

EN2022 -2023 Approved Budget - Renovation & Expansion Year of 2022-2023						
	Budget 2021-2022	11 month Actual to date	12 Month ESTIMATED	Budget 2022-2023	% Change Budget to PY Estimate	\$ Change Budget to PY Estimate
PRIOR YEAR BALANCE	0.00	0.00	0.00	0.00		
INCOME						
Assessments	\$836,661.60	\$836,661.67	\$836,661.67	\$936,047.94	11.88%	\$99,386.27
Special Assessments	\$0.00	\$0.00	\$0.00	\$71,460.00	100.00%	\$71,460.00
Rental Income	\$9,100.00	\$8,080.00	\$8,080.00	\$14,000.00	73.27%	\$5,920.00
Late Fees	\$1,000.00	\$2,605.84	\$2,749.87	\$1,000.00	-63.63%	-\$1,749.87
Interest Income	\$0.00	\$182.47	\$182.47	\$182.47	0.00%	\$0.00
Miscellaneous Revenue	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
TOTAL INCOME	\$846,761.60	\$847,529.98	\$847,674.01	\$1,022,690.41	20.65%	\$175,016.40
OPERATING FUND						
General & Administrative	\$324,165.44	\$323,151.82	\$324,165.44	\$363,165.57	12.03%	\$39,000.13
Management Fee	\$12,165.44	\$11,151.75	\$12,165.54	\$12,165.44	0.00%	-\$0.10
Front Office	\$55,811.85	\$55,811.84	\$55,811.84	\$79,731.20	42.86%	\$23,919.36
Insurance	\$71,137.93	\$72,278.84	\$72,278.84	\$90,348.55	25.00%	\$18,069.71
Legal	\$500.00	\$1,260.00	\$1,260.00	\$500.00	-60.32%	-\$760.00
Acctg/Audit Expense	\$12,257.00	\$12,300.00	\$12,300.00	\$13,530.00	10.00%	\$1,230.00
Directors' Expense	\$800.00	\$176.15	\$800.00	\$800.00	0.00%	\$0.00
Interest - \$1,800,000 LOC 3.97% Int only	\$0.00	\$0.00	\$0.00	\$71,460.00	100.00%	\$71,460.00
Direct Office Expense	\$1,930.20	\$1,769.35	\$1,930.20	\$1,930.20	0.00%	\$0.00
Taxes and Assessments	\$12,191.71	\$12,554.24	\$12,554.24	\$14,045.55	11.88%	\$1,491.31
Depreciation	\$695.00	\$637.12	\$695.04	\$695.04	0.00%	\$0.00
Telephone System	\$500.00	\$1,378.66	\$1,378.66	\$1,378.66	0.00%	\$0.00
Vehicle Rental	\$18,495.90	\$18,495.89	\$18,495.89	\$26,422.70	42.86%	\$7,926.81
Miscellaneous G & A	\$230.00	\$1,102.96	\$1,102.96	\$300.00	-72.80%	-\$802.96
Internet Support	\$12,520.00	\$12,184.02	\$13,212.30	\$13,872.92	5.00%	\$660.62
General & Administrative Total	\$199,235.03	\$201,100.82	\$203,985.51	\$327,180.25	60.39%	\$123,194.74
Utilities						
Electric	\$50,434.57	\$32,553.60	\$34,053.60	\$53,460.64	56.99%	\$19,407.04
Telephone Service	\$2,678.00	\$3,986.56	\$4,386.56	\$5,263.87	20.00%	\$877.31
Gas	\$76,712.80	\$62,237.60	\$63,737.60	\$65,000.00	1.98%	\$1,262.40
Water & Sewer	\$45,635.26	\$39,374.45	\$42,663.32	\$45,635.26	6.97%	\$2,971.94
Cable TV	\$24,322.33	\$22,172.14	\$24,210.35	\$28,447.16	17.50%	\$4,236.81
Trash Collection	\$5,666.67	\$5,199.60	\$5,199.60	\$5,719.56	10.00%	\$519.96
Utilities Total	\$205,449.63	\$165,523.95	\$174,251.03	\$203,526.49	16.80%	\$29,275.46
Repairs & Maintenance						
Repairs & Maint - Mgmt Co Staff	\$25,650.00	\$13,262.00	\$15,946.00	\$20,000.00	25.42%	\$4,054.00
Repairs & Maint - Cont	\$15,000.00	\$14,344.93	\$14,344.93	\$15,000.00	4.57%	\$655.07
Supplies	\$4,500.00	\$7,406.65	\$7,906.65	\$7,000.00	-11.47%	-\$906.65
Pool - Roll Up	\$39,469.50	\$30,939.26	\$33,821.26	\$35,512.32	5.00%	\$1,691.06
Pool - Vacasa Labor	\$32,494.87	\$25,472.00	\$27,844.72	\$29,236.96	5.00%	\$1,392.24
Pool - Supplies	\$5,187.60	\$4,066.44	\$4,445.23	\$4,667.49	5.00%	\$222.26
Pool - Vendor Repairs	\$1,787.04	\$1,400.82	\$1,531.31	\$1,607.87	5.00%	\$76.57
