

EN2025-2026 Budget - Operating & Reserve						
	Budget 2024-2025	11 month Actual to date	12 Month ESTIMATED	Budget 2025-2026	% Change Budget to	\$ Change Budget to
APPLIED TO PRIOR YEAR BALANCE	\$22,158.08	0.00	0.00	-\$49,200.01	PY Estimate	PY Estimate
INCOME						
Assessments	\$1,225,650.16	\$1,225,650.25	\$1,225,650.16	\$1,385,284.23	13.02%	\$159,634.07
Special Assessments	\$80,878.08	\$80,878.09	\$80,878.09	\$114,253.56	100.00%	\$33,375.47
Rental Income	\$12,000.00	\$10,883.33	\$11,883.33	\$12,000.00	0.98%	\$116.67
Late Fees	\$1,036.91	\$454.77	\$454.77	\$500.00	9.95%	\$45.23
Interest Income	\$352.48	\$98.29	\$98.29	\$98.29	0.00%	\$0.00
Miscellaneous Revenue	\$0.00	\$323.28	\$323.28	\$300.00		-\$23.28
TOTAL INCOME	\$1,319,917.63	\$1,318,288.01	\$1,319,287.92	\$1,512,436.08	14.64%	\$193,148.16
OPERATING FUND						
General & Administrative						
Management Fee	\$117,000.00	\$107,249.93	\$117,000.00	\$117,000.00	0.00%	\$0.00
Front Office	\$130,045.55	\$119,208.43	\$130,045.55	\$130,045.55	0.00%	\$0.00
Insurance	\$160,096.21	\$150,676.59	\$150,676.59	\$162,730.72	8.00%	\$12,054.13
Legal	\$6,000.00	\$455.00	\$455.00	\$455.00	0.00%	\$0.00
Acctg/Audit Expense	\$16,878.13	\$22,890.00	\$22,890.00	\$18,000.00	-21.36%	-\$4,890.00
Directors' Expense	\$400.00	\$489.26	\$489.26	\$500.00	2.20%	\$10.74
Interest & Principal \$1,800,000 Loan payments	\$80,878.08	\$80,878.08	\$80,878.08	\$114,253.56	41.27%	\$33,375.48
Direct Office Expense	\$1,930.20	\$1,769.35	\$1,930.20	\$1,930.20	0.00%	\$0.00
Taxes and Assessments	\$17,427.73	\$18,166.53	\$18,166.53	\$20,310.29	11.80%	\$2,143.76
Depreciation	\$14,604.61	\$30,024.51	\$32,754.22	\$32,754.22	0.00%	\$0.00
Telephone System	\$500.00	\$2,078.45	\$2,078.45	\$2,078.45	0.00%	\$0.00
Vehicle Rental	\$26,422.70	\$24,220.79	\$26,422.70	\$26,422.70	0.00%	\$0.00
Miscellaneous G & A	\$1,000.00	\$958.44	\$958.44	\$1,000.00	4.34%	\$41.56
General & Administrative Total	\$573,183.21	\$559,065.36	\$584,745.02	\$627,480.69	7.31%	\$42,735.67
Utilities				\$627,480.69		
Electric	\$53,460.64	\$38,855.49	\$41,555.49	\$42,802.15	3.00%	\$1,246.66
Telephone Service	\$5,000.00	\$4,722.38	\$5,127.47	\$5,000.00	-2.49%	-\$127.47
Gas	\$65,000.00	\$78,220.70	\$83,715.70	\$80,000.00	-4.44%	-\$3,715.70
Water & Sewer	\$45,635.26	\$45,417.80	\$52,548.19	\$54,282.28	3.30%	\$1,734.09
Cable TV	\$27,033.05	\$25,976.09	\$27,254.02	\$21,360.00	-21.63%	-\$5,894.02
Internet Support	\$14,301.38	\$13,556.28	\$14,727.76	\$14,657.52	-0.48%	-\$70.24
Trash Collection	\$12,320.04	\$5,822.80	\$8,322.80	\$10,000.00	20.15%	\$1,677.20
Utilities Total	\$222,750.37	\$212,571.54	\$233,251.43	\$228,101.95	-2.21%	-\$5,149.48
Repairs & Maintenance						
Repairs & Maint - Mgmt Co Staff	\$35,514.58	\$39,182.81	\$42,448.04	\$44,619.13	5.11%	\$2,171.09
