The Enclave on 8th 2026 Budget

2024	January	February	March	April	May	June	July	August	September	October	November	December	Total
Income	$ 5,656.64	$ 5,656.64	$ 5,656.59	$ 8,000.05	$ 8,000.00	$ 7,722.12	$ 7,700.00	$ 8,577.88	$ 8,000.00	$ 7,500.00	$ 7,500.00	$ 6,900.00	$ 86,869.92
Expense													
Grounds Maintnance	$ 1,011.26	$ 400.00	$ 1,405.63	$ 1,511.26	$ 532.00	$ 532.00	$ -	$ 1,596.00	$ 1,032.00	$ 532.00	$ 532.00	$ 1,057.00	$ 10,141.15
Power	$ 216.22	$ 203.32	$ 203.47	$ 218.06	$ -	$ 117.90	$ 235.20	$ 183.13	$ 186.40	$ 126.16	$ 185.30	$ 143.55	$ 2,018.71
Office Supplies/Parking Decals	$ -	$ 69.40	$ -	$ -	$ -	$ -	$ -	$ 1.15	$ 59.40	$ -	$ -	$ 4.60	$ 134.55
Insurance	$ 2,235.54	$ 4,694.14	$ -	$ 2,235.54	$ 2,230.54	$ 2,565.13	$ -	$ 12,524.56	$ 1,899.76	$ 1,899.76	$ 1,886.77	$ 1,886.77	$ 34,058.51
General Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 415.00	$ 415.00
Management Fees	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ -	$ 1,000.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 6,000.00
Dumpster/Trash Serv	$ 191.55	$ 191.55	$ 216.19	$ 215.24	$ 337.02	$ 215.12	$ -	$ 432.49	$ 242.11	$ 217.25	$ 171.72	$ 172.25	$ 2,602.49
Trash pickup/Valet Living	$ 240.00	$ -	$ 487.20	$ 894.40	$ 894.40	$ 647.20	$ 500.00	$ 1,548.16	$ 247.20	$ 647.20	$ -	$ 747.20	$ 6,852.96
Gas	$ -	$ -	$ -	$ -	$ 51.52	$ 24.90	$ 24.90	$ 24.90	$ 28.34	$ -	$ 53.25	$ 24.90	$ 232.71
Internet	$ -	$ -	$ 1,200.00	$ 1,200.00	$ -	$ 1,200.00	$ 3,600.00	$ 3,600.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 15,600.00
Pool	$ 1,052.50	$ 376.17	$ 220.00	$ 782.04	$ 232.50	$ 967.96	$ 897.49	$ 1,256.90	$ 1,023.74	$ 755.70	$ 984.28	$ 174.37	$ 8,723.65
Security	$ 640.00	$ -	$ 210.00	$ 70.00	$ 70.00	$ 70.00	$ -	$ 140.00	$ 70.00	$ 70.00	$ 70.00	$ 70.00	$ 1,480.00
Termite Bond	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ 6,000.00
Taxes	$ -	$ -	$ -	$ -	$ 2,552.09	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,552.09
Legal	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -
Accounting	$ -	$ -	$ -	$ 380.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 380.00
Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 437.05	$ -	$ -	$ 42.58	$ 42.58	$ 522.21
Total	$ 6,087.07	$ 6,434.58	$ 4,442.49	$ 8,006.54	$ 9,900.07	$ 7,340.21	$ 5,757.59	$ 22,244.34	$ 6,488.95	$ 5,948.07	$ 5,625.90	$ 9,438.22	$ 97,714.03

$105,600 / 12 months = $8,800 monthly / 16 units = $550 per unit per month

The Enclave on 8th 2026 Budget

	2025	2026
	Actual	**Budget**
Income	$ 86,869.92	$ 105,600.00
Expense		
Grounds Maintnance	$ 10,141.15	$ 7,000.00
Power	$ 2,018.71	$ 2,145.00
Office Supplies/Parking Decals	$ 134.55	$ 150.00
Insurance	$ 34,058.51	$ 35,000.00
General Maintenance	$ 415.00	$ 3,400.00
Management Fees	$ 6,000.00	$ 6,000.00
Dumpster/Trash Serv	$ 2,602.49	$ 2,800.00
Trash pickup/Valet Living	$ 6,852.96	$ 7,000.00
Gas	$ 232.71	$ 340.00
Internet	$ 15,600.00	$ 14,400.00
Pool	$ 8,723.65	$ 8,800.00
Security	$ 1,480.00	$ 1,500.00
Termite Bond	$ 6,000.00	$ 3,000.00
Taxes	$ 2,552.09	$ 2,600.00
Legal	$ -	$ -
Accounting	$ 380.00	$ 380.00
Water	$ 522.21	$ 525.00
Reserve	$ -	$ 10,560.00
Total	$ 97,714.03	$ 105,600.00