

**Enclave HOA
2023 Budget**



	2022	2023		
	Actuals	Budget	Variance	% CHG
Revenue				
40100-Member Dues	178,491.24	240,981.93	62,490.69	35.01%
40450-Internet Service	21,374.16	22,486.68	1,112.52	5.20%
41600-Other Income	108,607.42	-	(108,607.42)	-100.00%
Total for Revenue	308,472.82	263,468.61	(45,004.21)	-14.59%
Owner Reserve Revenue				
40200-Owner Reserve	100,000.00	100,000.00	-	0.00%
45150-Interest Income Reserve	168.96	2,400.00	2,231.04	1320.45%
45275-Reinvestment/Transfer Fees	52,000.00	20,000.00	(32,000.00)	-61.54%
Total for Other Income	152,168.96	122,400.00	(29,768.96)	-19.56%
Total Income	460,641.78	385,868.61	(74,773.18)	-16.23%
General & Administration				
50200-Bank Fees	905.00	900.00	(5.00)	-0.55%
50300-Legal and Professional Fees	9,897.91	3,600.00	(6,297.91)	-63.63%
50425-Tax Preparation Fees	1,080.00	540.00	(540.00)	-50.00%
50450-Accounting	7,358.00	7,358.00	-	0.00%
50520-Licenses/Fees/Dues	10.00	10.00	-	0.00%
50525-Management Fees	13,616.00	13,892.00	276.00	2.03%
50540-Postage	37.75	60.00	22.25	58.94%
50550-Insurance	35,509.58	22,000.00	(13,509.58)	-38.04%
Total for General & Administration	68,414.24	48,360.00	(20,054.24)	-29.31%
Repairs & Maintenance				
60025-Maintenance Labor	26,884.00	26,500.00	(384.00)	-1.43%
60030-Contract Services	29,577.47	50,000.00	20,422.53	69.05%
60100-Landscape Labor	10,533.50	5,460.00	(5,073.50)	-48.17%
60105-Landscape Contract	21,890.00	24,300.00	2,410.00	11.01%
60106 - Forestry / Tree Contractor	144,192.00	10,000.00	(134,192.00)	-93.06%



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60260-Snow Removal Labor	1,305.00	1,305.00	-	0.00%
60265-Snow Removal Contractor	21,260.00	21,600.00	340.00	1.60%
60450-Pest Control	875.00	875.00	-	0.00%
60800-Contingency	-	10,000.00	10,000.00	0.00%
Total for Repairs & Maintenance	256,516.97	150,040.00	(106,476.97)	-41.51%
Supplies				
61100-Supplies-Building	848.07	850.00	1.93	0.23%
61145-Supplies - Fuel	1,213.35	1,300.00	86.65	7.14%
61180-Tool Supplies	242.49	233.00	(9.49)	-3.91%
Total for Supplies	2,303.91	2,383.00	79.09	3.43%
Utilities				
66900-Internet/Cable	21,406.80	22,486.62	1,079.82	5.04%
66200-Electric	2,700.00	2,781.00	81.00	3.00%
66800-Water	37,418.01	37,417.98	(0.03)	0.00%
Total for Utilities	61,524.81	62,685.60	1,160.79	1.89%
Total Operating Expenses	388,759.93	263,468.60	(125,291.33)	-32.23%
Operating Net Income (Loss)	(80,287.11)	0.00	80,287.11	-100.00%
Reserve Fund				
90005-Reserve Fund Contribution	99,999.97	100,000.00	0.03	0.00%
90010-Reserve Reinvestment Fee	-	20,000.00	20,000.00	0.00%
90020-Reserve Interest Income	-	2,400.00	2,400.00	0.00%
Total for Reserve Fund	99,999.97	122,400.00	22,400.03	22.40%
Total Reserve Net Income(Loss)	52,168.99	-	(52,168.99)	-100.00%
Total Expenses	488,759.90	385,868.60	(102,891.30)	-21.05%



ALL SEASONS
HOA MANAGEMENT

**Enclave HOA
2023 Budget**

	2022	2023		
	Actuals	Budget	Variance	% CHG
Net Income	(28,118.12)	0.00	28,118.12	-100.00%

