

**Enclave HOA**  
**Income Statement**  
**Jan - Jun 2025**

	<b>Actual</b>	<b>Budget</b>
HOA Dues	\$441,450	\$885,600
Admin Income Fines, Late Fees, Rental Fees	\$25,494	\$16,050
<b>Total Income</b>	<b>\$466,944</b>	<b>\$901,650</b>
General Admn - Board expense	3,173	3,000
Master Assoc Fee-Berwick	31,463	29,000
Other-Bank Fees	290	500
Legal Services	708	25,000
Management Fees	38,100	82,300
State/Fed Income Tax	-	2,200
Trash - Atlantic Waste	20,393	42,700
Cable Service - Comcast	17,864	26,150
Electric - Georgia Power	67,189	125,000
Water - Consolidated	3,474	5,000
Propane -Spa-Strickland Properties	1,326	3,500
Committees		
Clubhouse	145	1,000
Welcome	454	1,000
Social	2,132	6,000
Beautification	209	6,000
Fitness & Recreation	500	6,000
Insurance Premiums	22,272	32,000
Grounds/Landscaping-ProCuts	19,200	38,400
Landscape pine straw-ProCuts	5,122	11,000
Tree Maintenance	12,630	9,000
Fountains/Ponds/Lake Services	4,355	10,000
Emergency Management	-	40,000
General Repair & Maintenance	31,391	78,000
Pool Supplies/Repair & Maintenance	13,538	5,000
Road Repairs	-	5,000
Property/Real Estate Tax	-	1,500
<b>Total</b>	<b>295,928</b>	<b>594,250</b>
<b>Contracted Expenses</b>		
Elevator Services-Cavinder Elevator	901	2,500
Pest Control/Termite	350	5,000
Pool - Perfect Pools	15,329	35,000
Janitorial Services-360Brands	10,841	17,000
Gate Services - Custom Security	7,075	20,000
Safety/Security-Security Management	61,159	145,000
Vector Security Alarm monitor	669	6,000
Fire Prevent & Protection-Fee	-	5,000

Fitness Rm Serv Maint-Island Fitness	2,850	5,000
Rugs - Cleaning 2 x year	-	1,700
HVAC	-	10,000
	<b>99,174</b>	<b>252,200</b>
<b>Total Operating Expenses</b>	<b>395,102</b>	<b>846,450</b>
<b>Capital Reserves</b>		
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
<b>Total Expense/Reserves</b>	<b>\$435,302</b>	<b>\$901,650</b>
<b>Net Income</b>	<b>31,642</b>	<b>-</b>