

**ENCLAVE - SUN CANYON/CEDAR DRAW
2017 BUDGET SUMMARY**

	<u>2017 BUDGET</u>	<u>2016 BUDGET</u>	<u>2017 BUDGET B/(W) THAN 2016 BUDGET</u>	
INCOME				
Capital Contribution-Cedar Draw	5,000	-	5,000	
Capital Contribution-Sun Canyon	20,000	-	20,000	
HOA Dues - Cedar Draw	11,633	11,533	100	
HOA Dues - Sun Canyon	60,933	43,954	16,979	
Transfer Fee - Cedar Draw	-	-	-	
Transfer Fee - Sun Canyon	15,000	-	15,000	
Total Income	112,566	55,487	57,079	
EXPENSES				
Accounting Fee	900	2,500	1,600	
Bank/Other Fees	-	-	-	
Board Meetings	500	500	-	
Capital Reserves (Sun Canyon)	25,000	25,000	-	
Capital Reserves (Total)	22,800	10,000	(12,800)	
Grass Roof Maintenance	6,000	4,000	(2,000)	
Holiday Decorations	2,500	2,500	-	
Insurance Expense	12,350	9,500	(2,850)	
Landscaping/Grounds (entrances)	1,200	2,000	800	
Landscaping/Grounds (townhomes)	8,450	8,000	(450)	
Landscaping (trail maintenance)	4,000	-	(4,000)	
Legal Fees	2,000	2,000	-	
Licenses/Permits/Fees	300	150	(150)	
Lighting/Signage	1,500	2,700	1,200	
Office Supplies	150	600	450	
Operating Supplies	1,200	1,500	300	
Postage and Delivery	50	-	(50)	
Printing	-	500	500	
Property Management Fees	18,000	18,000	-	
Repairs/Maintenance	9,600	8,000	(1,600)	
Snow Removal	14,750	12,000	(2,750)	
Street Sweeping	1,000	1,500	500	
Electricity	6,000	4,000	(2,000)	
Water (irrigation only)	10,000	20,000	10,000	
Total Expenses	148,250	134,950	(13,300)	
NET INCOME/(LOSS)	(35,683)	(79,463)	43,779	
HOA Annual Dues - Sun Canyon	\$4,107.85	\$3,736.72	(\$371.12)	(9.9%)
HOA Annual Dues - Cedar Draw	\$2,538.16	\$2,327.63	(\$210.53)	(9.0%)

**ENCLAVE - SUN CANYON/CEDAR DRAW
2017 YTD BUDGET**

	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>TOTAL</u>	<u>2016 BUDGET</u>	<u>2017 BUDGET B/(W) THAN 2016 BUDGET</u>
INCOME															
Capital Contribution-Cedar Draw	-	-	-	-	5,000	-	-	-	-	-	-	-	5,000	-	5,000
Capital Contribution-Sun Canyon	-	-	5,000	-	-	5,000	-	5,000	5,000	-	-	-	20,000	-	20,000
HOA Dues - Cedar Draw	10,153	-	-	-	1,481	-	-	-	-	-	-	-	11,633	11,533	100
HOA Dues - Sun Canyon	53,402	-	3,081	-	-	2,054	-	1,369	1,027	-	-	-	60,933	43,954	16,979
Transfer Fee - Cedar Draw	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Fee - Sun Canyon	-	-	-	-	7,500	-	-	-	7,500	-	-	-	15,000	-	15,000
Total Income	63,555	-	8,081	-	13,981	7,054	-	6,369	13,527	-	-	-	112,566	55,487	57,079
EXPENSES															
Accounting Fee	-	-	-	-	-	-	-	-	900	-	-	-	900	2,500	1,600
Bank/Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Board Meetings	-	-	-	-	-	-	-	-	-	-	500	-	500	500	-
Capital Reserves (Sun Canyon)	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	25,000	-
Capital Reserves (Total)	22,800	-	-	-	-	-	-	-	-	-	-	-	22,800	10,000	(12,800)
Grass Roof Maintenance	-	-	-	1,000	2,000	2,000	1,000	-	-	-	-	-	6,000	4,000	(2,000)
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	2,500	-	2,500	2,500	-
Insurance Expense	3,447	1,290	1,822	1,822	-	1,828	1,276	-	866	-	-	-	12,350	9,500	(2,850)
Landscaping/Grounds (entrances)	-	-	-	600	-	-	-	-	-	-	600	-	1,200	2,000	800
Landscaping/Grounds (townhomes)	-	-	-	450	600	1,600	1,800	1,800	1,600	600	-	-	8,450	8,000	(450)
Landscaping (trail maintenance)	-	-	-	-	2,800	600	600	-	-	-	-	-	4,000	-	(4,000)
Legal Fees	-	-	500	-	-	500	-	-	500	-	-	500	2,000	2,000	-
Licenses/Permits/Fees	-	-	-	-	-	300	-	-	-	-	-	-	300	150	(150)
Lighting/Signage	250	-	250	-	250	-	250	-	250	-	250	-	1,500	2,700	1,200
Office Supplies	-	-	-	-	-	-	-	-	-	-	150	-	150	600	450
Operating Supplies	-	-	300	-	-	300	-	-	300	-	-	300	1,200	1,500	300
Postage and Delivery	-	-	-	-	-	-	-	-	-	-	50	-	50	-	(50)
Printing	-	-	-	-	-	-	-	-	-	-	-	-	-	500	500
Property Management Fees	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	18,000	-
Repairs/Maintenance	800	800	800	800	800	800	800	800	800	800	800	800	9,600	8,000	(1,600)
Snow Removal	3,400	4,400	3,800	1,200	-	-	-	-	-	-	750	1,200	14,750	12,000	(2,750)
Street Sweeping	-	-	-	500	-	-	-	-	-	500	-	-	1,000	1,500	500
Electricity	500	500	500	500	500	500	500	500	500	500	500	500	6,000	4,000	(2,000)
Water (irrigation only)	-	-	-	500	850	1,600	1,900	1,950	1,900	1,300	-	-	10,000	20,000	10,000
Total Expenses	57,697	8,490	9,472	8,872	9,300	11,528	9,626	6,550	9,116	5,200	7,600	4,800	148,250	134,950	(13,300)
NET INCOME/(LOSS)	5,858	(8,490)	(1,391)	(8,872)	4,681	(4,474)	(9,626)	(181)	4,411	(5,200)	(7,600)	(4,800)	(35,683)	(79,463)	43,779