

Enclave Budget

2026

HOA Dues	\$882,900
Admin Income Fines, Late Fees, Rental Fees	\$18,000
Total Income	\$900,900
Master Assoc Fee-Berwick	31,463
General Admn - Board expense	4,000
Other-Bank charges	500
Beautification Committee	4,000
Fitness & Recreation Committee	6,000
Community Events (Social) Committee	6,000
Clubhouse Committee	3,000
Welcome Committee	1,000
Insurance Premiums	37,288
Legal Services	10,000
Management Fees	85,000
Emergency Management	41,000
Landscaping-ProCuts	38,400
Pinestraw/Landscape other	13,100
Tree Maintenance	9,000
Fountains/Ponds/Lake Services	14,000
Clubhouse	
Janitorial Services-360Brands	13,681
Rugs - Cleaning 2 x year	1,600
Fitness Rm Serv Maint-Island Fitness	6,700
HVAC	5,000
Elevator Services-Cavinder Elevator	1,300
Fire Prevent & Protection-Fee	1,500
Utilities	
Cable Service - Comcast	20,700
Electric - Georgia Power	140,698
Trash - Atlantic Waste	45,600
Water - Consolidated	5,300
Pest Control	1,570
Pool - Coastal Pool	29,600
Pool Supplies/Repair & Maintenance	5,000
Propane -Spa-Strickland Properties	2,300
Gate Services - Custom Security	16,000
Safety/Security-Security Management	129,000
Vector Security Alarm monitor	1,600
Repair & Maintenance	77,000
Road Repairs	7,500

Property/Real Estate Tax	5,500
Income Tax	-
Total Operating Expenses	820,900
Capital Reserves	
Roads	40,000
Pool	15,000
Clubhouse	10,000
Tennis/Basketball/Pickleball Courts	7,500
Drainage	7,500
Refund Reserve Account	-
Total Expense/Reserves	<u>\$900,900</u>
Net Income	<u>\$0</u>