

THE ENCLAVE AT ROSEMONT RIDGE

November 2015

Roof Replacement Project

Buildings 102, 105, 106, 108, 110 & 111 (the “2015 buildings” for the roof replacement project) now have brand new roofs and will all have new gutters and downspouts very soon (the gutter installations are expected to be completed by October 26). If you should have any questions or concerns regarding the roof replacement project, please contact Brandi at KareCondo. Your cooperation throughout this project is greatly appreciated.

2016 Annual Budget

Your Board of Directors recently approved the 2016 Annual Budget, a copy of which is enclosed with your statement. Please note **there is not an increase to the annual maintenance assessment, therefore, your individual monthly maintenance fee will remain the same throughout 2016.** Both the Board and KareCondo work hard to manage the budget throughout the year to ensure the Association’s funds are well spent in order to maintain and/or increase property values.

Daylight Savings (“Fall Back”)

Don’t forget to turn your clocks back an hour on Sunday, November 1 (at 2:00 a.m., clocks are turned backward 1 hour to 1:00 a.m. instead, allowing for more sunlight in the morning).

Garage Doors

Especially during the winter, **it’s necessary to keep garage doors (and the doors from the garage to the building) CLOSED when not in use.** Keeping your garage door closed prevents pipes from freezing. Further, leaving these doors open makes it that much easier for others/animals to access your garage/building, which poses a safety hazard for everyone.

Trash Containers

After the trash is picked up on Tuesday mornings, please remember **to return your trash container to the garage.** Trash containers may be placed outside as early as 5:00 p.m. Monday evenings and must be returned to the garage by Tuesday evening. If you happen to notice your neighbor’s trashcan out after pickup, please be neighborly and bring it back to the garage to avoid stray cans, and attracted animals, throughout the property.

Winterizing Water Lines

Although Autumn is just beginning, it’s important to be prepared for winter weather. If you have a spigot, please be sure water hoses are disconnected (even with a frost-proof faucet, water in the hose increases the risk of the faucet freezing). Water shutoff valves for outside faucets should be turned off (right or down) and outside valves left open throughout the winter to help prevent pipes from freezing and bursting. In addition, if you will be away during the winter, your thermostat should be set to at least 55 degrees.

Thank you for your time and attention to these matters. As always, please visit the Association’s website at www.enclavecondo.com for important, updated information.

The Enclave at Rosemont Ridge Condo
2016 Annual Budget
 January through December 2016

	Jan - Dec 16
Ordinary Income/Expense	
Income	
3005 · Maintenance Fees	323,982.24
3008 · Clubhouse Rental	600.00
3014 · Misc Fees	600.00
3020 · Note Payment From EHC	166,642.56
	491,824.80
Total Income	491,824.80
Expense	
4000 · Administrative Expense	
4005 · Management Fees	19,730.88
4010 · Postage	780.00
4015 · Copy/Printing	600.00
4035 · Administrative Expense	780.00
4065 · Legal Fees	1,800.00
4075 · Accounting Fees	1,100.00
	24,790.88
Total 4000 · Administrative Expense	24,790.88
5000 · Operating Expense	
5005 · Insurance	20,507.76
5010 · Exterminating	1,620.00
5105 · Natural Gas	1,060.00
5110 · Electric	21,000.00
5120 · Cable	22,530.29
5125 · Telephone	1,572.00
5130 · Waste Removal	15,221.76
5135 · Cleaning Contract	10,720.32
5140 · Water/Sewer	33,000.00
	127,232.13
Total 5000 · Operating Expense	127,232.13
5200 · Landscaping Expense	
5205 · Landscape Contract	16,000.00
5210 · Landscape Additional	7,500.00
5225 · Mulch	4,000.00
5305 · Snow Removal	7,800.00
5310 · Salt/Calcium Chloride	12,000.00
5350 · Pond Maintenance	1,115.00
	48,415.00
Total 5200 · Landscaping Expense	48,415.00
6000 · Building/General Maintenance	
6406 · General Maintenance	40,533.23
6425 · Asphalt Repairs	1,000.00
6450 · Irrigation	1,400.00
6490 · Drainage	1,000.00
6620 · Painting/Powerwashing	14,000.00
6650 · Bank Loan Principal	166,642.56
6940 · Reserves Funding From Operating	66,811.00
	291,386.79
Total 6000 · Building/General Maintenance	291,386.79
Total Expense	491,824.80
Net Ordinary Income	0.00
Net Income	0.00