

Enclave HOA
Income Statement
Jan - Feb 2025

	Actual	Budget
HOA Dues	\$221,145	\$885,600
Admin Income Fines, Late Fees, Rental Fees	\$4,215	\$16,050
Total Income	\$225,360	\$901,650
General Admn - Board expense	1,069	3,000
Master Assoc Fee-Berwick	31,463	29,000
Other-Bank Fees	138	500
Legal Services	338	25,000
Management Fees	12,700	82,300
State Income Tax		2,200
Trash - Atlantic Waste	6,798	42,700
Cable Service -Comcast	5,796	26,150
Electric - Georgia Power	22,678	125,000
Water - Consolidated	158	5,000
Committees		
Community Event		6,000
Beautification		6,000
Fitness & Recreation		6,000
Insurance Premiums	15,189	32,000
Grounds/Landscaping-ProCuts		38,400
Landscape pine straw-ProCuts	6,400	11,000
Tree Maintenance		9,000
Fountains/Ponds/Lake Services	605	10,000
Emergency Management		40,000
General Repair & Maintenance	3,727	80,000
Pool Supplies/Repair & Maintenance	650	5,000
Propane -Spa-Strickland Properties	-	3,500
Road Repairs	-	5,000
Property/Real Estate Tax	(10,500)	1,500
Total	97,209	594,250
Contracted Expenses		
Elevator Services-Cavinder Elevator	296	2,500
Pest Control/Termite	175	5,000
Pool - Coastal Pool	2,879	35,000
Janitorial Services-360Brands	2,280	17,000
Gate Services - Custom Security	5,191	20,000
Safety/Security-Security Management	18,932	145,000
Vector Security Alarm monitor	210	6,000
Fire Prevent & Protection-Fee	-	5,000

Fitness Rm Serv Maint-Island Fitness	1,294	5,000
Rugs - Cleaning 2 x year	-	1,700
HVAC	-	10,000
	31,257	252,200

Total Operating Expenses	128,466	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	\$168,666	\$901,650
-------------------------------	------------------	------------------

Net Income	56,694	-
-------------------	---------------	----------