Repairs & Maint - Cont	\$15,000.00	\$12,046.24	\$13,046.24	\$40,000.00	206.60%	\$26,953.76
Supplies	\$11,000.00	\$11,032.25	\$11,500.00	\$13,000.00	13.04%	\$1,500.00
Pool - Roll Up	\$51,279.71	\$54,663.05	\$58,928.07	\$61,722.92	4.74%	\$2,794.85
Pool - Frias Labor	\$40,695.20	\$47,580.21	\$51,545.23	\$54,181.61	5.11%	\$2,636.38
Pool - Supplies	\$5,775.00	\$5,929.82	\$6,229.82	\$6,541.31	5.00%	\$311.49
Pool - Vendor Repairs	\$4,809.51	\$1,153.02	\$1,153.02	\$1,000.00	-13.27%	-\$153.02
Pool - Mechanical Purchases	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Firewood - Roll Up	\$12,239.28	\$9,495.21	\$9,495.21	\$10,026.36	5.59%	\$531.15
Firewood - Frias Labor	\$8,239.28	\$7,635.81	\$7,635.81	\$8,026.36	5.11%	\$390.55
Firewood - Supplies	\$4,000.00	\$1,859.40	\$1,859.40	\$2,000.00	7.56%	\$140.60
Firewood - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Window Washing - Roll Up	\$10,928.95	\$10,435.00	\$10,435.00	\$11,000.00	5.41%	\$565.00
Window Washing - Frias Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Window Washing - Supplies	\$150.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Window Washing - Vendors	\$10,778.95	\$10,435.00	\$10,435.00	\$11,000.00	5.41%	\$565.00
Chimney Sweeping	\$1,500.00	\$964.00	\$964.00	\$1,000.00	3.73%	\$36.00
Pest Control - Roll Up	\$3,185.20	\$3,013.10	\$3,013.10	\$2,955.96	-1.90%	-\$57.14
Pest Control - Frias Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Pest Control - Supplies	\$30.00	\$87.14	\$87.14	\$30.00	-65.57%	-\$57.14
Pest Control - Vendors	\$3,155.20	\$2,925.96	\$2,925.96	\$2,925.96	0.00%	\$0.00
Painting & Staining - Deferral - Roll Up	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Painting & Staining - Roll Up	\$9,439.44	\$14,879.88	\$14,956.14	\$15,627.37	4.49%	\$671.23
Painting & Staining - Frias Labor	\$9,139.44	\$13,123.55	\$13,123.55	\$13,794.78	5.11%	\$671.23
Painting & Staining - Supplies	\$300.00	\$1,756.33	\$1,832.59	\$1,832.59	0.00%	\$0.00
Painting & Staining - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Groundskeeping - Roll Up	\$133,467.68	\$129,914.71	\$142,222.85	\$144,626.91	1.69%	\$2,404.05
Groundskeeping - Mgmt Co Labor	\$38,293.71	\$43,387.23	\$47,002.83	\$49,406.89	5.11%	\$2,404.05
Groundskeeping - Supplies	\$120.06	\$166.11	\$166.11	\$166.11	0.00%	\$0.00
Groundskeeping - Vendors	\$95,053.91	\$86,361.37	\$95,053.91	\$95,053.91	0.00%	\$0.00
Snow Removal - Roll Up	\$21,310.76	\$13,927.95	\$13,927.95	\$14,443.41	3.70%	\$515.46
Snow Removal - Frias Labor	\$18,768.83	\$10,078.07	\$10,078.07	\$10,593.53	5.11%	\$515.46
Snow Removal - Supplies	\$41.93	\$123.88	\$123.88	\$123.88	0.00%	\$0.00
Snow Removal - Vendors	\$2,500.00	\$3,726.00	\$3,726.00	\$3,726.00	0.00%	\$0.00
Custodial Services - Roll Up	\$60,106.34	\$64,452.43	\$71,507.66	\$73,711.58	3.08%	\$2,203.92
