

**Enclave Budget
Income Statement
Jan-May 2026**

	Actual	Budget
HOA Dues	\$441,450	\$882,900
Admin Income Fines, Late Fees, Rental Fees	\$12,014	\$18,000
Total Income	\$453,464	\$900,900
Master Assoc Fee-Berwick	28,383	31,463
General Admn - Board expense	163	4,000
Other-Bank charges		500
Beautification Committee	411	4,000
Fitness & Recreation Committee	4,651	6,000
Community Events (Social) Committee	1,431	6,000
Clubhouse Committee	212	3,000
Welcome Committee		1,000
Insurance Premiums	10,506	37,288
Legal Services	952	10,000
Management Fees	35,390	85,000
Emergency Management		41,000
Landscaping-ProCuts	16,000	38,400
Pinestraw/Landscape other	5,391	13,100
Tree Maintenance	295	9,000
Fountains/Ponds/Lake Services	3,750	14,000
Clubhouse		
Janitorial Services-360Brands	5,701	13,681
Rugs - Cleaning 2 x year	650	1,600
Fitness Rm Serv Maint-Island Fitness	2,205	6,700
HVAC	13,345	5,000
Elevator Services-Cavinder Elevator	617	1,300
Fire Prevent & Protection-Fee		1,500
Utilities		
Cable Service - Comcast	10,585	20,700
Electric - Georgia Power	57,469	140,698
Trash - Atlantic Waste	17,131	45,600
Water - Consolidated	3,081	5,300
Pest Control	350	1,570
Perfect Pools	7,750	29,600
Pool Supplies/Repair & Maintenance	3,880	5,000
Propane -Spa-Strickland Properties	4,059	2,300
Gate Services - Custom Security	3,538	16,000
Safety/Security-Security Management	53,922	129,000
Vector Security Alarm monitor	797	1,600
Repair & Maintenance	35,727	77,000

Road Repairs	1,500	7,500
Property/Real Estate Tax	2,456	5,500
Income Tax		
Uncollectible Assessments(charge off)	4,883	-
Total Operating Expenses	<u>337,181</u>	<u>820,900</u>
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	<u>\$409,681</u>	<u>\$900,900</u>
Net Income	<u>\$43,783</u>	<u>\$0</u>