



Financial Report Package

04/30/2024

Prepared for

Enclave at Hamlin Homeowners Association,
Inc.

By

Evergreen Lifestyles Management

Enclave at Hamlin Homeowners Association, Inc.

Balance Sheet as of 4/30/2024

	Operating	Reserve	Total
Assets			
Assets			
10-1000-000 - Cash-Operating-First Citizens Bank 1863	\$124,086.63		\$124,086.63
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	\$2,587.07		\$2,587.07
10-1050-000 - Cash-Reserves-First Citizens Bank 5610		\$28,022.59	\$28,022.59
10-1210-000 - Accounts Receivable	\$5,664.91		\$5,664.91
10-1225-000 - Allowance for Bad Debt	(\$633.32)		(\$633.32)
10-1355-000 - Due to Reserve from Operating		\$921.94	\$921.94
10-1381-000 - Prepaid Insurance	\$5,024.90		\$5,024.90
10-1910-000 - Utility Deposits	\$1,046.40		\$1,046.40
Total Assets	\$138,776.59	\$28,944.53	\$167,721.12
Total Assets	\$138,776.59	\$28,944.53	\$167,721.12
Liabilities / Equity			
Liability			
20-2210-000 - Accounts Payable	\$3,494.53		\$3,494.53
20-2220-000 - Accrued Expenses	\$2,650.00		\$2,650.00
20-2230-000 - Prepaid Assessments	\$6,045.92		\$6,045.92
20-2232-000 - Due to ELM-Rebilling Fees	\$300.00		\$300.00
20-2236-000 - Loan/Deficit Funding - Taylor Morrison	\$15,566.18		\$15,566.18
20-2240-000 - Deferred Revenue Single Family	\$10,101.34		\$10,101.34
20-2241-000 - Deferred Revenue Reserve	\$1,843.88		\$1,843.88
20-2242-000 - Deferred Revenue Extra Maint Single Family	\$5,171.74		\$5,171.74
20-2243-000 - Deferred Revenue Bungalow	\$26,030.39		\$26,030.39
20-2244-000 - Deferred Revenue Extra Maint Bungalow	\$9,166.49		\$9,166.49
20-2245-000 - Refundable Deposit	\$1,000.00		\$1,000.00
20-2250-000 - Due to Reserve from Operating	\$921.94		\$921.94
Total Liability	\$82,292.41		\$82,292.41

Enclave at Hamlin Homeowners Association, Inc.

Balance Sheet as of 4/30/2024

	Operating	Reserve	Total
Equity			
30-3009-000 - Reserves - Interest		\$26.74	\$26.74
30-3020-000 - Reserves - Pooled		\$28,917.79	\$28,917.79
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)	\$10,060.97		\$10,060.97
Total Equity	\$56,484.18	\$28,944.53	\$85,428.71
Total Liabilities / Equity	\$138,776.59	\$28,944.53	\$167,721.12

Enclave at Hamlin Homeowners Association, Inc.

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	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	20,202.70	20,202.52	.18	60,607.56
40101-001 - Assessment Bungalow	13,015.20	13,015.08	.12	52,643.56	52,060.32	583.24	156,181.02
40102-001 - Assessment Reserves	921.94	2,765.75	(1,843.81)	3,717.50	5,531.50	(1,814.00)	11,063.00
40103-001 - Assessment Extra Maintenance Single Family	2,585.88	2,585.83	.05	10,343.50	10,343.32	.18	31,030.00
40104-001 - Assessment Extra Maintenance Bungalow	4,583.25	4,583.33	(.08)	18,538.21	18,333.32	204.89	55,000.00
40140-001 - Late Fees & Interest	334.89	-	334.89	829.71	-	829.71	-
40141-001 - Bank Interest-Operating	5.73	-	5.73	18.75	-	18.75	-
40147-001 - Attorney Legal Fee	-	-	-	3,548.02	-	3,548.02	-
40151-001 - Working Fund Contribution	-	-	-	3,500.00	-	3,500.00	-
40156-001 - Bank Interest-Reserves	6.88	-	6.88	26.74	-	26.74	-
Total Income	26,504.45	28,000.62	(1,496.17)	113,368.69	106,470.98	6,897.71	313,881.58
Total Income	26,504.45	28,000.62	(1,496.17)	113,368.69	106,470.98	6,897.71	313,881.58

Operating Expense

General & Administration

50100-001 - Accounting Fees/ Tax Prep	-	3,000.00	3,000.00	2,650.00	3,000.00	350.00	3,000.00
50102-001 - Bad Debt	33.33	33.33	-	133.32	133.32	-	400.00
50103-001 - Bank Charges/Coupon Books	-	18.75	18.75	-	75.00	75.00	225.00
50114-001 - Corporate Annual Report	100.00	-	(100.00)	100.00	-	(100.00)	100.00
50120-001 - Postage/Supplies/Copies	44.33	166.67	122.34	614.24	666.68	52.44	2,000.00
50123-001 - Legal Fees	-	208.33	208.33	709.00	833.32	124.32	2,500.00
50130-004 - Social Event Expenses	132.72	166.67	33.95	966.78	666.68	(300.10)	2,000.00
50140-001 - Master Assessments	11,232.00	4,166.67	(7,065.33)	24,693.90	16,666.68	(8,027.22)	50,000.00
50205-001 - Management Services Contract	868.40	818.42	(49.98)	3,473.60	3,273.68	(199.92)	9,821.00
50218-001 - Security System	508.43	496.83	(11.60)	3,617.99	1,987.32	(1,630.67)	5,962.00
50223-001 - Website	100.00	162.08	62.08	976.00	648.32	(327.68)	1,945.00
50400-001 - Insurance - D&O	-	125.00	125.00	-	500.00	500.00	1,500.00
50404-001 - Insurance- Property	1,256.31	1,257.00	.69	5,025.24	5,028.00	2.76	15,836.00
Total General & Administration	14,275.52	10,619.75	(3,655.77)	42,960.07	33,479.00	(9,481.07)	95,289.00

