

Enclave HOA
Income Statement
Jan - August 2025

	Actual	Budget
HOA Dues	\$662,850	\$885,600
Admin Income Fines, Late Fees, Rental Fees	\$33,537	\$16,050
Total Income	\$696,387	\$901,650
General Admn - Board expense	3,854	3,000
Master Assoc Fee-Berwick	31,463	29,000
Other-Bank Fees	260	500
Legal Services	1,261	25,000
Management Fees	50,800	82,300
State/Fed Income Tax	-	2,200
Trash - Atlantic Waste	27,183	42,700
Cable Service - Comcast	23,476	26,150
Electric - Georgia Power	90,662	125,000
Water - Consolidated	5,461	5,000
Propane -Spa-Strickland Properties	1,326	3,500
Committees		
Clubhouse	213	1,000
Welcome	454	1,000
Social	2,775	6,000
Beautification	730	6,000
Fitness & Recreation	1,231	6,000
Insurance Premiums	33,877	32,000
Grounds/Landscaping-ProCuts	25,600	38,400
Landscape pine straw-ProCuts	5,122	11,000
Tree Maintenance	15,730	9,000
Fountains/Ponds/Lake Services	5,855	10,000
Emergency Management	-	40,000
General Repair & Maintenance	55,579	78,000
Pool Supplies/Repair & Maintenance	13,237	5,000
Road Repairs	5,250	5,000
Property/Real Estate Tax	-	1,500
Total	401,399	594,250
Contracted Expenses		
Elevator Services-Cavinder Elevator	901	2,500
Pest Control/Termite	525	5,000
Pool - Perfect Pools	20,528	35,000
Janitorial Services-360Brands	9,121	17,000
Gate Services - Custom Security	8,159	20,000
Safety/Security-Security Management	83,060	145,000
Vector Security Alarm monitor	990	6,000
Fire Prevent & Protection-Fee	210	5,000

Fitness Rm Serv Maint-Island Fitness	3,800	5,000
Rugs - Cleaning 2 x year	796	1,700
HVAC	-	10,000
	128,090	252,200
Total Operating Expenses	529,489	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
	\$569,689	\$901,650
Total Expense/Reserves		
Net Income	126,698	-