

Enclave at Berwick
Budget
January - June 2024

| | Actual | Budget |
|-------------------------------------|----------------|----------------|
| Income | | |
| Admin Income | 1,696 | 0 |
| Bank Interest | 1,493 | 0 |
| Comcast Marketing | 34,400 | 34,400 |
| Fines | 388 | 0 |
| HOA Quarterly Assessments | 386,925 | 828,200 |
| Late Fees | 3,236 | 0 |
| New Construction Fees | 3,000 | 0 |
| Rental Fees | 2,150 | 0 |
| Total Income | 433,288 | 862,600 |
| Expenses | | |
| Berwick Master Assessment | 33,343 | 33,175 |
| Cable (Phone & Internet) | 16,937 | 30,000 |
| Clubhouse | | |
| Cleaning | 8,397 | 14,000 |
| Elevator | 3,173 | 1,200 |
| Fire Protection Fee | 3,109 | 5,300 |
| Fire Prevention (Sprinklers) | 1,112 | 0 |
| Fitness Room Maint | 2,400 | 5,000 |
| HVAC services | 1,455 | 7,500 |
| Total Clubhouse | 19,646 | 33,000 |
| Community Activities | | |
| Beautification Committee | 794 | 6,000 |
| Fitness & Recreation | 1,681 | 6,000 |
| Social Committee | 804 | 6,000 |
| Total Community Activities | 3,279 | 18,000 |
| Electricity | 56,542 | 136,000 |
| Gate Maintenance | 7,322 | 11,000 |
| Gate Security | 58,634 | 125,000 |
| Grounds Maintenance | | |
| Lagoon Maint (Fountains/Lagoons) | 7,475 | 11,000 |
| Grounds/Landscaping - Pro Cuts | 21,025 | 38,400 |
| Irrigation | 2,152 | 1,060 |
| Pinestraw | 5,011 | 11,000 |
| Trees Maint | -248 | 9,000 |
| Total Grounds Maintenance | 35,415 | 70,460 |

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| General & Admin Expenses | | |
| Bank Fees | 8 | 400 |
| Board Expenses | 725 | 2,700 |
| Front Steps (Software) | 2,177 | 0 |
| Insurance | 8,304 | 35,000 |
| Legal Services | 3,103 | 10,000 |
| Audit & Tax Services | 5,000 | 15,000 |
| Management Services | 31,321 | 82,300 |
| Permits and Licenses | 0 | 1,000 |
| Taxes (Property & Income) | 827 | 5,000 |
| Total Office/admin | 51,465 | 151,400 |
| Pest/Termite Services | 2,184 | 3,000 |
| Pool Maintenance - Coastal Pool | 13,230 | 30,000 |
| Pool - Misc | 2,965 | 0 |
| Pool - Propane | 1,401 | 3,500 |
| Total Pool Maintenance | 17,596 | 33,500 |
| General Maintenance & Repairs | 38,548 | 56,200 |
| Road Repairs | 2,750 | 0 |
| Trash Removal | 27,029 | 72,060 |
| Water Service - Consolidated | 2,004 | 35,000 |
| Total Expenses | 372,694 | 807,795 |
| Net Operating Income | 60,594 | 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 | 7,701 | 0 |