



## **Financial Report Package**

02/29/2024

Prepared for

Enclave at Hamlin Homeowners Association,  
Inc.

By

Evergreen Lifestyles Management

# Enclave at Hamlin Homeowners Association, Inc.

Balance Sheet as of 2/29/2024

|                                                                      | Operating           | Reserve            | Total               |
|----------------------------------------------------------------------|---------------------|--------------------|---------------------|
| <b>Assets</b>                                                        |                     |                    |                     |
| <b>Assets</b>                                                        |                     |                    |                     |
| 10-1000-000 - Cash-Operating-First Citizens Bank 1863                | \$93,808.84         |                    | \$93,808.84         |
| 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               | \$1,390.13          |                    | \$1,390.13          |
| 10-1050-000 - Cash-Reserves-First Citizens Bank 5610                 |                     | \$26,145.09        | \$26,145.09         |
| 10-1210-000 - Accounts Receivable                                    | \$4,712.18          |                    | \$4,712.18          |
| 10-1225-000 - Allowance for Bad Debt                                 | (\$566.66)          |                    | (\$566.66)          |
| 10-1355-000 - Due to Reserve from Operating                          |                     | \$931.85           | \$931.85            |
| 10-1381-000 - Prepaid Insurance                                      | \$7,537.52          |                    | \$7,537.52          |
| 10-1910-000 - Utility Deposits                                       | \$1,046.40          |                    | \$1,046.40          |
| <b>Total Assets</b>                                                  | <b>\$108,928.41</b> | <b>\$27,076.94</b> | <b>\$136,005.35</b> |
| <b>Total Assets</b>                                                  | <b>\$108,928.41</b> | <b>\$27,076.94</b> | <b>\$136,005.35</b> |
| <b>Liabilities / Equity</b>                                          |                     |                    |                     |
| <b>Liability</b>                                                     |                     |                    |                     |
| 20-2210-000 - Accounts Payable                                       | \$2,666.55          |                    | \$2,666.55          |
| 20-2220-000 - Accrued Expenses                                       | \$2,650.00          |                    | \$2,650.00          |
| 20-2230-000 - Prepaid Assessments                                    | \$4,379.94          |                    | \$4,379.94          |
| 20-2236-000 - Loan/Deficit Funding - Taylor Morrison                 | \$15,566.18         |                    | \$15,566.18         |
| 20-2240-000 - Deferred Revenue Single Family                         | \$5,050.68          |                    | \$5,050.68          |
| 20-2241-000 - Deferred Revenue Reserve                               | \$931.86            |                    | \$931.86            |
| 20-2242-000 - Deferred Revenue Extra Maint Single Family             | \$2,585.88          |                    | \$2,585.88          |
| 20-2243-000 - Deferred Revenue Bungalow                              | \$13,209.46         |                    | \$13,209.46         |
| 20-2244-000 - Deferred Revenue Extra Maint Bungalow                  | \$4,651.66          |                    | \$4,651.66          |
| 20-2245-000 - Refundable Deposit                                     | \$1,000.00          |                    | \$1,000.00          |
| 20-2250-000 - Due to Reserve from Operating                          | \$931.85            |                    | \$931.85            |
| <b>Total Liability</b>                                               | <b>\$53,624.06</b>  |                    | <b>\$53,624.06</b>  |

# Enclave at Hamlin Homeowners Association, Inc.

Balance Sheet as of 2/29/2024

|                                      | Operating           | Reserve            | Total               |
|--------------------------------------|---------------------|--------------------|---------------------|
| <b>Equity</b>                        |                     |                    |                     |
| 30-3009-000 - Reserves - Interest    |                     | \$12.95            | \$12.95             |
| 30-3020-000 - Reserves - Pooled      |                     | \$27,063.99        | \$27,063.99         |
| 31-3510-000 - Operating Fund Balance | \$46,543.21         |                    | \$46,543.21         |
| 31-3800-000 - Net Income (Loss)      | \$8,761.14          |                    | \$8,761.14          |
| <b>Total Equity</b>                  | <b>\$55,304.35</b>  | <b>\$27,076.94</b> | <b>\$82,381.29</b>  |
| <b>Total Liabilities / Equity</b>    | <b>\$108,928.41</b> | <b>\$27,076.94</b> | <b>\$136,005.35</b> |

