

**Enclave Budget
Income Statement
March 2026**

	Actual	Budget
HOA Dues	\$220,725	\$882,900
Admin Income Fines, Late Fees, Rental Fees	\$4,136	\$18,000
Total Income	\$224,861	\$900,900
Master Assoc Fee-Berwick	28,383	31,463
General Admn - Board expense	32	4,000
Other-Bank charges		500
Beautification Committee	96	4,000
Fitness & Recreation Committee	4,359	6,000
Community Events (Social) Committee	931	6,000
Clubhouse Committee	212	3,000
Welcome Committee		1,000
Insurance Premiums	10,506	37,288
Legal Services	364	10,000
Management Fees	21,234	85,000
Emergency Management		41,000
Landscaping-ProCuts	9,600	38,400
Pinestraw/Landscape other		13,100
Tree Maintenance	295	9,000
Fountains/Ponds/Lake Services	2,250	14,000
Clubhouse		
Janitorial Services-360Brands	3,420	13,681
Rugs - Cleaning 2 x year	650	1,600
Fitness Rm Serv Maint-Island Fitness	980	6,700
HVAC	13,345	5,000
Elevator Services-Cavinder Elevator	308	1,300
Fire Prevent & Protection-Fee		1,500
Utilities		
Cable Service - Comcast	6,773	20,700
Electric - Georgia Power	34,729	140,698
Trash - Atlantic Waste	10,266	45,600
Water - Consolidated	1,254	5,300
Pest Control	175	1,570
Perfect Pools	4,650	29,600
Pool Supplies/Repair & Maintenance	1,938	5,000
Propane -Spa-Strickland Properties	2,517	2,300
Gate Services - Custom Security	3,538	16,000
Safety/Security-Security Management	32,350	129,000
Vector Security Alarm monitor	397	1,600
Repair & Maintenance	27,044	77,000

Road Repairs	1,500	7,500
Property/Real Estate Tax		5,500
Income Tax		-
Total Operating Expenses	224,096	820,900
Capital Reserves		
Roads	40,000	40,000
Pool	15,000	15,000
Clubhouse	10,000	10,000
Tennis/Basketball/Pickleball Courts	7,500	7,500
Drainage		7,500
Total Expense/Reserves	\$296,596	\$900,900
Net Income	-\$71,735	\$0