Pool - Mechanical Purchases	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Firewood - Roll Up	\$21,061.46	\$9,733.35	\$9,821.35	\$21,061.46	114.45%	\$11,240.11
Firewood - Vacasa Labor	\$5,695.62	\$8,617.71	\$5,695.62	\$12,214.02	114.45%	\$6,518.39
Firewood - Supplies	\$4,125.73	\$1,115.64	\$4,125.73	\$8,847.44	114.45%	\$4,721.72
Firewood - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Window Washing - Roll Up	\$3,726.00	\$3,600.00	\$3,600.00	\$7,200.00	100.00%	\$3,600.00
Window Washing - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Window Washing - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Window Washing - Vendors	\$3,726.00	\$3,600.00	\$3,600.00	\$7,200.00	100.00%	\$3,600.00
Chimney Sweeping	\$1,000.00	\$964.00	\$964.00	\$1,000.00	3.73%	\$36.00
Pest Control - Roll Up	\$2,503.87	\$2,449.95	\$2,449.95	\$2,550.00	4.08%	\$100.05
Pest Control - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Pest Control - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Pest Control - Vendors	\$2,503.87	\$2,449.95	\$2,449.95	\$2,550.00	4.08%	\$100.05
Painting & Staining - Roll Up	\$289.44	\$4,383.66	\$9,113.66	\$500.00	-94.51%	-\$8,613.66
Painting & Staining - Deferral - Roll Up	\$7,807.12	\$0.00	\$0.00	\$7,800.00	0.00%	\$7,800.00
Painting & Staining - Vacasa Labor	\$6,000.00	\$3,626.86	\$6,332.86	\$7,800.00	23.17%	\$1,467.14
Painting & Staining - Supplies	\$289.44	\$756.80	\$2,780.80	\$500.00	-82.02%	-\$2,280.80
Painting & Staining - Vendors	\$1,807.12	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Groundskeeping - Roll Up	\$106,970.00	\$90,537.36	\$93,837.36	\$134,000.00	42.80%	\$40,162.64
Groundskeeping - Vacasa Labor	\$90,041.70	\$76,209.57	\$78,987.34	\$94,000.00	19.01%	\$15,012.66
Groundskeeping - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Groundskeeping - Vendors	\$16,928.30	\$14,327.79	\$14,850.02	\$40,000.00	169.36%	\$25,149.98
Snow Removal - Roll Up	\$16,509.68	\$9,046.66	\$9,046.66	\$16,509.68	82.49%	\$7,463.02
Snow Removal - Vacasa Labor	\$14,855.07	\$8,140.00	\$8,140.00	\$14,855.07	82.49%	\$6,715.07
Snow Removal - Supplies	\$149.03	\$81.66	\$81.66	\$149.03	82.49%	\$67.37
Snow Removal - Vendors	\$1,505.58	\$825.00	\$825.00	\$1,505.58	82.49%	\$680.58
Custodial Services - Roll Up	\$53,000.00	\$15,537.57	\$15,845.57	\$53,000.00	234.48%	\$37,154.43
Custodial Services - Vacasa Labor	\$23,831.80	\$6,986.57	\$7,125.06	\$23,831.80	234.48%	\$16,706.73
Custodial Services - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Custodial Services - Vendors	\$29,168.20	\$8,551.00	\$8,720.51	\$29,168.20	234.48%	\$20,447.70
Equip Service Contracts	\$27,141.67	\$26,066.49	\$26,066.49	\$30,630.00	17.51%	\$4,563.51
Roof Repair & Maint - Roll Up	\$15,220.20	\$9,582.00	\$9,582.00	\$15,220.20	58.84%	\$5,638.20
Roof Repair & Maint - Vacasa 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	\$9,582.00	\$9,582.00	\$15,220.20	58.84%	\$5,638.20
Special Projects - Contingency - Roll Up	\$0.00	\$0.00	\$0.00	\$125,000.00	0.00%	\$125,000.00
Special Projects - Contingency - Vacasa Labor	\$0.00	\$0.00	\$0.00	\$91,520.00	0.00%	\$91,520.00
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	\$33,480.00	0.00%	\$33,480.00
Special Projects - Contingency - Mechanical	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Repairs & Maintenance	\$339,848.94	\$237,853.88	\$252,345.88	\$491,983.66	94.96%	\$239,637.78
