

# BERKLEY SQUARE HOMEOWNERS ASSOCIATION, INC.

2019 Proposed Budget  
For the period of 1-1-19 through 12-31-19

Based on 33 Homes

Common Expenses			
Expenses	"A" Expenses		
	Annual		Month
<b>Administration</b>			
Copies/Postage/Admin Fees	\$ 400.00	\$	33.33
Insurance	\$ 2,000.00	\$	166.67
Corporate Fees	\$ 62.00	\$	5.17
<b>Professional Services</b>			
Management	\$ 5,940.00	\$	495.00
Legal	\$ 1,000.00	\$	83.33
Accounting	\$ 350.00	\$	29.17
<b>Grounds Maintenance</b>			
Lawn Care	\$ 24,574.00	\$	2,047.83
Tree/Plant Replace/Enhance/Flowers	\$ 500.00	\$	41.67
Mulch	\$ 800.00	\$	66.67
Tree Trimming	\$ 500.00	\$	41.67
Sprinkler Maintenance	\$ 500.00	\$	41.67
Lake Maintenance	\$ 1,436.00	\$	119.67
Entrance Gate Maint.	\$ 2,000.00	\$	166.67
Repairs & Maintenance/Contract Labor	\$ 350.00	\$	29.17
Contingency	\$ -	\$	-
<b>Utilities</b>			
Electric, Street Lights	\$ 2,700.00	\$	225.00
Electric, Entrance Gates/Common Area	\$ 400.00	\$	33.33
Phone, Entrance Gates	\$ 900.00	\$	75.00
<b>Reserve Fund</b>			
	\$ -	\$	-
<b>Totals</b>	<b>\$ 44,412.00</b>	<b>\$</b>	<b>3,701.00</b>
<b>Common Area Per Lot</b>	<b>\$ 1,345.82</b>	<b>\$</b>	<b>112.15</b>

<b>Total Per Improved Lot <i>Monthly</i></b>	<b>\$112</b>
<b>Total Per Improved Lot <i>Quarterly</i></b>	<b>\$336</b>
<b>Total Per Improved Lot <i>Annual</i></b>	<b>\$1,346</b>

Includes Full Property Management and Gate Operations.

No Planned Reserve Funding in 2019