Custodial Services - Frias Labor	\$52,341.92	\$56,952.43	\$63,743.24	\$65,947.16	3.46%	\$2,203.92
Custodial Services - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Custodial Services - Vendors	\$7,764.42	\$7,500.00	\$7,764.42	\$7,764.42	0.00%	\$0.00
Equip Service Contracts	\$40,950.00	\$30,555.72	\$33,047.22	\$34,699.58	5.00%	\$1,652.36
Roof Repair & Maint - Roll Up	\$15,220.20	\$0.00	\$0.00	\$15,220.20	0.00%	\$15,220.20
Roof Repair & Maint - Frias Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Roof Repair & Maint - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Roof Repair & Maint - Vendors	\$15,220.20	\$0.00	\$0.00	\$15,220.20	0.00%	\$15,220.20
Special Projects - Contingency - Roll Up	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Special Projects - Contingency - Frias Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Special Projects - Contingency - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Special Projects - Contingency - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Special Projects - Contingency - Mechanical	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Repairs & Maintenance	\$421,142.14	\$394,562.35	\$425,491.48	\$482,653.42	13.43%	\$57,161.94
CAPITAL IMPROVEMENT FUND	\$125,000.00	\$114,583.37	\$125,000.00	\$125,000.00	100.00%	\$0.00
CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	100.00%	\$0.00
TOTAL APPLICATION OF FUNDS	\$1,342,075.72	\$1,280,782.62	\$1,368,487.93	\$1,463,236.06	6.92%	\$94,748.13
NET BALANCE FOR PERIOD	-\$22,158.09	\$37,505.39	-\$49,200.01	\$49,200.01	-200.00%	
NET BALANCE + Carry forward	-\$0.01	\$37,505.39	-\$49,200.01	\$0.00	-100.00%	
Carried Op Fund Balance - Deficit if Negative	Not used	Not used	Not used	Not used		
Reduce next year assessments						
Assessment Addition - Inducements	468,000.00	468,000.00	468,000.00	\$0.00		

Enclave Association Regular Assessments					2024-2025	2025-2026
INDIVIDUAL UNIT	Bedroom Count	Size	# Of Units	Assessment	Assessment	Assessment
EN100	3	800	1	16,092.13		\$20,532.62
2 Bedroom	2	1,170	24	23,534.74		\$30,028.95
3 Bedroom	3	1,545	8	31,077.92		\$39,653.61
EN313	3	1,600	1	31,077.92		\$41,065.23
EN113/213	4	1,847	2	31,077.92		\$47,404.68
4 Bedroom	4	1,860	4	37,414.20		\$47,738.33
Total Square Footage		53,974	46	1,072,439.75		1,385,284.23
Gross footage to include carports		55,539	1,565	\$ 19.87	\$	25.67
Net Change \$					2024-2025	2025-2026
Year Over Year	Year Over Year	Year Over Year	Year Over Year	Year Over Year	Assessment	Assessment
INDIVIDUAL UNIT	Bedroom Count	Per Unit \$	Per Unit %	Totals by Type	Totals by Type	Totals by Type
EN100	3	\$4,440.49	27.59%	16,092.13		\$20,532.62
2 Bedroom	2	\$6,494.21	27.59%	564,833.70		\$720,694.81
3 Bedroom	3	\$8,575.69	27.59%	248,623.36		\$317,228.91
EN313	3	\$9,987.31	32.14%	31,077.92		\$41,065.23
