

Enclave HOA
Income Statement
Jan - Oct 2025

	Actual	Budget
HOA Dues	\$883,575	\$885,600
Admin Income Fines, Late Fees, Rental Fees	\$33,396	\$16,050
Total Income	\$916,971	\$901,650
General Admn - Board expense	3,721	3,000
Master Assoc Fee-Berwick	31,463	29,000
Other-Bank Fees	203	500
Legal Services	1,314	25,000
Management Fees	66,372	82,300
State/Fed Income Tax		2,200
Trash - Atlantic Waste	33,981	42,700
Cable Service - Comcast	27,448	26,150
Electric - Georgia Power	113,891	125,000
Water - Consolidated	7,004	5,000
Propane -Spa-Strickland Properties	1,945	3,500
Committees		
Clubhouse	989	1,000
Welcome	454	1,000
Social	4,080	6,000
Beautification	1,293	6,000
Fitness & Recreation	531	6,000
Insurance Premiums	33,877	32,000
Grounds/Landscaping-ProCuts	32,000	38,400
Landscape pine straw-ProCuts	5,122	11,000
Tree Maintenance	17,230	9,000
Fountains/Ponds/Lake Services	7,555	10,000
Emergency Management	10,953	40,000
General Repair & Maintenance	62,977	78,000
Pool Supplies/Repair & Maintenance	13,410	5,000
Road Repairs	5,250	5,000
Property/Real Estate Tax	5,281	1,500
Total	488,344	594,250
Contracted Expenses		
Elevator Services-Cavinder Elevator	1,209	2,500
Pest Control/Termite	3,400	5,000
Pool - Perfect Pools	23,903	35,000
Janitorial Services-360Brands	11,401	17,000
Gate Services - Custom Security	11,801	20,000
Safety/Security-Security Management	102,143	145,000
Vector Security Alarm monitor	1,210	6,000
Fire Prevent & Protection-Fee	508	5,000

Fitness Rm Serv Maint-Island Fitness	4,984	5,000
Rugs - Cleaning 2 x year	1,592	1,700
HVAC	1,672	10,000
	163,823	252,200
Total Operating Expenses	652,167	846,450
Capital Reserves		
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
Total Expense/Reserves	\$692,367	\$901,650
Net Income	224,604	-

under budgeted

leak and underbudgeted

projects

splash pad and hot tub, electrical

underbudgeted

8000 savings

3000 savings

22000 savings-overbudgeted

4600 savings-overbudgeted

overbudgeted

mostly done, little more work to go