

Berkley Manor Condominiums

2025 Annual Budget

	Annual	Monthly	Per Unit* (18)
Income			
Income			
4000 - Association Fee Income	74,520.00	6,210.00	345.00
Total Income	74,520.00	6,210.00	345.00
Total Income	74,520.00	6,210.00	345.00
Expense			
Maintenance & Repairs			
5011 - Carpet Cleaning	1,000.00	83.33	4.63
5013 - Cleaning of Hallways	4,000.00	333.33	18.52
5056 - Pest Control	567.00	47.25	2.63
5060 - Plumbing Repairs	8,000.00	666.67	37.04
Total Maintenance & Repairs	13,567.00	1,130.58	62.81
Utilities			
5023 - Electricity	1,750.00	145.83	8.10
5028 - Fire Suppression Monitoring	525.04	43.75	2.43
5031 - Garbage	3,500.00	291.67	16.20
5032 - Gas	1,750.00	145.83	8.10
5039 - Insurance	16,098.26	1,341.52	74.53
5098 - Water	1,450.00	120.83	6.71
Total Utilities	25,073.31	2,089.44	116.08
Landscaping Expense			
5005 - Backflow Testing	78.75	6.56	.36
5041 - Landscape Maintenance	8,400.00	700.00	38.89
5087 - Sprinkler Repairs	150.00	12.50	.69
Total Landscaping Expense	8,628.75	719.06	39.95
Snow Removal Expense			
5084 - Snow Removal Common Areas	3,045.00	253.75	14.10
Total Snow Removal Expense	3,045.00	253.75	14.10
Loan & Reserve Expenses			
5072 - Reserve Funding	2,323.49	193.62	10.76
Total Loan & Reserve Expenses	2,323.49	193.62	10.76
Management Expenses			
5050 - Management Fees	3,150.00	262.50	14.58
5066 - Postage and Delivery	150.00	12.50	.69
5067 - Prints	30.00	2.50	.14
Total Management Expenses	3,330.00	277.50	15.42
Bank Fees			
5007 - Bank Charges	300.00	25.00	1.39
Total Bank Fees	300.00	25.00	1.39

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Professional Services			
5045 - Professional Fees	315.00	26.25	1.46
5091 - Tax Preparation	500.00	41.67	2.31
Total Professional Services	815.00	67.92	3.77
Total Expense	57,082.55	4,756.88	264.27

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*