

**Enclave Budget
Income Statement
Jan-Apr 2026**

	Actual	Budget
HOA Dues	\$441,450	\$882,900
Admin Income Fines, Late Fees, Rental Fees	\$8,420	\$18,000
Total Income	\$449,870	\$900,900
Master Assoc Fee-Berwick	28,383	31,463
General Admn - Board expense	34	4,000
Other-Bank charges		500
Beautification Committee	96	4,000
Fitness & Recreation Committee	4,651	6,000
Community Events (Social) Committee	931	6,000
Clubhouse Committee	212	3,000
Welcome Committee		1,000
Insurance Premiums	10,506	37,288
Legal Services	390	10,000
Management Fees	28,312	85,000
Emergency Management		41,000
Landscaping-ProCuts	12,800	38,400
Pinestraw/Landscape other		13,100
Tree Maintenance	295	9,000
Fountains/Ponds/Lake Services	3,000	14,000
Clubhouse		
Janitorial Services-360Brands	4,560	13,681
Rugs - Cleaning 2 x year	650	1,600
Fitness Rm Serv Maint-Island Fitness	1,470	6,700
HVAC	13,345	5,000
Elevator Services-Cavinder Elevator	617	1,300
Fire Prevent & Protection-Fee		1,500
Utilities		
Cable Service - Comcast	8,558	20,700
Electric - Georgia Power	46,131	140,698
Trash - Atlantic Waste	13,697	45,600
Water - Consolidated	2,379	5,300
Pest Control	350	1,570
Perfect Pools	6,200	29,600
Pool Supplies/Repair & Maintenance	2,438	5,000
Propane -Spa-Strickland Properties	3,253	2,300
Gate Services - Custom Security	3,538	16,000
Safety/Security-Security Management	41,838	129,000
Vector Security Alarm monitor	617	1,600
Repair & Maintenance	28,782	77,000

Road Repairs	1,500	7,500
Property/Real Estate Tax	2,456	5,500
Income Tax		-
Total Operating Expenses	271,989	820,900
Capital Reserves		
Roads	40,000	40,000
Pool	15,000	15,000
Clubhouse	10,000	10,000
Tennis/Basketball/Pickleball Courts	7,500	7,500
Drainage		7,500
Total Expense/Reserves	\$344,489	\$900,900
Net Income	\$105,381	\$0