



Financial Report Package

03/31/2024

Prepared for

Enclave at Hamlin Homeowners Association,
Inc.
By

Evergreen Lifestyles Management

Enclave at Hamlin Homeowners Association, Inc.

Balance Sheet as of 3/31/2024

	Operating	Reserve	Total
Assets			
Assets			
10-1000-000 - Cash-Operating-First Citizens Bank 1863	\$79,816.34		\$79,816.34
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	\$1,219.69		\$1,219.69
10-1050-000 - Cash-Reserves-First Citizens Bank 5610		\$27,083.85	\$27,083.85
10-1210-000 - Accounts Receivable	\$1,684.38		\$1,684.38
10-1225-000 - Allowance for Bad Debt	(\$599.99)		(\$599.99)
10-1355-000 - Due to Reserve from Operating		\$931.86	\$931.86
10-1380-000 - Prepaid Expense	\$11,232.00		\$11,232.00
10-1381-000 - Prepaid Insurance	\$6,281.21		\$6,281.21
10-1910-000 - Utility Deposits	\$1,046.40		\$1,046.40
Total Assets	\$101,680.03	\$28,015.71	\$129,695.74
Total Assets	\$101,680.03	\$28,015.71	\$129,695.74
Liabilities / Equity			
Liability			
20-2210-000 - Accounts Payable	\$4,508.47		\$4,508.47
20-2220-000 - Accrued Expenses	\$3,550.00		\$3,550.00
20-2230-000 - Prepaid Assessments	\$14,846.69		\$14,846.69
20-2232-000 - Due to ELM-Rebiling Fees	\$60.00		\$60.00
20-2236-000 - Loan/Deficit Funding - Taylor Morrison	\$15,566.18		\$15,566.18
20-2245-000 - Refundable Deposit	\$1,000.00		\$1,000.00
20-2250-000 - Due to Reserve from Operating	\$931.86		\$931.86
Total Liability	\$40,463.20		\$40,463.20
Equity			
30-3009-000 - Reserves - Interest		\$19.86	\$19.86
30-3020-000 - Reserves - Pooled		\$27,995.85	\$27,995.85
31-3509-000 - Prior Period Adjustments	(\$120.00)		(\$120.00)
31-3510-000 - Operating Fund Balance	\$46,543.21		\$46,543.21
31-3800-000 - Net Income (Loss)	\$14,793.62		\$14,793.62
Total Equity	\$61,216.83	\$28,015.71	\$89,232.54
Total Liabilities / Equity	\$101,680.03	\$28,015.71	\$129,695.74

Enclave at Hamlin Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40100-001 - Assessment Single Family	5,050.68	5,050.63	.05	15,152.02	15,151.89	.13	60,607.56
40101-001 - Assessment Bungalow	13,209.46	13,015.08	194.38	39,628.36	39,045.24	583.12	156,181.02
40102-001 - Assessment Reserves	931.86	-	931.86	2,795.56	2,765.75	29.81	11,063.00
40103-001 - Assessment Extra Maintenance Single Family	2,585.88	2,585.83	.05	7,757.62	7,757.49	.13	31,030.00
40104-001 - Assessment Extra Maintenance Bungalow	4,651.66	4,583.33	68.33	13,954.96	13,749.99	204.97	55,000.00
40140-001 - Late Fees & Interest	35.14	-	35.14	494.82	-	494.82	-
40141-001 - Bank Interest-Operating	4.08	-	4.08	13.02	-	13.02	-
40143-001 - Rebill Fee	(330.00)	-	(330.00)	-	-	-	-
40144-001 - Demand Fee	(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	3,500.00	-	3,500.00	-
40156-001 - Bank Interest-Reserves	6.91	-	6.91	19.86	-	19.86	-
Total Income	27,645.67	25,234.87	2,410.80	86,864.24	78,470.36	8,393.88	313,881.58
Total Income	27,645.67	25,234.87	2,410.80	86,864.24	78,470.36	8,393.88	313,881.58

Operating Expense

General & Administration							
50100-001 - Accounting Fees/ Tax Prep	2,650.00	-	(2,650.00)	2,650.00	-	(2,650.00)	3,000.00
50102-001 - Bad Debt	33.33	33.33	-	99.99	99.99	-	400.00
50103-001 - Bank Charges/Coupon Books	-	18.75	18.75	-	56.25	56.25	225.00
50114-001 - Corporate Annual Report	-	-	-	-	-	-	100.00
50120-001 - Postage/Supplies/Copies	460.61	166.67	(293.94)	569.91	500.01	(69.90)	2,000.00
50123-001 - Legal Fees	-	208.33	208.33	709.00	624.99	(84.01)	2,500.00
50130-004 - Social Event Expenses	170.49	166.67	(3.82)	834.06	500.01	(334.05)	2,000.00
50140-001 - Master Assessments	-	4,166.67	4,166.67	13,461.90	12,500.01	(961.89)	50,000.00
50205-001 - Management Services Contract	868.40	818.42	(49.98)	2,605.20	2,455.26	(149.94)	9,821.00
50218-001 - Security System	508.43	496.83	(11.60)	3,109.56	1,490.49	(1,619.07)	5,962.00
50223-001 - Website	100.00	162.08	62.08	876.00	486.24	(389.76)	1,945.00
50400-001 - Insurance - D&O	-	125.00	125.00	-	375.00	375.00	1,500.00
50404-001 - Insurance- Property	1,256.31	1,257.00	.69	3,768.93	3,771.00	2.07	15,836.00
Total General & Administration	6,047.57	7,619.75	1,572.18	28,684.55	22,859.25	(5,825.30)	95,289.00

