



Financial Report Package

01/31/2024

Prepared for

Enclave at Hamlin Homeowners Association,
Inc.

By

Evergreen Lifestyles Management

Enclave at Hamlin Homeowners Association, Inc.

Balance Sheet as of 1/31/2024

	Operating	Reserve	Total
Assets			
Assets			
10-1000-000 - Cash-Operating-First Citizens Bank 1863	\$107,367.78		\$107,367.78
10-1025-000 - Cash-Refundable Deposits-First Citizens Bank Bank 7269	\$1,000.00		\$1,000.00
10-1030-000 - Cash-Debit Card-First Citizens Bank 0451	\$1,869.04		\$1,869.04
10-1050-000 - Cash-Reserves-First Citizens Bank 5610		\$25,883.28	\$25,883.28
10-1210-000 - Accounts Receivable	\$6,327.38		\$6,327.38
10-1225-000 - Allowance for Bad Debt	(\$533.33)		(\$533.33)
10-1355-000 - Due to Reserve from Operating		\$931.85	\$931.85
10-1380-000 - Prepaid Expense	\$288.00		\$288.00
10-1381-000 - Prepaid Insurance	\$8,793.83		\$8,793.83
10-1910-000 - Utility Deposits	\$1,046.40		\$1,046.40
Total Assets	\$126,159.10	\$26,815.13	\$152,974.23
Total Assets	\$126,159.10	\$26,815.13	\$152,974.23
Liabilities / Equity			
Liability			
20-2210-000 - Accounts Payable	\$2,287.20		\$2,287.20
20-2220-000 - Accrued Expenses	\$2,650.00		\$2,650.00
20-2230-000 - Prepaid Assessments	\$4,354.41		\$4,354.41
20-2236-000 - Loan/Deficit Funding - Taylor Morrison	\$15,566.18		\$15,566.18
20-2240-000 - Deferred Revenue Single Family	\$10,101.35		\$10,101.35
20-2241-000 - Deferred Revenue Reserve	\$1,863.71		\$1,863.71
20-2242-000 - Deferred Revenue Extra Maint Single Family	\$5,171.75		\$5,171.75
20-2243-000 - Deferred Revenue Bungalow	\$26,418.91		\$26,418.91
20-2244-000 - Deferred Revenue Extra Maint Bungalow	\$9,303.31		\$9,303.31
20-2245-000 - Refundable Deposit	\$1,000.00		\$1,000.00
20-2250-000 - Due to Reserve from Operating	\$255.43	\$676.42	\$931.85
Total Liability	\$78,972.25	\$676.42	\$79,648.67

Enclave at Hamlin Homeowners Association, Inc.

Balance Sheet as of 1/31/2024

	Operating	Reserve	Total
Equity			
30-3009-000 - Reserves - Interest		\$6.57	\$6.57
30-3020-000 - Reserves - Pooled		\$26,132.14	\$26,132.14
31-3510-000 - Operating Fund Balance	\$46,543.21		\$46,543.21
31-3800-000 - Net Income (Loss)	\$643.64		\$643.64
Total Equity	\$47,186.85	\$26,138.71	\$73,325.56
Total Liabilities / Equity	\$126,159.10	\$26,815.13	\$152,974.23

Enclave at Hamlin Homeowners Association, Inc.

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40100-001 - Assessment Single Family	5,050.67	5,050.63	.04	5,050.67	5,050.63	.04	60,607.56
40101-001 - Assessment Bungalow	13,209.45	13,015.08	194.37	13,209.45	13,015.08	194.37	156,181.02
40102-001 - Assessment Reserves	931.85	2,765.75	(1,833.90)	931.85	2,765.75	(1,833.90)	11,063.00
40103-001 - Assessment Extra Maintenance Single Family	2,585.87	2,585.83	.04	2,585.87	2,585.83	.04	31,030.00
40104-001 - Assessment Extra Maintenance Bungalow	4,651.65	4,583.33	68.32	4,651.65	4,583.33	68.32	55,000.00
40140-001 - Late Fees & Interest	425.26	-	425.26	425.26	-	425.26	-
40141-001 - Bank Interest-Operating	4.65	-	4.65	4.65	-	4.65	-
40143-001 - Rebill Fee	300.00	-	300.00	300.00	-	300.00	-
40147-001 - Attorney Legal Fee	3,548.02	-	3,548.02	3,548.02	-	3,548.02	-
40151-001 - Working Fund Contribution	1,750.00	-	1,750.00	1,750.00	-	1,750.00	-
40156-001 - Bank Interest-Reserves	6.57	-	6.57	6.57	-	6.57	-
Total Income	32,463.99	28,000.62	4,463.37	32,463.99	28,000.62	4,463.37	313,881.58
Total Income	32,463.99	28,000.62	4,463.37	32,463.99	28,000.62	4,463.37	313,881.58

