

Enclave HOA
Income Statement
Jan - May 2025

	Actual	Budget
HOA Dues	\$441,450	\$885,600
Admin Income Fines, Late Fees, Rental Fees	\$19,723	\$16,050
Total Income	\$461,173	\$901,650
General Admn - Board expense	2,357	3,000
Master Assoc Fee-Berwick	31,463	29,000
Other-Bank Fees	598	500
Legal Services	740	25,000
Management Fees	31,750	82,300
State/Fed Income Tax	-	2,200
Trash - Atlantic Waste	13,596	42,700
Cable Service - Comcast	14,831	26,150
Electric - Georgia Power	55,797	125,000
Water - Consolidated	3,228	5,000
Propane -Spa-Strickland Properties	820	3,500
Committees		
Clubhouse	145	1,000
Welcome	-	1,000
Social	2,008	6,000
Beautification	209	6,000
Fitness & Recreation	500	6,000
Insurance Premiums	17,624	32,000
Grounds/Landscaping-ProCuts	16,000	38,400
Landscape pine straw-ProCuts	5,122	11,000
Tree Maintenance	235	9,000
Fountains/Ponds/Lake Services	2,855	10,000
Emergency Management	-	40,000
General Repair & Maintenance	31,351	78,000
Pool Supplies/Repair & Maintenance	16,024	5,000
Road Repairs	-	5,000
Property/Real Estate Tax	-	1,500
Total	247,253	594,250
Contracted Expenses		
Elevator Services-Cavinder Elevator	593	2,500
Pest Control/Termite	350	5,000
Pool - Perfect Pools	9,278	35,000
Janitorial Services-360Brands	9,701	17,000
Gate Services - Custom Security	3,538	20,000
Safety/Security-Security Management	51,246	145,000
Vector Security Alarm monitor	600	6,000
Fire Prevent & Protection-Fee	-	5,000

Fitness Rm Serv Maint-Island Fitness	2,470	5,000
Rugs - Cleaning 2 x year	-	1,700
HVAC	-	10,000
	77,776	252,200
Total Operating Expenses	325,029	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	\$365,229	\$901,650
Net Income	95,944	-