Enclave HOA Capital Expense Budget 2023



Component	Amount	Useful Life	Remaining Useful Life	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
				2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Sites & Grounds														
Concrete Curb/ Walkway - Repair - 5%	7,650	5	2	-	-	7,959	-	-	-	-	-	8,787	-	-
Snowmelt Systems - Replace	234,000	30	24	-	-	-	-	-	-	-	-	-	-	-
Asphalt - Seal/Repair	23,650	3	1	-	24,123	-	-	25,600	-	-	-	27,166	-	-
Asphalt - Resurface	103,750	20	7	-	-	-	-	-	-	-	-	119,176	-	-
Mailboxes - Replace	4,350	30	17	-	-	-	-	-	-	-	-	-	-	-
Entry Gates - Replace	20,700	30	17	-	-	-	-	-	-	-	-	-	-	-
Vehicle Bridge - Resurface/Refurbish	56,000	20	10	-	-	-	-	-	-	-	-	-	-	-
Expansion Joints - Replace	5,000	20	4	-	-	-	-	5,412	-	-	-	-	-	-
Irrigation Controllers - Replace	4,200	15	9	-	-	-	-	-	-	-	-	-	-	5,019
Pedestrian Bridge	3,050	4	3	-	-	-	3,237	-	-	-	-	3,503	-	-
Forestry/Trails - Refurbish	9,000	15	15	-	-	-	-	-	-	-	-	-	-	-
Landscape Projects	9,000	3	3	-	-	-	9,551	-	-	10,135	-	-	-	10,756
Building Exteriors														
Composite Decks - Replace (Ph. 1)	94,250	20	9	-	-	-	-	-	-	-	-	-	-	112,637
Composite Decks - Replace (Ph. 2)	120,500	20	13	-	-	-	-	-	-	-	-	-	-	-
Exterior Lights - Repair	2,000	1	0	-	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343	2,390	-
Exterior Lights - Replace	1,900	10	7	-	-	-	-	-	-	-	2,183	-	-	-
Metal Railings - Replace - Phase One	27,650	15	9	-	-	-	-	-	-	-	-	-	-	33,044
Metal Railings - Replace - Phase Two	27,650	15	2	-	-	28,767	-	-	-	-	-	-	-	-
Entry Doors - Replace (Ph. 1)	125,000	40	0	18,880	-	-	-	-	-	-	-	-	-	-
Entry Doors - Replace (Ph. 2)	150,000	40	34	-	-	-	-	-	-	-	-	-	-	-
Garage Doors - Replace - (Ph. 1)	25,000	25	11	-	-	-	-	-	-	-	-	-	-	-
Garage Doors - Replace - (Ph. 2)	30,000	25	19	-	-	-	-	-	-	-	-	-	-	-
Glass/Metal Doors - Replace	1,900	1	0	-	1,938	1,977	2,016	2,057	2,098	2,140	2,183	2,226	2,271	-
Fireplaces - Replace	50,000	20	14	-	-	-	-	-	-	-	-	-	-	-
Metal Siding - Replace	31,500	30	24	-	-	-	-	-	-	-	-	-	-	-
Wood Surfaces - Paint - Phase One	76,050	3	1	-	77,571	-	-	82,319	-	-	87,358	-	-	-
Wood Surfaces - Paint - Phase Two	59,000	3	2	-	-	61,384	-	-	65,141	-	-	69,128	-	-
Wood Surfaces - Paint - Phase Three	67,500	3	0	63,000	-	-	71,632	-	-	76,016	-	-	-	80,669
Wood Surfaces - Replace	473,000	30	20	-	-	-	-	-	-	-	-	-	-	-
Window/Door Caulking - Repair	34,750	6	0	-	-	-	-	-	-	39,134	-	-	-	-
Green Roofing - Replace - (Ph. 1)	206,000	20	5	-	-	-	-	75,000	75,000	75,000	-	-	-	-
Green Roofing - Replace - (Ph. 2)	226,500	20	12	-	-	-	-	-	-	-	-	-	-	-
Metal Seam Roof - Replace	95,350	30	24	-	-	-	-	-	-	-	-	-	-	-
Built-Up Roof - Replace - (Ph. 1)	121,500	20	5	-	-	-	-	-	134,146	-	-	-	-	-
Built-Up Roof - Replace - (Ph. 2)	135,500	20	15	-	-	-	-	-	-	-	-	-	-	-
Planters - Waterproof - (Ph. 1)	4,600	25	12	-	-	-	-	-	-	-	-	-	-	-
Planters - Waterproof - (Ph. 2)	6,900	25	20	-	-	-	-	-	-	-	-	-	-	-
	<u>2,674,350</u>			<u>81,880</u>	<u>105,672</u>	<u>102,167</u>	<u>88,558</u>	<u>192,552</u>	<u>278,593</u>	<u>204,678</u>	<u>252,653</u>	<u>73,697</u>	<u>246,787</u>	
Anticipated Beginning Balance				145,743	135,576	379,126	509,848	688,460	643,120	542,682	501,571	444,652	552,071	
Annual Capital Contribution				100,000	100,000	110,000	120,000	130,000	140,000	150,000	160,000	170,000	180,000	
Reinvestment Fee				52,000	20,000	-	21,013	-	22,077	-	23,195	-	24,369	
Interest Income				-	2,400	9,478	12,746	17,212	16,078	13,567	12,539	11,116	13,802	
Replacement Reserve Contribution				-	226,822	113,411	113,411	-	-	-	-	-	-	
Excess (Deficit) of Operating Revenues over Expenses				(80,287)	-	-	-	-	-	-	-	-	-	
Annual Capital Expenses				(81,880)	(105,672)	(102,167)	(88,558)	(192,552)	(278,593)	(204,678)	(252,653)	(73,697)	(246,787)	

**Enclave HOA
Capital Expense Budget 2023**



	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
<u>Useful</u> <u>Remaining</u>										
Anticipated Ending Balance	135,576	379,126	509,848	688,460	643,120	542,682	501,571	444,652	552,071	523,455
Fully Funded Reserve	1,226,623	1,220,271	1,347,751	1,487,683	1,651,398	1,794,443	1,608,099	1,747,483	1,761,025	1,978,722
Percent Funded by the HOA - Ending Capital Balance	11.1%	31.1%	37.8%	46.3%	38.9%	30.2%	31.2%	25.4%	31.3%	26.5%