

THE ENCLAVE ASSOCIATION - BUDGET Year of 2020-2021					\$ Variance to Estimate Year End	% Variance to Estimate Year End
	Budget 2019-2020	10 month Actual to date	12 Month ESTIMATED	Budget 2020-2021		
PRIOR YEAR BALANCE	0.00	0	0	0.00		
INCOME						
Assessments	948,578.49	\$ 948,578.62	948,579	909,886.60	(38,692.02)	-4.08%
Special Assessments	0.00	\$ -	0	0.00	-	0.00%
Rental Income	14,400.00	\$ 16,000.00	19,400	20,400.00	1,000.00	5.15%
Interest	1,100.00	\$ 1,551.07	1,715	1,100.00	(614.64)	-35.85%
Miscellaneous Revenue	0.00	\$ -	0	0.00	-	0.00%
TOTAL INCOME	964,078	\$ 966,129.69	969,693	931,386.60	(38,306.66)	-3.95%
OPERATING FUND	555,308.70	\$ 16,659.26	571,967.96			
General & Administrative	433,654.35	\$ 389,723.71		403,240.82	\$7,973.12	
Management Fee	121,654.35	\$ 77,723.71	121,654	91,240.82	(30,413.61)	-25.00%
Front Office	95,677.45	\$ 79,731.20	95,677	95,677.45	-	0.00%
Insurance	64,213.03	\$ 62,795.36	62,795	65,935.13	3,139.77	5.00%
Legal	500.00	\$ 8,853.32	20,853	500.00	(20,353.32)	-97.60%
Acctg/Audit Expense	11,561.75	\$ 11,560.00	11,560	11,906.80	346.80	3.00%
Directors' Expense	1,000.00	\$ 1,015.02	1,015	1,015.02	-	0.00%
Interest - Mortgage	0.00	\$ -	0	0.00	-	0.00%
Direct Office Expense	1,930.20	\$ 1,608.50	1,930	1,930.20	-	0.00%
Taxes and Assessments	14,233.57	\$ 14,233.57	14,234	14,233.57	-	0.00%
Depreciation	3,922.00	\$ 3,220.00	3,864	847.08	(3,016.92)	-78.08%
Telephone System	1,380.12	\$ 363.41	500	500.00	-	0.00%
Vehicle Rental	31,707.26	\$ 26,422.70	31,707	31,707.26	-	0.00%
Miscellaneous G & A	230.00	\$ 364.27	364	230.00	(134.27)	-36.86%
Internet Support	12,136.66	\$ 7,512.04	8,991	12,136.66	3,145.80	34.99%
General & Administrative Total	360,146.39	\$ 295,403.10	375,146	327,859.99	(47,285.75)	-12.60%
Utilities						
Electric	42,230.46	\$ 34,650.14	\$ 39,696.63	41,681.46	1,984.83	5.00%
Telephone Service	2,460.57	\$ 2,079.41	\$ 2,485.18	2,559.74	74.56	3.00%
Gas	57,968.69	\$ 40,020.65	\$ 48,000.00	49,440.00	1,440.00	3.00%
Water & Sewer	41,355.75	\$ 34,875.08	\$ 46,732.00	48,133.96	1,401.96	3.00%
Cable TV	22,778.88	\$ 18,213.01	\$ 21,974.11	23,072.82	1,098.71	5.00%
Trash Collection	8,005.48	\$ 4,457.92	\$ 7,204.93	7,925.42	720.49	10.00%
Utilities Total	174,799.83	\$ 134,296.21	166,092.85	172,813.40	6,720.55	4.05%
Repairs & Maintenance						
Repairs & Maint - Mgmt Co Staff	24,552.00	\$ 16,170.00	20,133	24,552.00	4,419.36	21.95%
Repairs & Maint - Cont	25,416.10	\$ 16,395.10	18,000	25,416.10	7,416.10	41.20%
Supplies	10,788.90	\$ 5,550.76	6,500	10,788.90	4,288.90	65.98%
Pool Maintenance	30,434.34	\$ 30,150.85	37,130	33,000.00	(4,129.89)	-11.12%
Firewood	13,714.39	\$ 4,042.00	11,200	11,200.00	-	0.00%
Window Washing	7,452.00	\$ 5,400.00	5,400	7,452.00	2,052.00	38.00%
Chimney Sweeping	1,208.88	\$ 1,048.00	1,048	1,208.88	160.88	15.35%
Pest Control	2,503.87	\$ 2,419.20	2,504	2,503.87	-	0.00%
Painting & Staining	2,136.39	\$ 5,147.62	5,148	2,136.39	(3,011.23)	-58.50%
