

**Enclave HOA**  
**Income Statement**  
**Jan - July 2025**

	<b>Actual</b>	<b>Budget</b>
HOA Dues	\$663,525	\$885,600
Admin Income Fines, Late Fees, Rental Fees	\$32,276	\$16,050
<b>Total Income</b>	<b>\$695,801</b>	<b>\$901,650</b>
General Admn - Board expense	3,526	3,000
Master Assoc Fee-Berwick	31,463	29,000
Other-Bank Fees	260	500
Legal Services	1,044	25,000
Management Fees	44,450	82,300
State/Fed Income Tax	-	2,200
Trash - Atlantic Waste	23,793	42,700
Cable Service - Comcast	20,766	26,150
Electric - Georgia Power	78,958	125,000
Water - Consolidated	4,603	5,000
Propane -Spa-Strickland Properties	1,326	3,500
Committees		
Clubhouse	213	1,000
Welcome	454	1,000
Social	2,505	6,000
Beautification	730	6,000
Fitness & Recreation	886	6,000
Insurance Premiums	33,877	32,000
Grounds/Landscaping-ProCuts	22,400	38,400
Landscape pine straw-ProCuts	5,122	11,000
Tree Maintenance	13,730	9,000
Fountains/Ponds/Lake Services	5,105	10,000
Emergency Management	-	40,000
General Repair & Maintenance	40,834	78,000
Pool Supplies/Repair & Maintenance	6,143	5,000
Road Repairs	5,250	5,000
Property/Real Estate Tax	-	1,500
<b>Total</b>	<b>347,438</b>	<b>594,250</b>
<b>Contracted Expenses</b>		
Elevator Services-Cavinder Elevator	901	2,500
Pest Control/Termite	525	5,000
Pool - Perfect Pools	29,931	35,000
Janitorial Services-360Brands	11,981	17,000
Gate Services - Custom Security	8,159	20,000
Safety/Security-Security Management	70,710	145,000
Vector Security Alarm monitor	810	6,000
Fire Prevent & Protection-Fee	-	5,000

Fitness Rm Serv Maint-Island Fitness	3,325	5,000
Rugs - Cleaning 2 x year	796	1,700
HVAC	-	10,000
	<b>127,138</b>	<b>252,200</b>
<b>Total Operating Expenses</b>	<b>474,576</b>	<b>846,450</b>
<b>Capital Reserves</b>		
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
	<b>\$514,776</b>	<b>\$901,650</b>
<b>Total Expense/Reserves</b>		
<b>Net Income</b>	<b>181,025</b>	<b>-</b>