

Enclave HOA
Income Statement
Jan - Sep 2025

	Actual	Budget
HOA Dues	\$662,850	\$885,600
Admin Income Fines, Late Fees, Rental Fees	\$35,076	\$16,050
Total Income	\$697,926	\$901,650
General Admn - Board expense	2,818	3,000
Master Assoc Fee-Berwick	31,463	29,000
Other-Bank Fees	541	500
Legal Services	1,277	25,000
Management Fees	59,774	82,300
State/Fed Income Tax	-	2,200
Trash - Atlantic Waste	30,582	42,700
Cable Service - Comcast	25,421	26,150
Electric - Georgia Power	102,414	125,000
Water - Consolidated	6,172	5,000
Propane -Spa-Strickland Properties	1,945	3,500
Committees		
Clubhouse	1,042	1,000
Welcome	454	1,000
Social	2,833	6,000
Beautification	802	6,000
Fitness & Recreation	1,231	6,000
Insurance Premiums	33,877	32,000
Grounds/Landscaping-ProCuts	28,800	38,400
Landscape pine straw-ProCuts	5,122	11,000
Tree Maintenance	17,230	9,000
Fountains/Ponds/Lake Services	6,605	10,000
Emergency Management	-	40,000
General Repair & Maintenance	56,740	78,000
Pool Supplies/Repair & Maintenance	13,312	5,000
Road Repairs	5,250	5,000
Property/Real Estate Tax	5,281	1,500
Total	440,986	594,250
Contracted Expenses		
Elevator Services-Cavinder Elevator	1,209	2,500
Pest Control/Termite	525	5,000
Pool - Perfect Pools	22,402	35,000
Janitorial Services-360Brands	10,261	17,000
Gate Services - Custom Security	11,801	20,000
Safety/Security-Security Management	92,384	145,000
Vector Security Alarm monitor	990	6,000
Fire Prevent & Protection-Fee	508	5,000

Fitness Rm Serv Maint-Island Fitness	4,509	5,000
Rugs - Cleaning 2 x year	796	1,700
HVAC	1,672	10,000
	147,057	252,200
Total Operating Expenses	588,043	846,450
Capital Reserves		
Roads	20,000	20,000
Pool	5,000	5,000
Clubhouse	3,000	3,000
Tennis/Basketball/Pickleball Courts	3,000	3,000
Drainage	-	15,000
Refund Reserve Account	9,200	9,200
Total Expense/Reserves	\$628,243	\$901,650
Net Income	69,683	-