

	1,639 UNITS	\$535	\$535
Acct. #	BERKSHIRE LAKES MASTER ASSOCIATION Budget - 2021	ADOPTED Budget 2020	ADOPTED Budget 2021
Income			
6010	Annual Assess Revenue	416,565	424,565
6015	Bad Debt - Revenue Lost	0	0
6016	Est. Bad Debt Allowance	0	0
6030	Reserves Assess Rev - Annual	460,300	452,300
6040	Prior Year Surplus Funding	41,530	81,719
6050	Fines & Late Fees Assessed	5,000	5,000
6051	Delinquency Interest Assessed	1,000	1,000
6052	Application Fees Revenue	11,000	11,000
6055	Collection Costs Recovered	1,000	0
6056	Lot Maintenance Fees Assessed	0	0
6059	Maintenance Building Rental	3,900	3,900
6060	Other Revenue	1,200	1,200
6061	Clbhs Rental Revenue	3,200	0
6062	Pool/Tennis Keys Deposits	0	0
6100	Operating Interest Earned	500	300
	Total Income:	945,195	980,984
Operating Expenses			
Utilities			
7010	Electric Expense - Mthly	14,300	14,300
7020	Water & Sewer - Mthly	5,600	5,600
7040	Trash Removal - Oct	800	800
7060	Telephone and TV	4,400	4,500
	Total Utilities:	25,100	25,200
Clubhouse Maintenance			
7110	Clubhs Pest Control - Bldg - Qtrly	600	600
7115	Clubhs Maintenance & Supplies	11,000	15,000
7125	Clubhs Security - Annual	1,500	1,500
7135	Club Janitorial - Mthly Service	6,000	6,000
7140	Bldg Maint - Mthly Service	27,000	27,000
	Total Clubhouse Maintenance:	46,100	50,100
Grounds Maintenance			
7215	Mailbox/Post/Lamps Maint	1,000	1,000
7220	Pest Control - Grounds - Qtrly	0	0
7225	Grounds Maint & Supplies	18,600	18,600
7240	Tennis Courts Maintenance	500	500
7250	Fences & Wall Repairs	3,000	3,000
7260	Holiday Decorations Exp	9,200	10,000
	Total Grounds Maintenance	32,300	33,100
Landscaping			
7300	Lawn Maint - Mthly Contract	46,800	48,000
7301	Lawn Maint - Foreclosures Exp	2,000	2,000
7310	Mulch/Sod/Plants Install	16,000	17,500
7315	Tree Trimming Expense	36,200	48,500
7316	Exotic Plants Removal	4,500	5,000
7320	Irrigation Maint/Repairs	16,000	18,000
7329	Entrance Signs Maintenance	1,000	1,000
	Total Landscaping	122,500	140,000

Acct. #	BERKSHIRE LAKES MASTER ASSOCIATION Budget - 2021	ADOPTED Budget 2020	ADOPTED Budget 2021
Pool Maintenance			
7330	Pool/Spa Mthly Services	5,200	5,200
7331	Pool/Spa Repairs & Supplies	3,600	3,600
	Total Pool Maintenance	8,800	8,800
Lake Maintenance			
7340	Lake Maint - Mthly Services	23,000	25,000
7345	Fountain Maintenance - Qtrly	4,000	6,500
7346	Aquatic Plants & Misc. Exp	15,000	20,000
	Total Lake Maintenance	42,000	51,500
Administrative			
7500	Management Fees	47,000	47,000
7501	Office Assistant P/R Expense	35,000	35,000
7502	P/R Taxes & Fees Expense	6,800	6,500
7511	Qtrly Newsletter Expenses	1,000	6,200
7515	Annual Mtg/Election Expenses	3,100	8,000
7541	Insurance	43,000	55,000
7560	Office Expense	7,500	8,500
7561	Office Equipment Expense	2,500	2,500
7565	Accounting & Audit Exp	300	300
7570	Legal Fees Expense	23,000	23,000
7571	Delinquencies Collection Expense	23,000	13,000
7580	Federal Taxes	1,000	1,000
7581	Licenses/Permits/Fees	2,000	2,000
7586	Corp Annual Renewal	100	100
7590	Storm Damage Cleanup	5,000	5,000
7599	Contingency/Unbudgeted Exps	7,795	8,884
	Total Administrative:	208,095	219,984
	Total Operational Expenses:	484,895	526,684
Reserve Contributions - ANNUAL			
9015	Reserves: Clubhs Maint	7,400	7,000
9020	Reserves: Docks	0	0
9025	Reserves: Fence/E-Wall	20,000	2,000
9030	Reserves: Fountain Replace	2,100	2,100
9035	Reserves: Irrig/Catch Basin	5,000	19,000
9040	Reserves: Landscape/Shoreline	408,000	0
9045	Reserves: Legal	2,000	0
9050	Reserves: Paving	1,000	15,000
9055	Reserves: Pool/Deck	0	4,000
9060	Reserves: Roofs/Gutters	5,000	0
9065	Reserves: Tennis Courts	3,200	3,200
9070	Reserves: Surface Water Management	6,600	400,000
	Total Reserve Contributions:	460,300	452,300
	Total All Expenses:	945,195	988,984
	Net Income:	0	0
	Annual Maintenance Assessment:	\$535	\$535