CAPITAL IMPROVEMENT FUND	\$102,228.00	\$93,709.00	\$102,228.00	\$0.00	-100.00%	-\$102,228.00
CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00
TOTAL APPLICATION OF FUNDS	\$846,761.60	\$698,187.65	\$732,810.42	\$1,022,690.41	39.56%	\$289,879.99
NET BALANCE FOR PERIOD	\$0.00	\$149,342.33	\$114,863.59	\$0.00	-100.00%	
NET BALANCE + Carry forward	\$0.00	\$149,342.33	\$114,863.59	\$0.00	-100.00%	
	-\$153,268.51	-\$153,268.51	-\$153,268.51			
Op Fund Loss Carryforward - Reno Fund	\$ -	\$ (153,268.51)	-153,268.51	-153,268.51		
Assessment Adjustment	312,000.07	312,000	312,000.07	351,000.13		
Inducement Management Fee	312,000.07	312,000	312,000.07	351,000.13		

Enclave Association Regular Assessments				2022-2023		2021-2022
INDIVIDUAL UNIT	Bedroom Count	Size	# Of Units	Assessment		Assessment
1 Bedroom	1	800	1	\$14,045.55		12,554.24
2 Bedroom	2	1,170	24	\$20,541.61		18,360.58
3 Bedroom	3	1,545	11	\$27,125.46		24,245.38
4 Bedroom	4	1,860	4	\$32,655.90		29,188.61
Total Square Footage		53,315	40	936,047.94		836,661.77
Gross footage to include carports		62,200				
		Net Change \$ Year Over Year	Net Change % Year Over Year	2022-2023 Assessment		2021-2022 Assessment
INDIVIDUAL UNIT	Bedroom Count	Per Unit \$	Per Unit %	Totals by Type	Totals by Type	
1 Bedroom	1	\$1,491.31	11.88%	\$14,045.55		12,554.24
2 Bedroom	2	\$2,181.03	11.88%	\$492,998.69		440,653.91
3 Bedroom	3	\$2,880.08	11.88%	\$298,380.08		266,699.18
4 Bedroom	4	\$3,467.29	11.88%	\$130,623.59		116,754.44
		Average	11.88%	\$936,047.91		836,661.77
Enclave Association Regular Assessments						
	Qtr 1	Qtr 2	Qtr 3	Qtr 4		
	25.00%	25.00%	25.00%	25.00%		
	October	January	April	July		Total
1Bedroom	3,511.39	3,511.39	3,511.39	3,511.38		14,045.55
2Bedroom	5,135.40	5,135.40	5,135.40	5,135.41		20,541.61
3Bedroom	6,781.36	6,781.37	6,781.37	6,781.36		27,125.46
4Bedroom	8,163.98	8,163.98	8,163.98	8,163.96		32,655.90
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
1Bedroom	0.00	0.00	0.00	0		0.00
2Bedroom	1,955.01	1,955.01	1,955.01	1,955.01		7,820.05
3Bedroom	2,581.62	2,581.62	2,581.62	2,581.62		10,326.48
4Bedroom	3,107.97	3,107.97	3,107.97	3,107.97		12,431.88

Enclave Association, Inc.	Special Assessment - Entitlement & Renovation Soft Cost				2022-2023	October		January		April		July		Total	
INDIVIDUAL UNIT		Size	# Of Units	Assessment											
2 Bedroom	2	1,170	24	\$1,592.08	\$	398.02	\$	398.02	\$	398.02	\$	398.02	\$	1,592.08	
3 Bedroom	3	1,545	11	\$2,102.37	\$	525.59	\$	525.59	\$	525.59	\$	525.60	\$	2,102.37	
4 Bedroom	4	1,860	4	\$2,531.00	\$	632.75	\$	632.75	\$	632.75	\$	632.75	\$	2,531.00	
Total Square Footage		52,515	39		Project Cost									71,460.00	
Per Square Foot		\$	1.36	\$	1.36	Reserve Fund Contribution									0.00
Test		OK		71,460.00	Net Assessment									71,460.00	
INDIVIDUAL UNIT				Total by Type											
2 Bedroom				\$38,209.97	\$	9,552.49	\$	9,552.49	\$	9,552.49	\$	9,552.49	\$	38,209.96	
3 Bedroom				\$23,126.02	\$	5,781.50	\$	5,781.50	\$	5,781.50	\$	5,781.50	\$	23,126.00	
4 Bedroom				\$10,124.01	\$	2,531.00	\$	2,531.00	\$	2,531.00	\$	2,531.00	\$	10,124.00	
				\$71,460.00	\$	17,864.99	\$	17,864.99	\$	17,864.99	\$	17,864.99	\$	71,459.96	

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 09/2023	Variance Reserve to Expenditures Through 09/2023
Major Structures									
