

Enclave HOA
Income Statement
January 2025

	Actual	Budget
HOA Dues	\$221,145	\$885,600
Admin Income Fines, Late Fees, Rental Fees	\$4,015	\$16,050
Total Income	\$225,160	\$901,650
General Admn - Board expense	108	3,000
Other-Bank Fees		500
Legal Services	209	25,000
Management Fees	6,350	82,300
State Income Tax	(10,500)	2,200
Master Assoc Fee-Berwick	-	29,000
Trash - Atlantic Waste	3,399	42,700
Cable Service -Comcast	3,019	26,150
Electric - Georgia Power	11,392	125,000
Water - Consolidated	79	5,000
Committees		
Community Event	-	6,000
Beautification	-	6,000
Fitness & Recreation	819	6,000
Insurance Premiums	15,189	32,000
Grounds/Landscaping-ProCuts	3,200	38,400
Landscape pine straw-ProCuts	-	11,000
Tree Maintenance	-	9,000
Fountains/Ponds/Lake Services	750	10,000
Emergency Management	-	40,000
General Repair & Maintenance	488	80,000
Pool Supplies/Repair & Maintenance	-	5,000
Propane -Spa-Strickland Properties	-	3,500
Road Repairs	-	5,000
Property/Real Estate Tax	-	1,500
Total	34,502	594,250
Contracted Expenses		
Elevator Services-Cavinder Elevator	296	2,500
Pest Control/Termite	175	5,000
Pool - Coastal Pool	2,379	35,000
Janitorial Services-360Brands	1,140	17,000
Gate Services - Custom Security	-	20,000
Safety/Security-Security Management	10,762	145,000
Vector Security Alarm monitor	210	6,000
Fire Prevent & Protection-Fee	-	5,000

Fitness Rm Serv Maint-Island Fitness	-	5,000
Rugs - Cleaning 2 x year	-	1,700
HVAC	-	10,000
	14,962	252,200
Total Operating Expenses	49,464	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	\$89,664	\$901,650
Net Income	135,496	-