

Enclave HOA
Income Statement
Jan - Dec 2025

	Actual	Budget
HOA Dues	\$882,900	\$885,600
Admin Income Fines, Late Fees, Rental Fees	\$36,207	\$16,050
Total Income	\$919,107	\$901,650
General Admn - Board expense	1,923	3,000
Master Assoc Fee-Berwick	31,463	29,000
Other-Bank Fees	203	500
Legal Services	1,426	25,000
Management Fees	80,055	82,300
State/Fed Income Tax		2,200
Trash - Atlantic Waste	40,797	42,700
Cable Service - Comcast	31,057	26,150
Electric - Georgia Power	136,410	125,000
Propane -Spa-Strickland Properties	3,776	3,500
Water - Consolidated	7,452	5,000
Committees		
Beautification	5,158	6,000
Fitness & Recreation	3,125	6,000
Social	4,819	6,000
Clubhouse	989	1,000
Welcome	454	1,000
Insurance Premiums	36,238	32,000
Grounds/Landscaping-ProCuts	38,400	38,400
Landscape pine straw-ProCuts	10,264	11,000
Tree Maintenance	8,230	9,000
Fountains/Ponds/Lake Services	9,055	10,000
Emergency Management	35,712	40,000
Pool Supplies/Repair & Maintenance	10,631	5,000
General Repair & Maintenance	86,994	78,000
Road Repairs	5,250	5,000
Property/Real Estate Tax	5,281	1,500
Total	595,162	594,250
Contracted Expenses		
Elevator Services-Cavinder Elevator	1,209	2,500
Pest Control/Termite	3,400	5,000
Pool - Perfect Pools	35,887	35,000
Janitorial Services-360Brands	13,681	17,000
Gate Services - Custom Security	15,485	20,000
Safety/Security-Security Management	124,912	145,000
Vector Security Alarm monitor	1,494	6,000
Fire Prevent & Protection-Fee	634	5,000

Fitness Rm Serv Maint-Island Fitness	5,999	5,000
Rugs - Cleaning 2 x year	1,592	1,700
HVAC	1,672	10,000
	205,965	252,200
Total Operating Expenses	801,127	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	\$841,327	\$901,650
Net Income	77,780	-