EN113/213	4	\$16,326.76	52.53%	62,155.84		\$94,809.35
4 Bedroom	4	\$10,324.13	27.59%	149,666.80		\$190,953.32
		Average	29.17%	1,072,439.75		\$1,385,284.24
Enclave Association Regular Assessments					Billing Amounts	
					Qtr 1	Qtr 2
					Qtr 3	Qtr 4
					25.00%	25.00%
					25.00%	25.00%
					October	January
					April	July
					Total	Total
EN100	5,133.16	5,133.16	5,133.16	5,133.17	20,532.65	
2 Bedroom	7,507.24	7,507.24	7,507.24	7,507.23	30,028.95	
3 Bedroom	9,913.40	9,913.40	9,913.40	9,913.39	39,653.59	
EN313	10,266.31	10,266.31	10,266.31	10,266.32	41,065.25	
EN113/213	11,851.17	11,851.17	11,851.17	11,851.18	47,404.69	
4 Bedroom	11,934.58	11,934.58	11,934.58	11,934.56	47,738.30	
Inducement Management Fee Assessments						
					Qtr 1	Qtr 2
					Qtr 3	Qtr 4
					25.00%	25.00%
					25.00%	25.00%
					October	January
					April	July
					Total	Total
1Bedroom	0.00	0.00	0.00	0.00	0.00	
2Bedroom	2,574.38	2,574.38	2,574.38	2,574.37	10,297.51	
3Bedroom	3,399.50	3,399.50	3,399.50	3,399.50	13,598.00	
EN313	3,520.52	3,520.52	3,520.52	3,520.51	14,082.07	
EN113/213	4,064.00	4,064.00	4,064.00	4,063.99	16,255.99	
4 Bedroom	4,092.60	4,092.60	4,092.60	4,092.61	16,370.41	
4Bedroom	4,092.60	4,092.60	4,092.60	4,092.61	16,370.41	
Net Inducement Management Fee Effect for Owners Signing Frias Unit Management Contracts						
					Qtr 1	Qtr 2
					Qtr 3	Qtr 4
					25.00%	25.00%
					25.00%	25.00%
					October	January
					April	July
					Total	Total
1Bedroom	0.00	0.00	0.00	0.00	0.00	
2Bedroom	0.00	0.00	0.00	0.00	0.00	
3Bedroom	0.00	0.00	0.00	0.00	0.00	
4Bedroom	0.00	0.00	0.00	0.00	0.00	

Enclave Association, Inc.					2024-2025	October	January	April	July	Total
Special Assessment - Entitlement & Renovation Soft Cost										
INDIVIDUAL UNIT	Size	# Of Units	Assessment							
EN100	3	0	\$0.00	\$	-	\$	-	\$	-	\$
2 Bedroom	2	1,170	\$2,513.95	\$	628.49	\$	628.49	\$	628.48	\$
3 Bedroom	3	1,545	\$3,319.70	\$	829.93	\$	829.93	\$	829.91	\$
EN313	3	1,600	\$3,437.88	\$	859.47	\$	859.47	\$	859.47	\$
EN113/213	4	1,847	\$3,968.60	\$	992.15	\$	992.15	\$	992.15	\$
4 Bedroom	4	1,860	\$3,996.53	\$	999.13	\$	999.13	\$	999.14	\$
Total Square Footage	53,174	39								
Per Square Foot	\$ 2.15	\$	2.15							
Test	OK	0	114,253.56							
					Project Cost					\$114,253.56
					Reserve Fund Contribution					0.00
					Net Assessment					114,253.56
INDIVIDUAL UNIT	Total by Type									
EN100	\$0.00	\$	-	\$	-	\$	-	\$	-	\$
2 Bedroom	\$60,334.75	\$	15,083.69	\$	15,083.69	\$	15,083.69	\$	15,083.69	\$
3 Bedroom	\$26,557.60	\$	6,639.40	\$	6,639.40	\$	6,639.40	\$	6,639.40	\$
EN313	\$3,437.88	\$	859.47	\$	859.47	\$	859.47	\$	859.47	\$
EN113/213	\$7,937.20	\$	1,984.30	\$	1,984.30	\$	1,984.30	\$	1,984.30	\$
4 Bedroom	\$15,986.13	\$	3,996.52	\$	3,996.52	\$	3,996.52	\$	3,996.52	\$