Maintenance

50110-001 - Pool Permits	335.00	-	(335.00)	335.00	-	(335.00)	350.00
50135-001 - Holiday Décor	-	41.63	41.63	-	166.52	166.52	499.58
50209-001 - Grounds Maintenance - Common Area	3,973.90	4,308.33	334.43	15,548.38	17,233.32	1,684.94	51,700.00
50215-001 - Cabana - Pest Control	175.00	-	(175.00)	175.00	-	(175.00)	-
50216-001 - Pressure Washing	-	166.67	166.67	450.00	666.68	216.68	2,000.00
50318-001 - Pool Maintenance Contract	900.00	900.00	-	3,645.00	3,600.00	(45.00)	10,800.00
50330-001 - Cabana Cleaning	500.00	500.00	-	2,000.00	2,000.00	-	6,000.00
50331-001 - Rec Area/Parks - Repairs	-	41.67	41.67	-	166.68	166.68	500.00

Enclave at Hamlin Homeowners Association, Inc.

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
50501-001 - General Repairs & Maintenance	1,070.00	333.33	(736.67)	1,875.47	1,333.32	(542.15)	4,000.00
50502-001 - Irrigation - Repairs & Maintenance	1,044.17	291.67	(752.50)	1,309.74	1,166.68	(143.06)	3,500.00
50504-001 - Landscape Replace/Enhancements	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
50506-001 - Grounds Maintenance - Amenity	851.60	903.33	51.73	3,332.00	3,613.32	281.32	10,840.00
50507-001 - Tree Trimming/Remove/Replace	-	125.00	125.00	-	500.00	500.00	1,500.00
50509-001 - Mulch	-	666.67	666.67	-	2,666.68	2,666.68	8,000.00
50803-001 - Internet	164.97	183.33	18.36	655.86	733.32	77.46	2,200.00
Total Maintenance	9,014.64	8,794.96	(219.68)	29,326.45	35,179.84	5,853.39	105,889.58
Utilities							
50804-004 - Water/Sewer - Pool Area	1,101.89	708.33	(393.56)	3,646.52	2,833.32	(813.20)	8,500.00
50805-001 - Electric Irrigation - Water/Sewer	39.40	50.00	10.60	159.87	200.00	40.13	610.00
50904-004 - Electric - Pool Area	534.07	541.67	7.60	2,073.94	2,166.68	92.74	6,500.00
Total Utilities	1,675.36	1,300.00	(375.36)	5,880.33	5,200.00	(680.33)	15,610.00
Single Family Homes - Maintenance							
50510-002 - SF Homes - Grounds Maintenance	1,919.06	2,002.50	83.44	7,508.54	8,010.00	501.46	24,030.00
50511-002 - SF Homes - Landscape Replacement	-	125.00	125.00	-	500.00	500.00	1,500.00
50512-002 - SF Homes - Mulch	-	458.33	458.33	-	1,833.32	1,833.32	5,500.00
Total Single Family Homes - Maintenance	1,919.06	2,585.83	666.77	7,508.54	10,343.32	2,834.78	31,030.00
Bungalow - Maintenance							
50510-003 - Bungalow - Ground Maintenance	3,423.70	3,250.00	(173.70)	13,395.31	13,000.00	(395.31)	39,000.00
50511-003 - Bungalow - Landscape Replacement	-	83.33	83.33	492.78	333.32	(159.46)	1,000.00
50512-003 - Bungalow - Mulch	-	1,250.00	1,250.00	-	5,000.00	5,000.00	15,000.00
Total Bungalow - Maintenance	3,423.70	4,583.33	1,159.63	13,888.09	18,333.32	4,445.23	55,000.00
Reserve Contribution							
80100-001 - Reserves - Pooled Reserves	921.94	921.92	(.02)	3,717.50	3,687.68	(29.82)	11,063.00
80101-001 - Reserves Interest	6.88	-	(6.88)	26.74	-	(26.74)	-
Total Reserve Contribution	928.82	921.92	(6.90)	3,744.24	3,687.68	(56.56)	11,063.00
Total Expense	31,237.10	28,805.79	(2,431.31)	103,307.72	106,223.16	2,915.44	313,881.58
Operating Net Total	(4,732.65)	(805.17)	(3,927.48)	10,060.97	247.82	9,813.15	-
Net Total	(4,732.65)	(805.17)	(3,927.48)	10,060.97	247.82	9,813.15	-