Operating Expense

General & Administration							
50100-001 - Accounting Fees/ Tax Prep	-	-	-	-	-	-	3,000.00
50102-001 - Bad Debt	33.33	33.33	-	33.33	33.33	-	400.00
50103-001 - Bank Charges/Coupon Books	-	18.75	18.75	-	18.75	18.75	225.00
50114-001 - Corporate Annual Report	-	-	-	-	-	-	100.00
50120-001 - Postage/Supplies/Copies	58.94	166.67	107.73	58.94	166.67	107.73	2,000.00
50123-001 - Legal Fees	-	208.33	208.33	-	208.33	208.33	2,500.00
50130-004 - Social Event Expenses	184.59	166.67	(17.92)	184.59	166.67	(17.92)	2,000.00
50140-001 - Master Assessments	13,091.36	4,166.67	(8,924.69)	13,091.36	4,166.67	(8,924.69)	50,000.00
50205-001 - Management Services Contract	868.40	818.42	(49.98)	868.40	818.42	(49.98)	9,821.00
50218-001 - Security System	2,068.92	496.83	(1,572.09)	2,068.92	496.83	(1,572.09)	5,962.00
50223-001 - Website	388.00	162.08	(225.92)	388.00	162.08	(225.92)	1,945.00
50400-001 - Insurance - D&O	-	125.00	125.00	-	125.00	125.00	1,500.00
50404-001 - Insurance- Property	1,256.31	1,257.00	.69	1,256.31	1,257.00	.69	15,836.00
Total General & Administration	17,949.85	7,619.75	(10,330.10)	17,949.85	7,619.75	(10,330.10)	95,289.00

Maintenance							
50110-001 - Pool Permits	-	-	-	-	-	-	350.00
50135-001 - Holiday Décor	-	41.63	41.63	-	41.63	41.63	499.58
50209-001 - Grounds Maintenance - Common Area	3,858.16	4,308.33	450.17	3,858.16	4,308.33	450.17	51,700.00
50216-001 - Pressure Washing	450.00	166.67	(283.33)	450.00	166.67	(283.33)	2,000.00
50318-001 - Pool Maintenance Contract	945.00	900.00	(45.00)	945.00	900.00	(45.00)	10,800.00
50330-001 - Cabana Cleaning	500.00	500.00	-	500.00	500.00	-	6,000.00
50331-001 - Rec Area/Parks - Repairs	-	41.67	41.67	-	41.67	41.67	500.00

Enclave at Hamlin Homeowners Association, Inc.

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50501-001 - General Repairs & Maintenance	-	333.33	333.33	-	333.33	333.33	4,000.00
50502-001 - Irrigation - Repairs & Maintenance	(330.59)	291.67	622.26	(330.59)	291.67	622.26	3,500.00
50504-001 - Landscape Replace/Enhancements	-	333.33	333.33	-	333.33	333.33	4,000.00
50506-001 - Grounds Maintenance - Amenity	826.80	903.33	76.53	826.80	903.33	76.53	10,840.00
50507-001 - Tree Trimming/Remove/Replace	-	125.00	125.00	-	125.00	125.00	1,500.00
50509-001 - Mulch	-	666.67	666.67	-	666.67	666.67	8,000.00
50803-001 - Internet	162.96	183.33	20.37	162.96	183.33	20.37	2,200.00
Total Maintenance	6,412.33	8,794.96	2,382.63	6,412.33	8,794.96	2,382.63	105,889.58
Utilities							
50804-004 - Water/Sewer - Pool Area	723.98	708.33	(15.65)	723.98	708.33	(15.65)	8,500.00
50805-001 - Electric Irrigation - Water/Sewer	41.68	50.00	8.32	41.68	50.00	8.32	610.00
50904-004 - Electric - Pool Area	567.06	541.67	(25.39)	567.06	541.67	(25.39)	6,500.00
Total Utilities	1,332.72	1,300.00	(32.72)	1,332.72	1,300.00	(32.72)	15,610.00
Single Family Homes - Maintenance							
50510-002 - SF Homes - Grounds Maintenance	1,863.16	2,002.50	139.34	1,863.16	2,002.50	139.34	24,030.00
50511-002 - SF Homes - Landscape Replacement	-	125.00	125.00	-	125.00	125.00	1,500.00
50512-002 - SF Homes - Mulch	-	458.33	458.33	-	458.33	458.33	5,500.00
Total Single Family Homes - Maintenance	1,863.16	2,585.83	722.67	1,863.16	2,585.83	722.67	31,030.00
Bungalow - Maintenance							
50510-003 - Bungalow - Ground Maintenance	3,323.87	3,250.00	(73.87)	3,323.87	3,250.00	(73.87)	39,000.00
50511-003 - Bungalow - Landscape Replacement	-	83.33	83.33	-	83.33	83.33	1,000.00
50512-003 - Bungalow - Mulch	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
Total Bungalow - Maintenance	3,323.87	4,583.33	1,259.46	3,323.87	4,583.33	1,259.46	55,000.00
Reserve Contribution							
80100-001 - Reserves - Pooled Reserves	931.85	921.92	(9.93)	931.85	921.92	(9.93)	11,063.00
80101-001 - Reserves Interest	6.57	-	(6.57)	6.57	-	(6.57)	-
Total Reserve Contribution	938.42	921.92	(16.50)	938.42	921.92	(16.50)	11,063.00
Total Expense	31,820.35	25,805.79	(6,014.56)	31,820.35	25,805.79	(6,014.56)	313,881.58
Operating Net Total	643.64	2,194.83	(1,551.19)	643.64	2,194.83	(1,551.19)	-
Net Total	643.64	2,194.83	(1,551.19)	643.64	2,194.83	(1,551.19)	-