

Enclave HOA
Income Statement
Jan - Apr 2025

	Actual	Budget
HOA Dues	\$443,220	\$885,600
Admin Income Fines, Late Fees, Rental Fees	\$17,950	\$16,050
Total Income	\$461,170	\$901,650
General Admn - Board expense	1,970	3,000
Master Assoc Fee-Berwick	31,463	29,000
Other-Bank Fees	542	500
Legal Services	672	25,000
Management Fees	25,400	82,300
State/Fed Income Tax	-	2,200
Trash - Atlantic Waste	13,596	42,700
Cable Service - Comcast	11,134	26,150
Electric - Georgia Power	44,824	125,000
Water - Consolidated	2,907	5,000
Committees		
Clubhouse	145	-
Social	1,522	6,000
Beautification	209	6,000
Fitness & Recreation	52	6,000
Insurance Premiums	15,189	32,000
Grounds/Landscaping-ProCuts	15,550	38,400
Landscape pine straw-ProCuts	-	11,000
Tree Maintenance	235	9,000
Fountains/Ponds/Lake Services	2,105	10,000
Emergency Management	-	40,000
General Repair & Maintenance	13,754	80,000
Pool Supplies/Repair & Maintenance	8,313	5,000
Propane -Spa-Strickland Properties	820	3,500
Road Repairs	33,874	5,000
Property/Real Estate Tax	-	1,500
Total	224,276	594,250
Contracted Expenses		
Elevator Services-Cavinder Elevator	593	2,500
Pest Control/Termite	350	5,000
Pool - Coastal	7,778	35,000
Janitorial Services-360Brands	4,560	17,000
Gate Services - Custom Security	3,538	20,000
Safety/Security-Security Management	41,454	145,000
Vector Security Alarm monitor	661	6,000

Fire Prevent & Protection-Fee	-	5,000
Fitness Rm Serv Maint-Island Fitness	2,348	5,000
Rugs - Cleaning 2 x year	-	1,700
HVAC	-	10,000
	61,282	252,200

Total Operating Expenses	285,558	846,450
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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	\$325,758	\$901,650
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Net Income	135,412	-
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