Paint & Stain - Deferral	7,807.12	\$ -	7,807	7,807.12	-	0.00%
Groundskeeping	71,540.20	\$ 71,739.88	85,848	85,848.24	-	0.00%
Snow Removal	17,087.97	\$ 17,034.01	17,034	17,034.01	-	0.00%
Custodial Services	74,332.99	\$ 42,630.83	52,000	59,466.39	7,466.39	14.36%
Equip Service Contracts	24,851.10	\$ 24,842.49	24,851	24,851.10	-	0.00%
Roof Repair & Maint	13,078.02	\$ 15,220.20	15,220	15,220.20	-	0.00%
Special Projects	0.00	\$ -	0	0.00	-	0.00%
Repairs & Maintenance	326,904.27	\$ 257,790.94	309,822.70	328,485.20	18,662.51	6.02%
CAPITAL IMPROVEMENT FUND	102,228.00	\$ 85,190.00	102,228	102,228.00	-	0.00%
CONTINGENCY	0		0	0.00	-	0.00%
TOTAL APPLICATION OF FUNDS	964,078	\$ 772,680.25	953,289	931,386.60	(21,902.69)	-2.30%
NET BALANCE FOR PERIOD	0.00	\$ 193,449.44	16,403.97	0.00	(16,403.97)	
NET BALANCE + Carry forward	0.00	\$ 193,449.44	16,403.97	0.00	(16,403.97)	
		\$ -				
Vote Surplus to Reserve/Reno Funds/Staff?			16,403.97			
Net Balance				1,580.93	0.48%	
Op Fund Loss Carryforward - Reno Fund Reduction				0.00		
Op Fund Loss Carryforward - Reno Fund	\$ (102,433.00)	\$ (151,863.69)	-151,863.69	-151,863.69		
Assessment Adjustment	312,000	312,000	312,000.07	312,000.07		
Inducement Management Fee	312,000	312,000	312,000	312,000.07		

Enclave Association Regular Assessments				2020-2021
INDIVIDUAL UNIT	Bedroom Count	Size	# Of Units	Assessment
1 Bedroom	1	800	1	\$13,652.99
2 Bedroom	2	1,170	24	\$19,967.50
3 Bedroom	3	1,545	11	\$26,367.34
4 Bedroom	4	1,860	4	\$31,743.21
Total Square Footage		53,315	40	909,886.60
INDIVIDUAL UNIT	Bedroom Count	Year Over Year Net Change \$ Per Unit \$	Year Over Year Net Change % Per Unit %	2020-2021 Assessment
				Totals by Type
1 Bedroom	1	(\$580.58)	-4.08%	\$13,652.99
2 Bedroom	2	(\$849.10)	-4.08%	\$479,220.02
3 Bedroom	3	(\$1,121.24)	-4.08%	\$290,040.75
4 Bedroom	4	(\$1,349.84)	-4.08%	\$126,972.82
		Average	-4.08%	\$909,886.58
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
1Bedroom	3,413.25	3,413.25	3,413.25	3,413.24
2Bedroom	4,991.88	4,991.88	4,991.88	4,991.86
3Bedroom	6,591.84	6,591.84	6,591.84	6,591.82
4Bedroom	7,935.80	7,935.80	7,935.80	7,935.81
Inducement Management Fee Assessments				
	Qtr 1	Qtr 2	Qtr 3	Qtr 4
	25.00%	25.00%	25.00%	25.00%
	October	January	April	July
1Bedroom	0.00	0.00	0.00	0
2Bedroom	1,737.79	1,737.79	1,737.79	1,737.79
3Bedroom	2,294.77	2,294.77	2,294.77	2,294.77
4Bedroom	2,762.64	2,762.64	2,762.64	2,762.64

Enclave Condominium Association Reserve Fund Analysis								
		Year Begun	Year Last Replaced	Estimated Useful Life/ Amortization Period	Estimated Current Replacement Cost	Funding Requirement= Repl. Cost / Useful Life Or Loan Period	Amount To Reserve Through 09/2021	Variance Reserve to Expenditures Through 09/2021
Major Structures								
	Roofs - Buildings	1979	2016	19	\$1,500,000	35,000.00	227,550.42	55,319.88
	Roofs - Garages	1979	1979	42	160,000	0.00	105,416.25	105,416.25
