

THE ENCLAVE II (PARCEL 2) HOMEOWNERS ASSOCIATION
2022 OPERATING BUDGET

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
GENERAL & ADMINISTRATION EXPENSES							
5101 - WATER	3,366	1,230	2,077	4,640	1,500	4,500	COMMON AREA IRRIGATION, WATER FEATURE. SIGNIFICANT CHANGES IN ENTRY
5102 - GAS	0	0	0	0	0	0	
5103 - ELECTRICITY	762	728	715	712	750	750	IRRIGATION, ENTRY WATER FEATURE.
5104 - TELEPHONE	688	774	806	820	800	820	PHONE ENTRY SYSTEM
5106 - GENERAL SUPPLIES	0	0	0	0	0	0	HOMEOWNER NOTICES
5107 - PRINTING	255	37	45	0	50	50	HOMEOWNER MAILINGS
5110 - POSTAGE	11	20	10	0	30	30	
5111 - PERMITS, FEES, LICENSES	10	10	0	20	10	10	CORPORATION COMMISSION \$10
5112 - TAXES	54	54	54	55	55	55	STATE & FEDERAL INCOME TAX, TAX EXTENSIONS \$50, P/TAX \$4
5116 - INSURANCE	2,079	2,097	2,108	2,152	2,145	2,172	LIAB, PROP, D&O CURRENT YEAR EXPIRES 7/22 @ \$2164, PLUS CRIME COVERAGE @ \$8 EXPIRES 07/22
5117 - LEGAL	0	0	0	0	0	0	
5118 - ENTERTAINMENT	0	0	0	0	0	0	
5121 - PROFESSIONAL SERVICES	925	925	925	925	925	925	TAX RETURN PREPARATION \$250; COMPILATION \$675
5122 - MEETINGS & SEMINARS	115	160	140	0	150	150	ANNUAL MEETING MINUTES & REFRESHMENTS
5124 - SOCIAL ACTIVITIES	0	0	0	0	0	0	
5126 - DEPRECIATION - BLDG. IMPROVEMENTS	0	0	0	0	0	0	
5128 - DEPRECIATION - IMPROVEMENTS	0	0	0	0	0	0	
5140 - BANK CHARGES - OPERATING	0	0	0	0	0	0	
5141 - BANK CHARGES - RESERVES	0	0	0	0	0	0	
5195 - BAD DEBT EXPENSE	0	0	0	0	0	0	
TOTAL GENERAL & ADMINISTRATION EXPENSES	8,266	6,036	6,878	9,324	6,415	9,462	

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REPAIR & MAINTENANCE							
5201 - EQUIPMENT	0	0	0	0	0	0	
5202 - BUILDING	0	0	82	113	100	100	MAILBOX STRUCTURE, CABANA, ENTRYWAY
5203 - WALKWAYS & PATHS	0	0	0	0	0	0	SIDEWALK REPAIR AS NEEDED
5204 - STREETS & PARKING AREAS	0	0	0	0	0	0	
5205 - STREET SIGNS	0	48	86	0	0	0	ENTRY SIGNAGE
5206 - LIGHTING	6	0	209	68	100	100	LIGHT BULBS AND PHOTOCELLS, REPAIRS
5207 - FENCING AND WALLS	781	1,133	338	90	300	300	WALL REPAIR/REPAINT, ENTRY GATE OPERATORS.
5208 - SPRINKLER	191	649	456	585	100	100	IRRIGATION REPAIR, BACK FLOW INSPECTIONS.
5210 - EXTERIOR PAINTING	0	0	0	0	0	0	
5212 - POOL/SPA/KOOL DECK	0	0	0	0	0	0	POOL ELIMINATED IN 2009
5213 - FURNITURE & FIXTURES	0	0	0	0	0	0	POOL AREA FURNITURE REPAIR
5218 - LAKE MAINTENANCE/WATER FEATURE R&M	0	0	0	0	0	0	ENTRY WATER FEATURE CHEMICALS AND REPAIR
TOTAL REPAIR & MAINTENANCE	978	1,829	1,171	855	600	600	

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OPERATING EXPENSES							
5301 - TOOLS & PARTS	0	0	0	0	0	0	
5302 - CONTRACT SERVICES	1,495	1,495	1,780	1,725	1,725	1,725	DATE PALMS 23X \$75= \$1725. LARGE TREE TRIMMING COST (\$3,000) REMOVED DUE TO GRCA TREE CARE INITIATIVE.
5303 - EQUIPMENT RENTAL	0	0	0	0	0	0	
5304 - FERTILIZER, SEED, CHEMICALS	293	0	0	0	0	0	
5305 - PLANTS, TREES, ROCKS	9,427	4,736	7,167	5,074	4,200	4,200	ANNUALS, PLANT REPLACEMENT
5316 - CABLE TV	8,278	8,962	9,077	8,919	9,100	8,024	2022 - \$31.84 PER UNIT PER MONTH. (21 UNITS)
5317 - PEST CONTROL	2,000	520	0	0	0	0	AS NEEDED FOR POOL/MAILBOX AREA, POSSIBLE BEE REMOVAL
5318 - TERMITE PROGRAM	0	0	0	0	0	0	
5323 - SIGNAGE	0	0	0	0	0	0	
TOTAL OPERATING EXPENSES	21,493	15,713	18,024	15,719	15,025	13,949	

