

EN2023-2024 Approved Budget - Renovation & Expansion Year of 2023-2024						
	Budget 2022-2023	10 month Actual to date	12 Month ESTIMATED	Budget 2023-2024	% Change Budget to	\$ Change Budget to
APPLIED TO PRIOR YEAR BALANCE	0.00	0.00	0.00	101,660.20	PY Estimate	PY Estimate
INCOME						
Assessments	\$936,047.94	\$936,047.89	\$936,047.89	\$1,072,439.75	14.57%	\$136,391.86
Special Assessments	\$71,460.00	\$71,459.99	\$71,459.99	\$0.00	100.00%	-\$71,459.99
Rental Income	\$14,000.00	\$9,000.00	\$11,000.00	\$12,000.00	9.09%	\$1,000.00
Late Fees	\$1,000.00	\$238.50	\$609.40	\$1,000.00	64.10%	\$390.60
Interest Income	\$182.47	\$402.01	\$351.39	\$351.39	0.00%	\$0.00
Miscellaneous Revenue	\$0.00	\$18,384.08	\$42,787.88	\$0.00		-\$42,787.88
TOTAL INCOME	\$1,022,690.41	\$1,035,532.47	\$1,062,256.55	\$1,085,791.14	2.22%	\$23,534.59
OPERATING FUND						
General & Administrative	\$324,165.51	\$378,610.39	\$398,110.39	\$585,000.00	46.94%	\$186,889.61
Management Fee	\$12,165.44	\$27,610.32	\$47,110.32	\$117,000.00	148.35%	\$69,889.68
Front Office	\$79,731.20	\$53,187.26	\$70,495.48	\$121,537.90	72.41%	\$51,042.42
Insurance	\$90,348.55	\$104,410.32	\$104,410.32	\$130,512.90	25.00%	\$26,102.58
Legal	\$500.00	\$5,932.50	\$7,500.00	\$2,500.00	-66.67%	-\$5,000.00
Acctg/Audit Expense	\$13,530.00	\$0.00	\$13,530.00	\$14,883.00	10.00%	\$1,353.00
Directors' Expense	\$800.00	\$0.00	\$800.00	\$800.00	0.00%	\$0.00
Interest & Principal \$1,800,000 LOC	\$71,460.00	\$71,460.00	\$71,460.00	\$0.00	-100.00%	-\$71,460.00
Direct Office Expense	\$1,930.20	\$1,608.50	\$1,930.20	\$1,930.20	0.00%	\$0.00
Taxes and Assessments	\$14,045.55	\$14,045.55	\$14,045.55	\$15,927.07	13.40%	\$1,881.52
Depreciation	\$695.04	\$579.20	\$695.04	\$11,409.33	1541.54%	\$10,714.29
Telephone System	\$1,378.66	\$125.00	\$500.00	\$500.00	0.00%	\$0.00
Vehicle Rental	\$26,422.70	\$16,293.99	\$20,697.77	\$26,422.70	27.66%	\$5,724.93
Miscellaneous G & A	\$300.00	\$595.44	\$5,595.44	\$5,750.00	2.76%	\$154.56
General & Administrative Total	\$313,307.34	\$295,848.08	\$358,770.12	\$449,173.10	25.20%	\$90,402.98
Utilities						
Electric	\$53,460.64	\$37,026.50	\$40,026.50	\$53,460.64	33.56%	\$13,434.14
Telephone Service	\$5,263.87	\$3,043.50	\$4,456.55	\$5,347.86	20.00%	\$891.31
Gas	\$65,000.00	\$40,876.50	\$42,876.50	\$65,000.00	51.60%	\$22,123.50
Water & Sewer	\$45,635.26	\$38,322.35	\$45,322.35	\$45,635.26	0.69%	\$312.91
Cable TV	\$28,447.16	\$20,345.07	\$24,505.47	\$28,447.16	16.08%	\$3,941.69
Internet Support	\$13,872.92	\$9,254.52	\$12,385.69	\$14,000.00	13.03%	\$1,614.31
Trash Collection	\$5,719.56	\$3,768.36	\$3,768.36	\$5,719.56	51.78%	\$1,951.20
Utilities Total	\$217,399.41	\$152,636.80	\$173,341.42	\$217,610.48	25.54%	\$44,269.06
Repairs & Maintenance						
Repairs & Maint - Mgmt Co Staff	\$20,000.00	\$8,192.00	\$12,000.00	\$20,000.00	66.67%	\$8,000.00
Repairs & Maint - Cont	\$15,000.00	\$35,750.11	\$67,000.00	\$15,000.00	-77.61%	-\$52,000.00
Supplies	\$7,000.00	\$12,676.65	\$13,176.65	\$11,000.00	-16.52%	-\$2,176.65
Pool - Roll Up	\$35,512.32	\$32,642.86	\$42,705.04	\$44,602.81	4.44%	\$1,897.77
Pool - Frias Labor	\$29,236.96	\$25,783.75	\$32,438.75	\$33,823.21	4.27%	\$1,384.46
Pool - Supplies	\$4,667.49	\$3,278.62	\$5,685.80	\$5,970.09	5.00%	\$284.29
Pool - Vendor Repairs	\$1,607.87	\$3,580.49	\$4,580.49	\$4,809.51	5.00%	\$229.02
