.00	25,829.72	0.00
Miscellaneous/Auditors									
	Development & Entitlement					125,000.00	95,065.65	252,179.49	0.00
	Renovation Soft Costs					179,084.99	0.00	156,553.14	0.00
	Crawl Space Remediation	1979	2013	N/A *	3	250,508	49,375.10	336,701.15	22,294.50
	Walkway Remediation	1979	2014	N/A *	3	200,000	0.00	338,912.60	0.00
	Misc/Auditors/Interest	1987	1987	Yearly *		N/A	0.00	-3,074.20	0.00
Totals						4,364,423	206,931.85	3,069,624.80	675,121.48
Arrival Center									
	Furnishings & Equipment	1991	2003	2018	15	15,000	0.00	10,072.00	-5,100.67
	Furnishings & Equipment	1992	2003	2018	15	20,000	5,665.20	14,331.26	-45,427.08
	Debt Service & Construction, Net of Assessments						0.00	-18,738.00	-262,470.47
	Less Rent - Office Space						0.00	-158,625.60	158,625.60
								250,728.96	250,728.96
Totals							5,665.20	97,768.62	96,356.34
Total Reserve Assessments							206,931.85		0.00