	\$114,253.56	\$	28,563.38	\$	28,563.38	\$	28,563.38	\$	28,563.38	\$

Enclave Condominium Association									
Reserve Fund Analysis									
		Year Begun	Year Last Replaced	Estimated Replacement Year	Estimated Useful Life/ Amortization Period	Estimated Current Replacement Cost	Funding Budget Year	Line Item Amount Reserve 09/2026	Reserve Amounts 09/2026
Major Structures									
	Roofs - Buildings	1979	2016	2056	40	\$840,000	#####	#####	#####
	Roofs - Garages	1979	2023	2063	40	\$250,000	0.00	0.00	0.00
	Exterior Surfaces/ Renovations	1979	2020	2040	20	\$750,000 *	#####	#####	#####
Boilers/Hot Water System									
	Domestic Boiler #1	1979	2016	2036	20	50,000	#####	#####	#####
	Domestic Boiler #2	1979	2016	2036	20	50,000	#####	#####	#####
	Domestic Boiler #3 - Discontin	1979	1999	N/A	20	0	0.00	#####	0.00
	Circulating Pumps	1979	2012	2027	15	0	#####	#####	#####
	Pressure Balance Valves - no li	1979	1984	Yearly	33	24,750	0.00	#####	0.00
	Driveway Boiler/Snowmelt syst	1986	2024	2044	20	400,000	#####	#####	#####
	Pool Boiler/Pumps	1979	2012	2027	15	50,000	0.00	#####	#####
	Spa Boiler/Pumps	1979	2012	2027	15	0	#####	#####	#####
Windows									
	Windows Replacement	1991	1999	2029 *	30	1,000,000	0.00	#####	#####
Exterior Lights									
	Fluorescent Retro-fit - no longe	1980	1990	2006	16	4,909	0.00	#####	0.00
	Grounds Lights	1985	2024	2044	20	15,000	0.00	#####	0.00
	Hallway Lighting Replacement	1979	1996	2029	33	40,000	0.00	#####	0.00
Entryway Enhancements									
	Brass Numbers & Kickplates	1995	1995	2030	35	1,250	0.00	#####	#####
Exercise Equipment									
	Fitness Equipment - personal e	1995	2024	2044	20	6,200	0.00	0.00	0.00
Fire Safety System									
	Fire Alarm System	1990	2024	2044	20	40,000	0.00	#####	#####
Elevators									
	Elevator Replacement & Major	1979	2016	2036	20	263,000	#####	#####	867.35
Heated Driveways									
	Concrete Work	1986	2002	2032	30	500,000	0.00	#####	0.00
Pools									
	Pool Deck	1979	2002	2027	25	125,000	0.00	#####	#####
	Heated Stairs	1993	2024	2044	20	25,000	0.00	0.00	0.00
	Pool Deck (Partial) - no longer i	1988	2003	2018	15	4,200	0.00	#####	0.00
	Pool Deck (Partial) - no longer i	1989	2004	2019	15	6,100	0.00	#####	0.00
	Pool Replacement & Resurfaci	1979	1979	2026	47	75,000	#####	#####	#####
	Spa Deck, Heated	1990	1996	2029	33	25,000	0.00	#####	#####
	Spa Shell - no longer used	1979	1996	2029	33	15,000	0.00	#####	0.00
Miscellaneous/Auditors									
	Development & Entitlement					0.00	0.00	#####	#####
	Renovation Soft Costs, Net					0.00	0.00	#####	0.00
	Crawl Space Remediation	1979	2013	2033	20	0	0.00	#####	#####
	Laundry Mechanical Room						0.00	0.00	0.00
	Walkway Remediation	1979	2014	2039 *	25	300,000	0.00	#####	0.00
	Misc/Auditors/Interest	1987	1987	Yearly *		N/A	0.00	#####	0.00
Totals						4,860,409	#####	#####	#####