Pool - Mechanical Purchases	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Firewood - Roll Up	\$21,061.46	\$4,861.84	\$4,861.84	\$16,000.00	229.09%	\$11,138.16
Firewood - Frias Labor	\$12,214.02	\$3,325.25	\$3,325.25	\$10,000.00	200.73%	\$6,674.75
Firewood - Supplies	\$8,847.44	\$1,536.59	\$1,536.59	\$6,000.00	290.48%	\$4,463.41
Firewood - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Window Washing - Roll Up	\$7,200.00	\$5,922.00	\$5,922.00	\$9,150.00	54.51%	\$3,228.00
Window Washing - Frias Labor	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Window Washing - Supplies	\$0.00	\$0.00	\$0.00	\$150.00	0.00%	\$150.00
Window Washing - Vendors	\$7,200.00	\$5,922.00	\$5,922.00	\$9,000.00	51.98%	\$3,078.00
Chimney Sweeping	\$1,000.00	\$1,446.00	\$1,446.00	\$1,446.00	0.00%	\$0.00
Pest Control - Roll Up	\$2,550.00	\$2,540.75	\$2,540.75	\$2,580.00	1.54%	\$39.25
Pest Control - Frias Labor	\$0.00	\$6.59	\$0.00	\$0.00	0.00%	\$0.00
Pest Control - Supplies	\$0.00	\$22.80	\$29.39	\$30.00	2.08%	\$0.61
Pest Control - Vendors	\$2,550.00	\$2,511.36	\$2,511.36	\$2,550.00	1.54%	\$38.64
Painting & Staining - Deferral - Roll Up	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Painting & Staining - Roll Up	\$8,300.00	\$9,922.30	\$10,089.74	\$8,100.00	-19.72%	-\$1,989.74
Painting & Staining - Frias Labor	\$7,800.00	\$9,553.50	\$9,636.00	\$7,800.00	-19.05%	-\$1,836.00
Painting & Staining - Supplies	\$500.00	\$368.80	\$453.74	\$300.00	-33.88%	-\$153.74
Painting & Staining - Vendors	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Groundskeeping - Roll Up	\$134,000.00	\$85,512.83	\$105,817.73	\$133,167.44	25.85%	\$27,349.71
Groundskeeping - Mgmt Co Labor	\$94,000.00	\$38,934.00	\$45,000.00	\$64,000.00	42.22%	\$19,000.00
Groundskeeping - Supplies	\$0.00	\$817.73	\$817.73	\$817.73	0.00%	\$0.00
Groundskeeping - Vendors	\$40,000.00	\$45,761.10	\$60,000.00	\$68,349.71	13.92%	\$8,349.71
Snow Removal - Roll Up	\$16,509.68	\$32,840.21	\$20,870.22	\$17,804.51	-14.69%	-\$3,065.71
Snow Removal - Frias Labor	\$14,855.07	\$12,122.00	\$12,122.00	\$15,152.50	25.00%	\$3,030.50
Snow Removal - Supplies	\$149.03	\$12,122.00	\$152.01	\$152.01	0.00%	\$0.00
Snow Removal - Vendors	\$1,505.58	\$8,596.21	\$8,596.21	\$2,500.00	-70.92%	-\$6,096.21
Custodial Services - Roll Up	\$53,000.00	\$29,714.75	\$39,000.00	\$59,168.20	51.71%	\$20,168.20
Custodial Services - Frias Labor	\$23,831.80	\$14,198.50	\$21,000.00	\$30,000.00	42.86%	\$9,000.00
Custodial Services - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Custodial Services - Vendors	\$29,168.20	\$15,516.25	\$18,000.00	\$29,168.20	62.05%	\$11,168.20
Equip Service Contracts	\$30,630.00	\$30,576.61	\$30,576.61	\$42,428.60	38.76%	\$11,851.99
Roof Repair & Maint - Roll Up	\$15,220.20	\$11,014.72	\$11,014.72	\$15,220.20	38.18%	\$4,205.48
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	\$11,014.72	\$11,014.72	\$15,220.20	38.18%	\$4,205.48
Special Projects - Contingency - Roll Up	\$125,000.00	\$5,133.51	\$5,133.51	\$0.00	-100.00%	-\$5,133.51
Special Projects - Contingency - Frias Labor	\$91,520.00	\$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	\$33,480.00	\$5,133.51	\$5,133.51	\$0.00	-100.00%	-\$5,133.51
Special Projects - Contingency - Mechanical	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
