

**Berkley Square Community Association, Inc.**

2021 APPROVED OPERATING BUDGET

For the period of 1/1/2021- 12/31/2021

Based on 33 units

		<b>2020 Approved Budget</b>	<b>2020 Estimated Year End</b>	<b>2021 Approved Budget</b>
<b>ADMINISTRATIVE EXP.</b>				
7100	MANAGEMENT FEES	#####	\$ 10,320.00	\$ 11,931.00
7150	LEGAL FEES	\$ 1,000.00	\$ -	\$ 1,250.00
7200	ACCOUNTING FEES	\$ 350.00	\$ 325.00	\$ 325.00
7250	INSURANCE	\$ 5,300.00	\$ 4,839.25	\$ 5,100.00
7400	COPIES/POSTAGE/ADMIN FEES	\$ 400.00	\$ 279.90	\$ 300.00
7450	CORPORATE FEES	\$ 62.00	\$ 62.00	\$ 62.00
	<b>TOTAL ADMIN. EXPENSES</b>	#####	\$ 15,826.15	\$ 18,968.00
<b>LANDSCAPE &amp; GROUNDS EXPENSES</b>				
8850	LAWN CARE	\$ 8,000.00	\$ 9,450.00	\$ 11,700.00
8855	LAKE MAINTENANCE	\$ 2,000.00	\$ 1,436.00	\$ 1,500.00
8860	LAWN FERTILIZATION/PEST CONTROL	\$ 1,200.00	\$ -	\$ -
8900	MULCH/ROCK	\$ 1,200.00	\$ 1,785.00	\$ 2,000.00
8950	GATE MAINTENANCE/REPAIRS	\$ 3,000.00	\$ 1,770.95	\$ 3,000.00
8960	REPAIRS & MAINT/CONTRACT LABOR	\$ 1,000.00	\$ 1,100.00	\$ 1,000.00
9000	TREE/PLANT REPLACEMENT	\$ 500.00	\$ 345.00	\$ 350.00
9050	TREE TRIMMING	\$ 2,000.00		\$ 2,000.00
9100	SPRINKLER MAINTENANCE	\$ 600.00	\$ 4,190.00	\$ 2,000.00
9200	RODENT CONTROL	\$ -	\$ 600.00	\$ 975.00
	<b>TOTAL OPERATING EXP.</b>	#####	\$ 20,676.95	\$ 24,525.00
<b>OTHER EXPENSES</b>				
9550	CONTINGENCY	\$ 500.00	\$ -	\$ 500.00
	<b>TOTAL OTHER EXPENSES</b>	\$ 500.00	\$ -	\$ 500.00
<b>UTILITIES EXPENSES</b>				
8710	ELECTRIC - STREETLIGHTS	\$ 2,700.00	\$ -	\$ 2,520.00
8700	ELECTRIC - COMMON AREAS	\$ 300.00	\$ 225.00	\$ 1,250.00
8750	PHONE, ENTRANCE GATE	\$ 1,200.00	\$ 2,031.70	\$ 750.00
	<b>TOTAL UTILITIES EXP.</b>	\$ 4,200.00	\$ 2,256.70	\$ 4,520.00
<b>RESERVES</b>				
	RESERVES	\$ -	\$ -	\$ 1,000.00
	<b>TOTAL RESERVES</b>	\$ -	\$ -	\$ 1,000.00
<b>TOTAL ALL EXPENSES</b>		#####	\$ 38,759.80	\$ 49,513.00
2020 QUARTERLY MAINTENANCE FEE		\$	314	
2021 APPROVED QUARTERLY MAINTENANCE FEE		\$	375	
Percentage of Increase/Decrease			19%	

Budget is based on 100% occupancy