Berkshire Lakes Master

2026 Budget

	1639	units
2026 Annual Fee per Unit (Residential)	**$ 690.00**	
2026 Total Budget	$ 1,156,422.04	
2025 Annual Fee per unit (Residential)	$ 640.00	
Comparison	7.81% Increase	

	Year to Date as of 9/30/25	Projected Year End	2025 Budget	2026 Budget
Income				
BLM-301 Prior Year Surplus	0.00	0.00	75,384.00	0.00
BLM-302 Application Fees	15,291.47	20,388.63	8,100.00	8,000.00
BLM-304 Interest - Operating	13,456.84	17,942.45	4,200.00	10,000.00
BLM-307 Late fees	7,380.94	9,841.25	650.00	0.00
BLM-310 Maintenance Fees	657,823.14	877,097.52	770,246.00	851,832.73
BLM-TBD Reserve fees	218,247.00	218,247.00	278,714.00	279,084.00
BLM-340 Reserve Fund Expense	(235,881.17)	(314,508.23)	0.00	0.00
BLM-360 Misc. Income	546.30	728.40	6,000.00	0.00
BLM-361 Attorney fees Recovered	12,000.00	16,000.00	0.00	0.00
BLM-362 Clubhouse Rental	10,000.00	13,333.33	2,900.00	3,000.00
BLM-363 Pool/Tennis FOB	1,813.45	2,417.93	0.00	0.00
BLM-364 Plaza Lake Maintenance Revenue	94,512.72	94,512.72	3,886.00	4,505.31
Subtotal	**795,190.69**	**956,001.01**	**1,150,080.00**	**1,156,422.04**
Administration				
BLM-401 Audit	0.00	0.00	0.00	5,800.00
BLM-402 Bank Charges	976.25	1,301.67	0.00	1,000.00
BLM-411 Filing Fees	826.50	826.50	562.00	70.00
BLM-420 Insurance	66,216.64	86,282.32	100,000.00	88,000.00
BLM-441 Quickbooks Online	2,048.15	2,730.87	0.00	0.00
BLM-442 Management/Accounting	50,655.45	77,780.46	49,475.00	108,500.04
BLM-443 Technical Assistance/Office	1,100.08	1,466.77	0.00	1,500.00
BLM-444 Contigency	1,013.34	1,351.12	50,229.00	39,115.00
BLM-448 Office Expense	3,210.30	4,280.40	23,000.00	6,000.00
BLM-449 Office equipment	630.51	840.68	5,000.00	2,500.00
BLM-462 Annual Meeting/Election	18,342.59	18,342.59	9,000.00	19,000.00
BLM-466 Taxes	(187.51)	(250.01)	100.00	353.00
BLM-490 Website Support	19,204.50	25,606.00	0.00	4,000.00
BLM-491 Website Hosting	2,900.00	3,866.67	0.00	3,000.00
BLM-493 Refunds HOA Dues 2024	21,801.38	29,068.51	0.00	0.00
BLM-494 Refunds HOA Dues 2025	21,669.88	28,893.17	0.00	0.00
BLM-495 Reinvested Shares	(785.85)	(1,047.80)	0.00	0.00
BLM-496 Refunds-Clubhouse	1,000.00	1,333.33	0.00	0.00
BLM-500 Payroll	92,959.08	103,858.08	142,500.00	46,000.00
Subtotal	**303,581.29**	**386,531.32**	**379,866.00**	**324,838.04**
Clubhouse				
BLM-421 Clubhouse Maint/Supplies	18,611.63	24,815.51	10,000.00	10,000.00
BLM-422 Janitorial/Cleaning	7,040.00	10,560.00	11,000.00	11,000.00
BLM-450 Pest Control-Clubhouse	475.00	633.33	1,000.00	1,000.00
BLM-459 Security/FOBs	9,622.34	12,829.79	4,000.00	13,000.00
Subtotal	**35,748.97**	**48,838.63**	**26,000.00**	**35,000.00**
General Maintenance				
BLM-403 Entrance Sign Maintenance	0.00	0.00	2,000.00	2,000.00
BLM-405 Mailbox/Post/Lamp Maint	0.00	0.00	1,000.00	0.00
BLM-406 Fences/Wall repairs	4,850.00	6,466.67	8,000.00	7,000.00
BLM-414 Foutain Maintenance	4,205.00	2,516.00	2,000.00	3,000.00
BLM-423 Lake Management	55,455.49	64,727.49	28,000.00	29,000.00
BLM-461 Holiday Decorations	0.00	0.00	5,000.00	5,000.00

BLM-477 Tennis Court-Maintenance		316.59	422.12	1,500.00	1,500.00
	Subtotal	**64,827.08**	**74,132.28**	**47,500.00**	**47,500.00**
Grounds Maintenance					
BLM-415 Lawn Maint-Foreclosure		0.00	0.00	1,000.00	1,000.00
BLM-416 Grounds Maintenance		56,093.34	76,061.34	80,000.00	80,000.00
BLM-417 Grounds Maint/Supplies		2,582.82	3,443.76	5,000.00	5,000.00
BLM-445 Aquatic Plants		0.00	0.00	15,000.00	0.00
BLM-446 Mulch/Sod/Plants		1,850.00	2,466.67	15,000.00	15,000.00
BLM-447 Exotic Plant removal		0.00	0.00	12,000.00	17,000.00
BLM-460 Storm Danage Cleanup		(1,605.00)	(2,140.00)	5,000.00	5,000.00
BLM-464 Sprinkler Repairs Contract		11,804.16	15,738.88	10,000.00	17,000.00
BLM-474 Tree Trimming		6,230.00	8,306.67	20,000.00	20,000.00
BLM-475 Tree Removal		(5,000.00)	(5,000.00)	0.00	0.00
	Subtotal	**71,955.32**	**98,877.31**	**163,000.00**	**160,000.00**
Legal					
BLM-424 Legal-General		10,114.75	13,486.33	200,000.00	100,000.00
BLM-425 Legal-Lawsuits		54,579.23	72,772.31	0.00	75,000.00
BLM-426 Legal-Collections		20,630.30	27,507.07	5,000.00	29,000.00
BLM-427 Legal-Lawsuits 2024		35,198.00	35,198.00	0.00	0.00
	Subtotal	**120,522.28**	**148,963.71**	**205,000.00**	**204,000.00**
Pool					
BLM-453 Pool/Spa Repairs/Supplies		1,932.00	2,576.00	3,000.00	3,000.00
BLM-454 Pool/Spa Maintenance		3,880.00	5,820.00	8,000.00	6,000.00
	Subtotal	**5,812.00**	**8,396.00**	**11,000.00**	**9,000.00**
Utilities					
BLM-404 Telephone/Internet/Cable TV		4,791.65	6,388.87	5,000.00	7,000.00
BLM-408 Electricity		12,538.55	16,718.07	27,000.00	20,000.00
BLM-472 Trash Removal		3,434.27	4,579.03	2,500.00	5,000.00
BLM-476 Water & Sewer		6,530.54	8,707.39	4,500.00	10,000.00
	Subtotal	**27,295.01**	**36,393.35**	**39,000.00**	**42,000.00**
Transfers to Reserves					
Reserve Repayment		0.00	0.00	0.00	55,000.00
To Reserves		218,247.00	290,996.00	278,714.00	279,084.00
	Subtotal	**218,247.00**	**290,996.00**	**278,714.00**	**279,084.00**
Total		**847,988.95**	**1,093,128.59**	**1,150,080.00**	**1,156,422.04**