

Enclave at Berwick
Income Statement
Jan - Nov 2024

	Actual	Budget
Income		
HOA Quarterly Assessments	828,375	828,200
Admin Income	2,555	0
Bank Interest	3,926	0
Comcast Marketing	34,400	34,400
Fines	1,013	0
Late Fees	10,078	0
New Construction Fees	6,000	0
Rental Fees	4,400	0
Total Income	890,747	862,600
Expenses		
Berwick Master Assessment	33,343	33,175
Cable (Phone & Internet)	29,320	30,000
Clubhouse		
Cleaning	12,774	14,000
Elevator	3,765	1,200
Fire Protection Fee	3,109	5,300
Fire Prevention (Sprinklers)	9,374	0
Fitness Room Maint	7,313	5,000
HVAC services	1,455	7,500
Total Clubhouse	37,790	33,000
Community Activities		
Beautification Committee	952	6,000
Fitness & Recreation	2,091	6,000
Social Committee	2,565	6,000
Total Community Activities	5,608	18,000
Electricity	112,505	136,000
Gate Maintenance	13,588	11,000
Gate Security	107,190	125,000
Grounds Maintenance		
Lagoon Maint (Fountains/Lagoons)	11,225	11,000
Grounds/Landscaping	38,894	38,400
Irrigation	2,152	1,060
Pinestraw	13,243	11,000
Trees Maint	6,597	9,000
Total Grounds Maintenance	72,111	70,460

General & Admin Expenses		
Bank Fees	-678	400
Board Expenses	2,676	2,700
Front Steps (Software)	2,177	0
Insurance	15,190	35,000
Legal Services	4,859	10,000
Audit & Tax Services	5,000	15,000
Management Services	63,071	82,300
Permits and Licenses		1,000
Taxes (Property & Income)	827	5,000
Total Office/admin	93,122	151,400
Pest/Termite Services	3,009	3,000
Pool Maintenance - Coastal Pool	27,283	30,000
Pool - Misc	4,244	0
Pool - Propane	2,787	3,500
Total Pool Maintenance	34,314	33,500
General Maintenance & Repairs	69,634	56,200
Road Repairs	2,750	0
Trash Removal	47,611	72,060
Water Service - Consolidated	3,362	35,000
Total Expenses	665,257	807,795
Net Operating Income	225,490	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	172,485	0