

Enclave at Berwick
Income Statement
Jan - Sept 2024

	Actual	Budget
Income		
HOA Quarterly Assessments	606,975	828,200
Admin Income	1,945	0
Bank Interest	3,008	0
Comcast Marketing	34,400	34,400
Fines	988	0
Late Fees	6,244	0
New Construction Fees	3,000	0
Rental Fees	3,650	0
Total Income	660,210	862,600
Expenses		
Berwick Master Assessment	33,343	33,175
Cable (Phone & Internet)	25,870	30,000
Clubhouse		
Cleaning	10,468	14,000
Elevator	3,469	1,200
Fire Protection Fee	3,108	5,300
Fire Prevention (Sprinklers)	9,374	0
Fitness Room Maint	5,939	5,000
HVAC services	1,455	7,500
Total Clubhouse	33,813	33,000
Community Activities		
Beautification Committee	794	6,000
Fitness & Recreation	2,091	6,000
Social Committee	1,777	6,000
Total Community Activities	4,662	18,000
Electricity	90,641	136,000
Gate Maintenance	13,533	11,000
Gate Security	86,224	125,000
Grounds Maintenance		
Lagoon Maint (Fountains/Lagoons)	9,725	11,000
Grounds/Landscaping - Pro Cuts	35,695	38,400
Irrigation	2,152	1,060
Pinestraw	5,012	11,000
Trees Maint	5,097	9,000
Total Grounds Maintenance	57,681	70,460

General & Admin Expenses		
Bank Fees	-419	400
Board Expenses	1,376	2,700
Front Steps (Software)	2,177	0
Insurance	21,551	35,000
Legal Services	4,231	10,000
Audit & Tax Services	5,000	15,000
Management Services	50,371	82,300
Permits and Licenses		1,000
Taxes (Property & Income)	827	5,000
Total Office/admin	85,114	151,400
Pest/Termite Services	2,679	3,000
Pool Maintenance - Coastal Pool	22,033	30,000
Pool - Misc	4,244	0
Pool - Propane	1,989	3,500
Total Pool Maintenance	28,266	33,500
General Maintenance & Repairs	50,857	56,200
Road Repairs	2,750	0
Trash Removal	40,628	72,060
Water Service - Consolidated	2,694	35,000
Total Expenses	558,755	807,795
Net Operating Income	101,455	54,805
Other Expenses		
2023 Expenses	13,500	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	53,005	54,805
Net Income	48,450	0