

**Enclave Budget
Income Statement
Jan-Sep 2026**

	Actual	Budget
HOA Dues	\$662,175	\$882,900
Admin Income Fines, Late Fees, Rental Fees	\$22,967	\$18,000
Total Income	\$685,142	\$900,900
Master Assoc Fee-Berwick	28,383	31,463
General Admn - Board expense	187	4,000
Other-Bank charges		500
Beautification Committee	698	4,000
Fitness & Recreation Committee	4,723	6,000
Community Events (Social) Committee	3,268	6,000
Clubhouse Committee	1,837	3,000
Welcome Committee	537	1,000
Insurance Premiums	32,307	37,288
Legal Services	979	10,000
Management Fees	63,702	85,000
Emergency Management		41,000
Landscaping-ProCuts	28,800	38,400
Pinestraw/Landscape other	5,390	13,100
Tree Maintenance	690	9,000
Fountains/Ponds/Lake Services	6,750	14,000
Clubhouse		
Janitorial Services-360Brands	10,261	13,681
Rugs - Cleaning 2 x year	864	1,600
Fitness Rm Serv Maint-Island Fitness	4,370	6,700
HVAC	15,910	5,000
Elevator Services-Cavinder Elevator	937	1,300
Fire Prevent & Protection-Fee	1,294	1,500
Utilities		
Cable Service - Comcast	18,764	20,700
Electric - Georgia Power	104,910	140,698
Propane -Spa-Strickland Properties	4,794	2,300
Trash - Atlantic Waste	30,909	45,600
Water - Consolidated	6,387	5,300
Pest Control	525	1,570
Perfect Pools	13,950	29,600
Pool Supplies/Repair & Maintenance	9,272	5,000
Gate Services - Custom Security	14,623	16,000
Safety/Security-Security Management	97,023	129,000
Vector Security Alarm monitor	1,235	1,600
Repair & Maintenance	51,076	77,000

Road Repairs	1,500	7,500
Property/Real Estate Tax	6,220	5,500
Income Tax		
Uncollectible Assessments(charge off)	6,431	-
Total Operating Expenses	<u>579,506</u>	<u>820,900</u>
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	<u>\$652,006</u>	<u>\$900,900</u>
Net Income	<u>\$33,136</u>	<u>\$0</u>