	0	1979	1997	24	\$750,000	11,700.00	172,479.34	95,402.58
Boilers/Hot Water System								
	Domestic Boiler #1	1979	2016	17	20,000	1,176.47	33,459.86	4,705.88
	Domestic Boiler #2	1979	2016	17	20,000	1,176.47	6,369.77	4,705.88
	Domestic Boiler #3 - Discontinued	1979	1999	20	0	0.00	3,204.23	0.00
	Circulating Pumps - Discontinued	1979	1979	20	0	0.00	313.00	0.00
	Pressure Balance Valves	1979	1984	20	24,750	750.00	24,612.00	12,946.89
	Driveway Boiler	1986	2002	20	65,600	7,000.00	61,019.87	47,436.13
	Pool Boiler/Pumps	1979	2016	10	22,000	2,200.00	282,055.64	6,306.74
	Spa Boiler/Pumps - Discontinued	1979	1990	22	0	2,167.65	31,849.67	2,188.38
Windows								
	Windows Replacement	1991	1999	25	500,000	5,000.00	215,464.00	140,265.95
Exterior Lights								
	Fluorescent Retro-fit - Discontinued	1990	1990	16	4,909	0.00	4,132.00	0.00
	Grounds Lights - Discontinuing	1995	2002	19	7,500	1,000.00	0.00	0.00
	General Common Lighting	1979	1996	25	21,821	991.86	64,320.39	38,788.26
Entryway Enhancements								
	Brass Numbers & Kickplates	1995	1995	26	1,250	0.00	2,110.48	1,250.00
Exercise Equipment								
	Fitness Equipment - Discontinued	1995	1995	22	6,200	0.00	0.00	0.00
Fire Safety System								
	Fire Alarm System	1990	1996	25	40,000	2,272.73	96,064.37	52,986.90
Elevators								
	Replacement	1979	2016	30	263,000	10,520.00	327,885.69	-23,535.09
Heated Driveways								
	Concrete Work	1986	2002	30	500,000	10,000.00	245,922.46	138,119.48
Pools								
	Pool Deck	1979	2002	20	125,000	6,250.00	96,875.00	93,672.50
	Heated Stairs	1993	2002	20	25,000	1,250.00	27,187.50	27,187.50
	Pool Deck (Partial) - Discontinued	1988	1988	15	4,200	0.00	5,800.00	0.00
	Pool Deck (Partial) - Discontinued	1989	1989	15	6,100	0.00	10,097.00	0.00
	Pool Replacement	1979	1979	45	75,000	2,272.82	110,041.55	38,737.76
	Spa Deck, Heated	1990	1996	30	15,000	1,500.00	13,150.00	4,887.56
	Spa Shell - Discontinued	1979	1996	35	15,000	0.00	25,829.72	0.00
Miscellaneous/Auditors								
	Development & Entitlement				125,000.00	0.00	252,179.49	-151,863.69
	Renovation Soft Costs, Net - Discontinued				179,084.99	0.00	156,553.14	0.00
	Crawl Space Remediation	1979	1979	45	250,508	0.00	315,406.65	1,000.00
	Laundry Mechanical	N/A	N/A		150,000		21,294.51	21,294.51
	Walkway Remediation - Discontinued	1979	1979	35	200,000	0.00	338,912.60	0.00
	Misc/Auditors/Interest - Discontinued	1987	1987		N/A	0.00	-3,474.89	0.00
Totals					5,076,923	102,228.00		717,220.25
	Transfer Dev Costs Reserve to Op Fund							151,863.69
	Adjusted Reserve Fund Balance							869,083.94
Arrival Center								
	Furnishings & Equipment	1991	2003	12	15,000	0.00	15,172.67	0.00
	Furnishings & Equipment	1992	2003	12	20,000	5,665.2	65,423.54	5,550.20
	Debt Service & Construction, Net of Assessments					0.00	345,754.01	102,021.54
Totals						5,665.20	426,350.22	107,571.74
Total Reserve Assessments						102,228.00		0.00