	Roofs - Buildings	1979	2016	2035	19	\$1,500,000	0.00	262,550.42	90,319.88
	Roofs - Garages	1979	1979	2022	43	160,000	0.00	105,416.25	105,416.25
	Exterior Surfaces/ Renovations	1979	1997	2022 *	25	\$750,000	0.00	184,179.34	112,098.60
Boilers/Hot Water System									
	Domestic Boiler #1	1979	2016	2033	17	20,000	0.00	34,636.33	5,882.35
	Domestic Boiler #2	1979	2016	2033	17	20,000	0.00	7,546.24	5,882.35
	Domestic Boiler #3 - Discontinued	1979	1999	N/A *	20	0	0.00	3,204.23	0.00
	Circulating Pumps - Discontinued	1979	1979	1999	20	0	0.00	313.00	0.00
	Pressure Balance Valves	1979	1984	Yearly *	20	24,750	0.00	25,362.00	13,696.89
	Driveway Boiler	1986	2002	2022	20	65,600	0.00	68,019.87	54,436.13
	Pool Boiler/Pumps	1979	2016	2026	10	22,000	0.00	284,255.64	5,728.34
	Spa Boiler/Pumps - Discontinued	1979	1990	2012	22	0	0.00	34,017.32	4,356.03
Windows									
	Windows Replacement	1991	1999	2024 *	25	500,000	0.00	220,464.00	144,381.44
Exterior Lights									
	Fluorescent Retro-fit - Discontinued	1990	1990	2006	16	4,909	0.00	4,132.00	0.00
	Grounds Lights - Discontinuing	1995	2002	2022	20	7,500	0.00	15,187.45	14,737.45
	General Common Lighting	1979	1996	2024	28	21,821	0.00	51,124.78	25,592.65
Entryway Enhancements									
	Brass Numbers & Kickplates	1995	1995	2024	29	1,250	0.00	2,110.48	1,250.00
Exercise Equipment									
	Fitness Equipment - Discontinued	1995	1995	2017	22	6,200	0.00	0.00	0.00
Fire Safety System									
	Fire Alarm System	1990	1996	2024	28	40,000	0.00	98,337.10	55,259.63
Elevators									
	Replacement	1979	2016	2046	30	263,000	0.00	338,260.51	-13,160.27
Heated Driveways									
	Concrete Work	1986	2002	2032	30	500,000	0.00	255,922.46	148,119.48
Pools									
	Pool Deck	1979	2002	2024	22	125,000	0.00	103,125.00	99,922.50
	Heated Stairs	1993	2002	2022	20	25,000	0.00	28,437.50	28,437.50
	Pool Deck (Partial) - Discontinued	1988	1988	2003	15	4,200	0.00	5,800.00	0.00
	Pool Deck (Partial) - Discontinued	1989	1989	2004	15	6,100	0.00	10,097.00	0.00
	Pool Replacement	1979	1979	2024	45	75,000	0.00	112,314.37	41,009.76
	Spa Deck, Heated	1990	1996	2026 *	30	15,000	0.00	14,650.00	6,387.56
	Spa Shell - Discontinued	1979	1996	2031 *	35	15,000	0.00	25,829.72	0.00
Miscellaneous/Auditors									
	Development & Entitlement					125,000.00	0.00	252,179.49	-479,675.83
	Renovation Soft Costs, Net - Discontinued					179,084.99	0.00	156,553.14	0.00
	Crawl Space Remediation	1979	1979	2024	45	250,508	0.00	315,406.65	1,000.00
	Laundry Mechanical	N/A	N/A			150,000	0.00	21,439.70	32,360.85
	Walkway Remediation - Discontinued	1979	1979	2014 *	35	200,000	0.00	338,912.60	0.00
	Misc/Auditors/Interest - Discontinued	1987	1987	Yearly *		N/A	0.00	-3,475.71	0.00
Totals						5,076,923	0.00		503,439.54
Adjusted Reserve Fund Balance									503,439.54
				PY		\$50,932.00	\$0.00	Must be zero	
				PY		\$7,366.86	\$153,364.51	Reclassified to op fund	By j/e per Reese Henry
				PY		\$95,065.65	\$633,040.34	Reconciliation Balance	From Entitlement File
				Total Reclass - In Operating Fund		\$153,364.51	\$479,675.83	From Above - In Reserve	
Arrival Center									
	Furnishings & Equipment	1991	2003	2015	12	15,000	0.00	15,172.67	0.00
	Furnishings & Equipment	1992	2003	2015	12	20,000	5,665.2	59,873.34	0.00
	Debt Service & Construction, Net of Assessments						0.00	362,634.61	118,902.14
Totals							5,665.20	437,680.62	118,902.14