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MAINTENANCE ALLOCATION							
5497 - LANDSCAPE ALLOCATION	22,184	22,705	24,140	22,954	22,954	22,992	
5498 - BUILDING ALLOCATION	1,706	1,734	1,830	1,843	1,843	1,954	
TOTAL MAINTENANCE ALLOCATION	23,890	24,439	25,970	24,797	24,797	24,946	
TOTAL EXPENSES	54,627	48,017	52,043	50,695	46,837	48,957	
LESS DEPRECIATION	0	0	0	0	0	0	
LESS OTHER REVENUES	(118)	(75)	(54)	(100)	(25)	(15)	LATE FEES, INTEREST INCOME OPERATING
FUND OPERATING CASH					0		
TOTAL OPERATING CASH REQUIREMENT	54,509	47,941	51,990	50,595	46,812	48,942	
BUDGETED OPERATING CASH REQUIREMENT	45,550	46,141	47,925	46,812	46,812	48,942	
NUMBER OF UNITS	21	21	21	21	21	21	
ANNUAL OPERATING ASSESSMENT PER UNIT	2,169	2,197	2,282	2,229	2,229	2,331	
MONTHLY OPERATING ASSESSMENT PER UNIT	181	183	190	186	186	194	
OPERATING REVENUES							
3002 - ANNUAL ASSESSMENTS	45,496	46,119	47,885	46,780	46,812	48,942	2022 - \$194.21 PER UNIT PER MONTH.
3005 - LATE FEES	90	60	45	90	0	0	
3046 - INTEREST INCOME - OPERATING	28	15	9	10	25	15	
TOTAL OPERATING REVENUES	45,614	46,194	47,939	46,879	46,837	48,957	
BUDGETED RESERVES REQUIREMENT	27835	27718	27967	29083	29083	29,083	
ANNUAL RESERVES ASSESSMENT PER UNIT	1,325	1,320	1,332	1,385	1,385	1,385	
MONTHLY RESERVES ASSESSMENT PER UNIT	110	110	111	115	115	115	
BUDGETED COMBINED ASSESSMENTS							
TOTAL ANNUAL ASSESSMENT PER UNIT	3,495	3,517	3,614	3,614	3,614	3,715	OPERATING AND RESERVES COMBINED
TOTAL MONTHLY ASSESSMENT PER UNIT	291	293	301	301	301	310	OPERATING AND RESERVES COMBINED

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BUDGETED RESERVES REQUIREMENT	27835	27718	27967	29083	29,083	29,083	
NUMBER OF UNITS	21	21	21	21	21	21	
ANNUAL RESERVES ASSESSMENT PER UNIT	1,325	1,320	1,332	1,385	1,385	1,385	
MONTHLY RESERVES ASSESSMENT PER UNIT	110	110	111	115	115	115	
RESERVES REVENUES							
2810 - RESERVE ASSESSMENTS	27,836	27,717	27,967	29,083	29,083	29,083	2022 - \$115.41 PER UNIT PER MONTH.
3008 - SPECIAL ASSESSMENT							
3047 - INTEREST INCOME - RESERVES	25	34	20	20	21	27	INCLUDED IN RESERVE ASSESSMENT CALCULATION
TOTAL RESERVES REVENUES	27,861	27,751	27,987	29,103	29,104	29,110	
RESERVES EXPENSES							
PRINCIPAL & INTEREST PAYMENTS	27,132	23,936	19,462	19,462	14,585	19,462	
5141 - BANK CHARGES - RESERVES					0	0	
TOTAL RESERVES EXPENSES	27,132	23,936	19,462	19,462	14,585	19,462	
MAJOR REPAIRS & REPLACEMENTS (excluding capitalized assets)							
6602 - BLDG REPAIRS							
6604 - STREETS/PARKING							
6607 - FENCING AND WALLS		3,140	0			5,270	
6610 - EXTERIOR PAINTING							
6611 - GATES/OPERATORS							
6612 - POOL/SPA/KOOL DECK							
6619 - LANDSCAPE (WATER FEATURE)	1,493	2,239	1,417				
6631 - BEAUTIFICATION			4,876				
TOTAL MAJOR REPAIRS & REPLACEMENTS	1,493	5,379	6,294	0	0	5,270	