Repairs & Maintenance	\$491,983.66	\$308,747.14	\$372,154.81	\$395,667.76	6.32%	\$23,512.95
CAPITAL IMPROVEMENT FUND	\$0.00	\$0.00	\$0.00	\$125,000.00	100.00%	\$125,000.00
CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	100.00%	\$0.00
TOTAL APPLICATION OF FUNDS	\$1,022,690.41	\$757,232.02	\$904,266.35	\$1,187,451.34	31.32%	\$283,184.99
NET BALANCE FOR PERIOD	\$0.00	\$278,300.45	\$157,990.20	-\$101,660.20	-164.35%	
NET BALANCE + Carry forward	\$0.00	\$278,300.45	\$157,990.20	\$0.00	-100.00%	
Carried Op Fund Balance - Deficit if Negative	-\$153,268.51	-\$56,330.00	-\$56,330.00	-\$56,330.00		
Op Fund Loss Carryforward - Reno Fund Reduction			56,330.00			
Op Fund Loss Carryforward - Reno Fund	\$ -	\$ (56,330.00)	0.00	0.00		
Reduce next year assessments			101,660.20			
Assessment Adjustment	312,000.07	351,000.07	351,000.07	468,000.00		
Inducement Management Fee	312,000	351,000	351,000.07	468,000.00		

Enclave Association Regular Assessments				2023-2024		2022-2023
INDIVIDUAL UNIT	Bedroom Count	Size	# Of Units	Assessment		Assessment
1 Bedroom	1	800	1	\$16,092.13		14,045.55
2 Bedroom	2	1,170	24	\$23,534.74		20,541.61
3 Bedroom	3	1,545	11	\$31,077.92		27,125.46
4 Bedroom	4	1,860	4	\$37,414.20		32,655.90
Total Square Footage		53,315	40	\$1,072,439.75		936,047.84
Gross footage to include carports		62,200	8,885	\$20.12		
		Net Change \$ Year Over Year	Net Change % Year Over Year	2023-2024 Assessment		2022-2023 Assessment
INDIVIDUAL UNIT	Bedroom Count	Per Unit \$	Per Unit %	Totals by Type		Totals by Type
1 Bedroom	1	\$2,046.58	14.57%	\$16,092.13		14,045.55
2 Bedroom	2	\$2,993.13	14.57%	\$564,833.69		492,998.63
3 Bedroom	3	\$3,952.46	14.57%	\$341,857.14		298,380.06
4 Bedroom	4	\$4,758.30	14.57%	\$149,656.79		130,623.60
		Average	14.57%	\$1,072,439.75		936,047.84
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	4,023.03	4,023.03	4,023.03	4,023.04		16,092.13
2Bedroom	5,883.69	5,883.69	5,883.69	5,883.67		23,534.74
3Bedroom	7,769.47	7,769.48	7,769.48	7,769.49		31,077.92
4Bedroom	9,353.55	9,353.55	9,353.55	9,353.55		37,414.20
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		2,606.68	2,606.68	2,606.68	2,606.68	10,426.74
3Bedroom		3,442.16	3,442.16	3,442.16	3,442.16	13,768.64
4Bedroom		4,143.96	4,143.96	4,143.96	4,143.96	16,575.84

	Reserve Fund Analysis										
		Year Begun	Year Last Replaced	Estimated Replacement Year	Estimated Useful Life/ Amortization Period	Estimated Current Replacement Cost	Funding Budget Year	Amount To Reserve Through 09/2024	Variance Reserve to Expenditures Through 09/2024	For Consideration - Project Contribution	Remainder -
Major Structures											
	Roofs - Buildings	1979	2016	2056	40	\$840,000	10,000.00	272,550.42	100,319.88	35,000.00	65,319.88
	Roofs - Garages	1979	2023	2063	40	\$250,000	0.00	105,416.25	105,416.25	105,416.25	0.00
	Exterior Surfaces/ Renovations	1979	2020	2040	20	\$750,000 *	10,000.00	194,179.34	122,098.60	41,425.31	80,673.29
Boilers/Hot Water System											
	Domestic Boiler #1	1979	1999	2016	17	20,000	10,000.00	44,636.33	15,882.35	-6,000.00	21,882.35
	Domestic Boiler #2	1979	1999	2016	17	20,000	10,000.00	17,546.24	15,882.35	-7,696.89	23,579.24
	Domestic Boiler #3 - Discontinued	1979	1999	N/A *	20	0	0.00	3,204.23	0.00	0.00	0.00
	Circulating Pumps	1979	1979	1999	20	0	0.00	313.00	0.00	0.00	0.00
