

Enclave at Berwick
Income Statement
Jan - Dec 2024

	Actual	Budget
Income		
HOA Quarterly Assessments	828,375	828,200
Admin Income	2,555	0
Bank Interest	4,385	0
Comcast Marketing	34,400	34,400
Fines	563	0
Late Fees	10,638	0
New Construction Fees	6,000	0
Rental Fees	4,900	0
Total Income	891,816	862,600
Expenses		
Berwick Master Assessment	33,343	33,175
Cable (Phone & Internet)	31,101	30,000
Clubhouse		
Cleaning	15,000	14,000
Elevator	3,765	1,200
Fire Protection Fee	3,109	5,300
Fire Prevention (Sprinklers)	13,909	0
Fitness Room Maint	8,417	5,000
HVAC services	1,455	7,500
Total Clubhouse	45,655	33,000
Community Activities		
Beautification Committee	1,535	6,000
Fitness & Recreation	2,091	6,000
Social Committee	7,042	6,000
Total Community Activities	10,668	18,000
Electricity	123,457	136,000
Gate Maintenance	17,126	11,000
Gate Security	115,901	125,000
Grounds Maintenance		
Lagoon Maint (Fountains/Lagoons)	11,975	11,000
Grounds/Landscaping	45,295	38,400
Irrigation	2,152	1,060
Pinestraw	10,042	11,000
Trees Maint	6,597	9,000
Total Grounds Maintenance	76,061	70,460

General & Admin Expenses		
Bank Fees	-840	400
Board Expenses	2,834	2,700
Front Steps (Software)	2,177	0
Insurance	15,190	35,000
Legal Services	4,988	10,000
Audit & Tax Services	10,000	15,000
Management Services	69,421	82,300
Permits and Licenses		1,000
Taxes (Property & Income)	16,087	5,000
Total Office/admin	119,857	151,400
Pest/Termite Services	3,209	3,000
Pool Maintenance - Coastal Pool	29,761	30,000
Pool - Misc	4,244	0
Pool - Propane	2,787	3,500
Total Pool Maintenance	36,792	33,500
General Maintenance & Repairs	71,231	56,200
Road Repairs	4,750	0
Trash Removal	51,010	72,060
Water Service - Consolidated	3,622	35,000
Total Expenses	743,783	807,795
Net Operating Income	148,033	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	95,028	0