# Enclave at Hamlin Homeowners Association, Inc.

## Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

|                                                        | 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      | 10,101.34    | 10,101.26 | .08      | 60,607.56     |
| 40101-001 - Assessment Bungalow                        | 13,209.45      | 13,015.08 | 194.37   | 26,418.90    | 26,030.16 | 388.74   | 156,181.02    |
| 40102-001 - Assessment Reserves                        | 931.85         | -         | 931.85   | 1,863.70     | 2,765.75  | (902.05) | 11,063.00     |
| 40103-001 - Assessment Extra Maintenance Single Family | 2,585.87       | 2,585.83  | .04      | 5,171.74     | 5,171.66  | .08      | 31,030.00     |
| 40104-001 - Assessment Extra Maintenance Bungalow      | 4,651.65       | 4,583.33  | 68.32    | 9,303.30     | 9,166.66  | 136.64   | 55,000.00     |
| 40140-001 - Late Fees & Interest                       | 34.42          | -         | 34.42    | 459.68       | -         | 459.68   | -             |
| 40141-001 - Bank Interest-Operating                    | 4.29           | -         | 4.29     | 8.94         | -         | 8.94     | -             |
| 40143-001 - Rebill Fee                                 | 30.00          | -         | 30.00    | 330.00       | -         | 330.00   | -             |
| 40144-001 - Demand Fee                                 | 250.00         | -         | 250.00   | 250.00       | -         | 250.00   | -             |
| 40147-001 - Attorney Legal Fee                         | -              | -         | -        | 3,548.02     | -         | 3,548.02 | -             |
| 40151-001 - Working Fund Contribution                  | -              | -         | -        | 1,750.00     | -         | 1,750.00 | -             |
| 40156-001 - Bank Interest-Reserves                     | 6.38           | -         | 6.38     | 12.95        | -         | 12.95    | -             |
| Total Income                                           | 26,754.58      | 25,234.87 | 1,519.71 | 59,218.57    | 53,235.49 | 5,983.08 | 313,881.58    |
| Total Income                                           | 26,754.58      | 25,234.87 | 1,519.71 | 59,218.57    | 53,235.49 | 5,983.08 | 313,881.58    |

## Operating Expense

|                                           |                 |                 |                 |                  |                  |                   |                  |
|-------------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|-------------------|------------------|
| <b>General &amp; Administration</b>       |                 |                 |                 |                  |                  |                   |                  |
| 50100-001 - Accounting Fees/ Tax Prep     | -               | -               | -               | -                | -                | -                 | 3,000.00         |
| 50102-001 - Bad Debt                      | 33.33           | 33.33           | -               | 66.66            | 66.66            | -                 | 400.00           |
| 50103-001 - Bank Charges/Coupon Books     | -               | 18.75           | 18.75           | -                | 37.50            | 37.50             | 225.00           |
| 50114-001 - Corporate Annual Report       | -               | -               | -               | -                | -                | -                 | 100.00           |
| 50120-001 - Postage/Supplies/Copies       | 50.36           | 166.67          | 116.31          | 109.30           | 333.34           | 224.04            | 2,000.00         |
| 50123-001 - Legal Fees                    | 709.00          | 208.33          | (500.67)        | 709.00           | 416.66           | (292.34)          | 2,500.00         |
| 50130-004 - Social Event Expenses         | 478.98          | 166.67          | (312.31)        | 663.57           | 333.34           | (330.23)          | 2,000.00         |
| 50140-001 - Master Assessments            | 370.54          | 4,166.67        | 3,796.13        | 13,461.90        | 8,333.34         | (5,128.56)        | 50,000.00        |
| 50205-001 - Management Services Contract  | 868.40          | 818.42          | (49.98)         | 1,736.80         | 1,636.84         | (99.96)           | 9,821.00         |
| 50218-001 - Security System               | 532.21          | 496.83          | (35.38)         | 2,601.13         | 993.66           | (1,607.47)        | 5,962.00         |
| 50223-001 - Website                       | 388.00          | 162.08          | (225.92)        | 776.00           | 324.16           | (451.84)          | 1,945.00         |
| 50400-001 - Insurance - D&O               | -               | 125.00          | 125.00          | -                | 250.00           | 250.00            | 1,500.00         |
| 50404-001 - Insurance- Property           | 1,256.31        | 1,257.00        | .69             | 2,512.62         | 2,514.00         | 1.38              | 15,836.00        |
| <b>Total General &amp; Administration</b> | <b>4,687.13</b> | <b>7,619.75</b> | <b>2,932.62</b> | <b>22,636.98</b> | <b>15,239.50</b> | <b>(7,397.48)</b> | <b>95,289.00</b> |

|                                               |          |          |        |          |          |          |           |
|-----------------------------------------------|----------|----------|--------|----------|----------|----------|-----------|
| <b>Maintenance</b>                            |          |          |        |          |          |          |           |
| 50110-001 - Pool Permits                      | -        | -        | -      | -        | -        | -        | 350.00    |
| 50135-001 - Holiday Décor                     | -        | 41.63    | 41.63  | -        | 83.26    | 83.26    | 499.58    |
| 50209-001 - Grounds Maintenance - Common Area | 3,858.16 | 4,308.33 | 450.17 | 7,716.32 | 8,616.66 | 900.34   | 51,700.00 |
| 50216-001 - Pressure Washing                  | -        | 166.67   | 166.67 | 450.00   | 333.34   | (116.66) | 2,000.00  |
| 50318-001 - Pool Maintenance Contract         | 900.00   | 900.00   | -      | 1,845.00 | 1,800.00 | (45.00)  | 10,800.00 |
| 50330-001 - Cabana Cleaning                   | 500.00   | 500.00   | -      | 1,000.00 | 1,000.00 | -        | 6,000.00  |

