

Enclave at Berwick
Income Statement
January - July 2024

	Actual	Budget
Income		
Admin Income	1,841	0
Bank Interest	2,005	0
Comcast Marketing	34,400	34,400
Fines	538	0
HOA Quarterly Assessments	606,975	828,200
Late Fees	5,365	0
New Construction Fees	3,000	0
Rental Fees	2,900	0
Total Income	657,024	862,600
Expenses		
Berwick Master Assessment	33,343	33,175
Cable (Phone & Internet)	19,632	30,000
Clubhouse		
Cleaning	9,537	14,000
Elevator	3,173	1,200
Fire Protection Fee	3,109	5,300
Fire Prevention (Sprinklers)	1,112	0
Fitness Room Maint	3,782	5,000
HVAC services	1,455	7,500
Total Clubhouse	22,168	33,000
Community Activities		
Beautification Committee	794	6,000
Fitness & Recreation	1,681	6,000
Social Committee	1,714	6,000
Total Community Activities	4,189	18,000
Electricity	68,228	136,000
Gate Maintenance	8,081	11,000
Gate Security	67,034	125,000
Grounds Maintenance		
Lagoon Maint (Fountains/Lagoons)	8,225	11,000
Grounds/Landscaping - Pro Cuts	26,095	38,400
Irrigation	2,153	1,060
Pinestraw	5,011	11,000
Trees Maint	4,347	9,000
Total Grounds Maintenance	45,831	70,460

General & Admin Expenses		
Bank Fees	-449	400
Board Expenses	1,141	2,700
Front Steps (Software)	2,177	0
Insurance	21,551	35,000
Legal Services	3,787	10,000
Audit & Tax Services	5,000	15,000
Management Services	37,671	82,300
Permits and Licenses	0	1,000
Taxes (Property & Income)	827	5,000
Total Office/admin	71,705	151,400
Pest/Termite Services	2,349	3,000
Pool Maintenance - Coastal Pool	16,759	30,000
Pool - Misc	4,244	0
Pool - Propane	1,401	3,500
Total Pool Maintenance	22,404	33,500
General Maintenance & Repairs	39,797	56,200
Road Repairs	2,750	0
Trash Removal	38,509	72,060
Water Service - Consolidated	2,229	35,000
Total Expenses	448,249	807,795
Net Operating Income	208,775	54,805
Other Expenses		
2023 Expenses	13,388	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	52,893	54,805
Net Income	155,882	0