Maintenance							
50110-001 - Pool Permits	-	-	-	-	-	-	350.00
50135-001 - Holiday Décor	-	41.63	41.63	-	124.89	124.89	499.58
50209-001 - Grounds Maintenance - Common Area	3,858.16	4,308.33	450.17	11,574.48	12,924.99	1,350.51	51,700.00
50216-001 - Pressure Washing	-	166.67	166.67	450.00	500.01	50.01	2,000.00
50318-001 - Pool Maintenance Contract	900.00	900.00	-	2,745.00	2,700.00	(45.00)	10,800.00
50330-001 - Cabana Cleaning	500.00	500.00	-	1,500.00	1,500.00	-	6,000.00

Enclave at Hamlin Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	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	-	125.01	125.01	500.00
50501-001 - General Repairs & Maintenance	805.47	333.33	(472.14)	805.47	999.99	194.52	4,000.00
50502-001 - Irrigation - Repairs & Maintenance	484.91	291.67	(193.24)	265.57	875.01	609.44	3,500.00
50504-001 - Landscape Replace/Enhancements	-	333.33	333.33	-	999.99	999.99	4,000.00
50506-001 - Grounds Maintenance - Amenity	826.80	903.33	76.53	2,480.40	2,709.99	229.59	10,840.00
50507-001 - Tree Trimming/Remove/Replace	-	125.00	125.00	-	375.00	375.00	1,500.00
50509-001 - Mulch	-	666.67	666.67	-	2,000.01	2,000.01	8,000.00
50803-001 - Internet	164.97	183.33	18.36	490.89	549.99	59.10	2,200.00
Total Maintenance	7,540.31	8,794.96	1,254.65	20,311.81	26,384.88	6,073.07	105,889.58
Utilities							
50804-004 - Water/Sewer - Pool Area	882.78	708.33	(174.45)	2,544.63	2,124.99	(419.64)	8,500.00
50805-001 - Electric Irrigation - Water/Sewer	38.88	50.00	11.12	120.47	150.00	29.53	610.00
50904-004 - Electric - Pool Area	485.07	541.67	56.60	1,539.87	1,625.01	85.14	6,500.00
Total Utilities	1,406.73	1,300.00	(106.73)	4,204.97	3,900.00	(304.97)	15,610.00
Single Family Homes - Maintenance							
50510-002 - SF Homes - Grounds Maintenance	1,863.16	2,002.50	139.34	5,589.48	6,007.50	418.02	24,030.00
50511-002 - SF Homes - Landscape Replacement	-	125.00	125.00	-	375.00	375.00	1,500.00
50512-002 - SF Homes - Mulch	-	458.33	458.33	-	1,374.99	1,374.99	5,500.00
Total Single Family Homes - Maintenance	1,863.16	2,585.83	722.67	5,589.48	7,757.49	2,168.01	31,030.00
Bungalow - Maintenance							
50510-003 - Bungalow - Ground Maintenance	3,323.87	3,250.00	(73.87)	9,971.61	9,750.00	(221.61)	39,000.00
50511-003 - Bungalow - Landscape Replacement	492.78	83.33	(409.45)	492.78	249.99	(242.79)	1,000.00
50512-003 - Bungalow - Mulch	-	1,250.00	1,250.00	-	3,750.00	3,750.00	15,000.00
Total Bungalow - Maintenance	3,816.65	4,583.33	766.68	10,464.39	13,749.99	3,285.60	55,000.00
Reserve Contribution							
80100-001 - Reserves - Pooled Reserves	931.86	921.92	(9.94)	2,795.56	2,765.76	(29.80)	11,063.00
80101-001 - Reserves Interest	6.91	-	(6.91)	19.86	-	(19.86)	-
Total Reserve Contribution	938.77	921.92	(16.85)	2,815.42	2,765.76	(49.66)	11,063.00
Total Expense	21,613.19	25,805.79	4,192.60	72,070.62	77,417.37	5,346.75	313,881.58
Operating Net Total	6,032.48	(570.92)	6,603.40	14,793.62	1,052.99	13,740.63	-
Net Total	6,032.48	(570.92)	6,603.40	14,793.62	1,052.99	13,740.63	-