	Pressure Balance Valves	1979	1984	Yearly *	33	24,750	0.00	25,362.00	13,696.89	13,696.89	0.00
	Driveway Boiler/Snowmelt system	1986	2002	2022	20	400,000	25,000.00	93,019.87	79,436.13	54,436.13	25,000.00
	Pool Boiler/Pumps	1979	1989	1999	10	50,000	10,000.00	294,255.64	15,728.34	0.00	15,728.34
	Spa Boiler/Pumps	1979	1990	2012	22	0	10,000.00	44,017.32	14,356.03	0.00	14,356.03
Windows											
	Windows Replacement	1991	1999	2024 *	25	1,000,000	10,000.00	230,464.00	154,381.44	89,648.66	64,732.78
Exterior Lights											
	Fluorescent Retro-fit	1990	1990	2006	16	4,909	0.00	4,132.00	0.00	0.00	0.00
	Grounds Lights	1995	2002	2017	15	15,000	0.00	15,187.45	13,550.02	13,550.02	0.00
	Hallway Lighting Replacement	1979	1996	2018	22	40,000	0.00	51,124.78	26,780.08	26,780.08	0.00
Entryway Enhancements											
	Brass Numbers & Kickplates	1995	1995	2017	22	1,250	0.00	2,110.48	1,250.00	0.00	1,250.00
Exercise Equipment											
	Fitness Equipment - personal property	1995	1995	2017	22	6,200	0.00	0.00	0.00	0.00	0.00
Fire Safety System											
	Fire Alarm System	1990	1996	2017	21	40,000	0.00	95,161.35	52,083.88	18,640.37	33,443.51
Elevators											
	Elevator Replacement & Major Repairs	1979	1979	2016	37	263,000	0.00	338,260.51	-13,037.52	-13,037.52	0.00
Heated Driveways											
	Concrete Work	1986	2002	2032	30	500,000	0.00	255,922.46	148,119.48	148,119.48	0.00
Pools											
	Pool Deck	1979	2002	2022	20	125,000	15,000.00	118,125.00	114,922.50	0.00	114,922.50
	Heated Stairs	1993	2002	2022	20	25,000	0.00	28,437.50	28,437.50	28,437.50	0.00
	Pool Deck (Partial)	1988	1988	2003	15	4,200	0.00	5,800.00	0.00	0.00	0.00
	Pool Deck (Partial)	1989	1989	2004	15	6,100	0.00	10,097.00	0.00	0.00	0.00
	Pool Replacement	1979	1979	2012	33	75,000	0.00	112,314.37	41,009.76	0.00	41,009.76
	Spa Deck, Heated	1990	1996	2006 *	10	25,000	15,000.00	29,650.00	21,387.56	0.00	21,387.56
	Spa Shell	1979	1996	2031 *	35	15,000	0.00	25,829.72	0.00	0.00	0.00
Miscellaneous/Auditors											
	Development & Entitlement					0.00	0.00	462,573.57	-572,605.28	-572,605.28	0.00
	Renovation Soft Costs, Net					0.00	0.00	156,553.14	0.00	0.00	0.00
	Crawl Space Remediation	1979	1979	2013	34	0	0.00	315,406.65	1,000.00	0.00	1,000.00
	Laundry Mechanical Room						0.00	21,439.70	32,360.85	32,360.85	0.00
	Walkway Remediation	1979	2014	2039 *	25	300,000	0.00	338,912.60	0.00	0.00	0.00
	Misc/Auditors/Interest	1987	1987	Yearly *		N/A	0.00	-299.96	-8,171.85	-8,171.85	0.00
Totals						4,800,409	125,000.00	3,711,702.96	524,285.24	0.00	
	Transfer Dev Costs Reserve to Op Fund	Now back in Reserve Fund as of 09 2021								524,285.24	524,285.24
	Adjusted Reserve Fund Balance								\$ 524,285.24		
									\$ 524,285.24		
							PY	\$50,932.00	\$0.00 Must be zero		
							PY	\$7,366.86	\$250,521.65 Reclassed to op fund By j/e per Reese Henry		
							PY	\$95,065.65	\$ (97,157.14) Partial Op Fund \$153,364.51		
							Total Reclass	\$153,364.51			
									\$725,969.79 Reconciliation Balance From Entitlement File		
									-\$572,605.28 From Above		
Arrival Center											
	Furnishings & Equipment	1991	2003	2003 *							
	Furnishings & Equipment	1992	2003	2003 *							
	Less Rent - Office Space							6,000.00	\$ 5,776.80		\$ -
Totals							0.00	6,000.00	\$ 5,776.80	\$ -	\$ 11,776.80
Total Reserve Assessments							125,000.00	ok			