Enclave at Berwick
Income Statement
January - Aug 2024

	Actual	Budget
Income		
HOA Quarterly Assessments	606,975	828,200
Admin Income	1,875	0
Bank Interest	2,553	0
Comcast Marketing	34,400	34,400
Fines	1,064	0
Late Fees	5,815	0
New Construction Fees	3,000	0
Rental Fees	3,400	0
Total Income	**659,082**	**862,600**
Expenses		
Berwick Master Assessment	**33,343**	**33,175**
Cable (Phone & Internet)	**22,175**	**30,000**
Clubhouse		
Cleaning	9,868	14,000
Elevator	3,469	1,200
Fire Protection Fee	3,109	5,300
Fire Prevention (Sprinklers)	9,374	0
Fitness Room Maint	4,257	5,000
HVAC services	1,455	7,500
Total Clubhouse	**31,532**	**33,000**
Community Activities		
Beautification Committee	794	6,000
Fitness & Recreation	2,091	6,000
Social Committee	1,777	6,000
Total Community Activities	**4,662**	**18,000**
Electricity	**79,485**	**136,000**
Gate Maintenance	**9,995**	**11,000**
Gate Security	**77,674**	**125,000**
Grounds Maintenance		
Lagoon Maint (Fountains/Lagoons)	8,975	11,000
Grounds/Landscaping - Pro Cuts	29,295	38,400
Irrigation	2,153	1,060
Pinestraw	5,011	11,000
Trees Maint	4,347	9,000
Total Grounds Maintenance	**49,781**	**70,460**

General & Admin Expenses		
Bank Fees	-438	400
Board Expenses	1,251	2,700
Front Steps (Software)	2,177	0
Insurance	21,551	35,000
Legal Services	4,231	10,000
Audit & Tax Services	5,000	15,000
Management Services	44,021	82,300
Permits and Licenses	0	1,000
Taxes (Property & Income)	827	5,000
Total Office/admin	**78,620**	**151,400**
Pest/Termite Services	**2,514**	**3,000**
Pool Maintenance - Coastal Pool	19,554	30,000
Pool - Misc	4,244	0
Pool - Propane	1,989	3,500
Total Pool Maintenance	**25,787**	**33,500**
General Maintenance & Repairs	**43,762**	**56,200**
Road Repairs	**2,750**	**0**
Trash Removal	**37,254**	**72,060**
Water Service - Consolidated	**2,444**	**35,000**
Total Expenses	**501,778**	**807,795**
Net Operating Income	**157,304**	**54,805**
Other Expenses		
2023 Expenses	**13,500**	**0**
Alsco/ADT - Discontinued	**0**	**15,300**
Deferred Maintenance		
Clubhouse	3,000	3,000
Courts	3,000	3,000
Drainage	15,505	15,505
Pool	3,000	3,000
Roads	10,000	10,000
Refund Reserve	**5,000**	**5,000**
Total Other Expenses	**53,005**	**54,805**
Net Income	**104,299**	**0**