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|                                                | Current Period |           |          | Year To Date |           |          | Annual Budget |
|------------------------------------------------|----------------|-----------|----------|--------------|-----------|----------|---------------|
|                                                | Actual         | Budget    | Variance | Actual       | Budget    | Variance |               |
| Operating Expense                              |                |           |          |              |           |          |               |
| 50331-001 - Rec Area/Parks - Repairs           | -              | 41.67     | 41.67    | -            | 83.34     | 83.34    | 500.00        |
| 50501-001 - General Repairs & Maintenance      | -              | 333.33    | 333.33   | -            | 666.66    | 666.66   | 4,000.00      |
| 50502-001 - Irrigation - Repairs & Maintenance | 111.25         | 291.67    | 180.42   | (219.34)     | 583.34    | 802.68   | 3,500.00      |
| 50504-001 - Landscape Replace/Enhancements     | -              | 333.33    | 333.33   | -            | 666.66    | 666.66   | 4,000.00      |
| 50506-001 - Grounds Maintenance - Amenity      | 826.80         | 903.33    | 76.53    | 1,653.60     | 1,806.66  | 153.06   | 10,840.00     |
| 50507-001 - Tree Trimming/Remove/Replace       | -              | 125.00    | 125.00   | -            | 250.00    | 250.00   | 1,500.00      |
| 50509-001 - Mulch                              | -              | 666.67    | 666.67   | -            | 1,333.34  | 1,333.34 | 8,000.00      |
| 50803-001 - Internet                           | 162.96         | 183.33    | 20.37    | 325.92       | 366.66    | 40.74    | 2,200.00      |
| Total Maintenance                              | 6,359.17       | 8,794.96  | 2,435.79 | 12,771.50    | 17,589.92 | 4,818.42 | 105,889.58    |
| Utilities                                      |                |           |          |              |           |          |               |
| 50804-004 - Water/Sewer - Pool Area            | 937.87         | 708.33    | (229.54) | 1,661.85     | 1,416.66  | (245.19) | 8,500.00      |
| 50805-001 - Electric Irrigation - Water/Sewer  | 39.91          | 50.00     | 10.09    | 81.59        | 100.00    | 18.41    | 610.00        |
| 50904-004 - Electric - Pool Area               | 487.74         | 541.67    | 53.93    | 1,054.80     | 1,083.34  | 28.54    | 6,500.00      |
| Total Utilities                                | 1,465.52       | 1,300.00  | (165.52) | 2,798.24     | 2,600.00  | (198.24) | 15,610.00     |
| Single Family Homes - Maintenance              |                |           |          |              |           |          |               |
| 50510-002 - SF Homes - Grounds Maintenance     | 1,863.16       | 2,002.50  | 139.34   | 3,726.32     | 4,005.00  | 278.68   | 24,030.00     |
| 50511-002 - SF Homes - Landscape Replacement   | -              | 125.00    | 125.00   | -            | 250.00    | 250.00   | 1,500.00      |
| 50512-002 - SF Homes - Mulch                   | -              | 458.33    | 458.33   | -            | 916.66    | 916.66   | 5,500.00      |
| Total Single Family Homes - Maintenance        | 1,863.16       | 2,585.83  | 722.67   | 3,726.32     | 5,171.66  | 1,445.34 | 31,030.00     |
| Bungalow - Maintenance                         |                |           |          |              |           |          |               |
| 50510-003 - Bungalow - Ground Maintenance      | 3,323.87       | 3,250.00  | (73.87)  | 6,647.74     | 6,500.00  | (147.74) | 39,000.00     |
| 50511-003 - Bungalow - Landscape Replacement   | -              | 83.33     | 83.33    | -            | 166.66    | 166.66   | 1,000.00      |
| 50512-003 - Bungalow - Mulch                   | -              | 1,250.00  | 1,250.00 | -            | 2,500.00  | 2,500.00 | 15,000.00     |
| Total Bungalow - Maintenance                   | 3,323.87       | 4,583.33  | 1,259.46 | 6,647.74     | 9,166.66  | 2,518.92 | 55,000.00     |
| Reserve Contribution                           |                |           |          |              |           |          |               |
| 80100-001 - Reserves - Pooled Reserves         | 931.85         | 921.92    | (9.93)   | 1,863.70     | 1,843.84  | (19.86)  | 11,063.00     |
| 80101-001 - Reserves Interest                  | 6.38           | -         | (6.38)   | 12.95        | -         | (12.95)  | -             |
| Total Reserve Contribution                     | 938.23         | 921.92    | (16.31)  | 1,876.65     | 1,843.84  | (32.81)  | 11,063.00     |
| Total Expense                                  | 18,637.08      | 25,805.79 | 7,168.71 | 50,457.43    | 51,611.58 | 1,154.15 | 313,881.58    |
| Operating Net Total                            | 8,117.50       | (570.92)  | 8,688.42 | 8,761.14     | 1,623.91  | 7,137.23 | -             |
| Net Total                                      | 8,117.50       | (570.92)  | 8,688.42 | 8,761.14     | 1,623.91  | 7,137.23 | -             |