

**Enclave Budget
Income Statement
Feb 2026**

	Actual	Budget
HOA Dues	\$220,725	\$882,900
Admin Income Fines, Late Fees, Rental Fees	\$4,283	\$18,000
Total Income	\$225,008	\$900,900
Master Assoc Fee-Berwick	28,383	31,463
General Admn - Board expense	346	4,000
Other-Bank charges		500
Beautification Committee		4,000
Fitness & Recreation Committee	4,359	6,000
Community Events (Social) Committee		6,000
Clubhouse Committee	212	3,000
Welcome Committee		1,000
Insurance Premiums	10,506	37,288
Legal Services	176	10,000
Management Fees	13,828	85,000
Emergency Management		41,000
Landscaping-ProCuts	6,400	38,400
Pinestraw/Landscape other		13,100
Tree Maintenance	295	9,000
Fountains/Ponds/Lake Services	1,500	14,000
Clubhouse		
Janitorial Services-360Brands	2,280	13,681
Rugs - Cleaning 2 x year		1,600
Fitness Rm Serv Maint-Island Fitness	980	6,700
HVAC	395	5,000
Elevator Services-Cavinder Elevator	308	1,300
Fire Prevent & Protection-Fee		1,500
Utilities		
Cable Service - Comcast	4,396	20,700
Electric - Georgia Power	23,224	140,698
Trash - Atlantic Waste	6,847	45,600
Water - Consolidated	1,102	5,300
Pest Control	175	1,570
Perfect Pools	3,100	29,600
Pool Supplies/Repair & Maintenance	410	5,000
Propane -Spa-Strickland Properties	1,831	2,300
Gate Services - Custom Security		16,000
Safety/Security-Security Management	22,450	129,000
Vector Security Alarm monitor	397	1,600
Repair & Maintenance	12,449	77,000

Road Repairs		7,500
Property/Real Estate Tax		5,500
Income Tax		-
Total Operating Expenses	146,349	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	\$218,849	\$900,900
Net Income	\$6,159	\$0