THE COLONIES AT BERKSHIRE LAKES CONDOMINIUM ASSOCIATION, INC.
2026 Approved BUDGET
January 1-December 31, 2026

INCOME

Account	2025 APPROVED BUDGET MONTHLY	2025 APPROVED BUDGET ANNUALLY	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUALLY
5020 Assessment Income	$44,129.92	$529,559.00	$44,080.13	$528,961.61
5030 Reserve Income	$6,378.84	$76,546.06	$6,432.28	$77,187.35
5065 Application Fees	$0.00	$0.00	$0.00	$0.00
5155 Trash Reimbursement Fee	$0.00	$0.00	$0.00	$0.00
Income Total	**$50,508.75**	**$606,105.06**	**$50,512.41**	**$606,148.96**

EXPENSES Account			YTD ACTUAL AS OF 7/31/25	MONTHLY PROJECTED	ANNUAL PROJECTED	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUALLY
6020 Accounting Fees & Tax Return	$316.67	$3,800.00	$4,536.69	$648.10	$7,777.18	$489.42	$5,873.00
6025 Management Services	$1,170.00	$14,040.00	$8,190.00	$1,170.00	$14,040.00	$1,216.83	$14,602.00
6040 Bank Fees	$8.33	$100.00	$154.00	$22.00	$264.00	$20.83	$250.00
6045 State Filing Fees	$31.17	$374.00	$0.00	$0.00	$0.00	$31.17	$374.00
6046 Reserve Estimate Study	$0.00	$0.00	$0.00	$0.00	$0.00	$458.33	$5,500.00
6050 Legal Fees	$541.67	$6,500.00	$772.50	$110.36	$1,324.29	$455.00	$5,460.00
6055 Pool Loan Payments	$3,901.17	$46,814.00	$34,825.02	$4,975.00	$59,700.03	$983.33	$11,800.00
6085 Office Expenses	$0.00	$607.00	$354.06	$50.58	$606.96	$50.58	$607.00
6070 Printing & Postage	$41.67	$500.00	$277.36	$39.62	$475.47	$41.67	$500.00
Administrative Total	**$6,010.67**	**$72,735.00**	**$49,109.63**	**$7,015.66**	**$84,187.94**	**$3,747.17**	**$44,966.00**
6100 Carports	$4,276.08	$51,313.00	$21,921.37	$3,131.62	$37,579.49	$3,403.67	$40,844.00
6110 Property	$7,774.75	$93,297.00	$40,502.72	$5,786.10	$69,433.23	$6,321.00	$75,852.00
6115 Umbrella	$308.33	$3,700.00	$1,982.53	$283.22	$3,398.62	$311.50	$3,738.00
6120 Flood	$2,949.00	$35,388.00	$19,523.43	$2,789.06	$33,468.74	$3,704.75	$44,457.00
6125 Directors & officers	$175.00	$2,100.00	$1,364.60	$194.94	$2,339.31	$182.17	$2,186.00
6127 Crime	$37.67	$452.00	$506.82	$72.40	$868.83	$62.58	$751.00
6130 Workers Comp	$42.83	$514.00	$363.38	$51.91	$622.94	$41.92	$503.00
6135 General Liability	$700.83	$8,410.00	$3,739.54	$534.22	$6,410.64	$806.00	$9,672.00
6139 Appraisal, Fees, Interest Insurance	$0.00	$500.00	$291.69	$41.67	$500.04	$41.67	$500.00
Insurance Total	**$16,306.17**	**$195,674.00**	**$90,196.08**	**$12,885.15**	**$154,621.85**	**$14,875.25**	**$178,503.00**
6140 Electricity	$1,575.00	$18,900.00	$11,539.15	$1,648.45	$19,781.40	$1,697.92	$20,375.00
6145 Propane	$25.00	$300.00	$206.91	$29.56	$354.70	$41.67	$500.00
6150 Water & Sewer	$4,166.67	$50,000.00	$28,781.45	$4,111.64	$49,339.63	$4,583.33	$55,000.00
6155 Trash Removal	$1,225.00	$14,700.00	$7,248.95	$1,035.56	$12,426.77	$1,150.00	$13,800.00
6160 Cable TV	$5,014.67	$60,176.00	$35,031.55	$5,004.51	$60,054.09	$5,215.25	$62,583.00
Utilities Total	**$12,006.33**	**$144,076.00**	**$82,808.01**	**$11,829.72**	**$141,956.59**	**$12,688.17**	**$152,258.00**
6180 Grounds Maint Cont Svcs	$2,027.00	$24,324.00	$15,351.94	$2,193.13	$26,317.61	$2,193.13	$26,317.61
6181 Mulch	$416.67	$5,000.00	$4,250.00	$607.14	$7,285.71	$420.83	$5,050.00
6182 New Plantings & Annuals	$166.67	$2,000.00	$1,166.69	$166.67	$2,000.04	$1,000.00	$12,000.00
6183 Sod Replacement	$166.67	$2,000.00	$1,166.69	$166.67	$2,000.04	$166.67	$2,000.00
6185- Irrigation Maint/Repairs	$125.00	$1,500.00	$1,457.58	$208.23	$2,498.71	$166.67	$2,000.00
6184 - Tree Trimming	$416.67	$5,000.00	$5,325.00	$760.71	$9,128.57	$625.00	$7,500.00
Grounds Maintenance Total	**$3,318.67**	**$39,824.00**	**$21,935.32**	**$4,102.56**	**$49,230.69**	**$4,572.30**	**$54,867.61**
6191 Pool Heater Maintenance	$83.33	$1,000.00	$1,924.52	$274.93	$3,299.18	$291.67	$3,500.00
6192 Pool Maintenance	$1,450.00	$17,400.00	$7,900.00	$1,128.57	$13,542.86	$1,508.00	$18,096.00
6193 Pool Repairs	$583.33	$7,000.00	$231.76	$33.11	$397.30	$583.33	$7,000.00
6194 Pool Permits / License	$104.17	$1,250.00	$1,250.00	$178.57	$2,142.86	$104.17	$1,250.00
Pool Maintenance Total	**$2,220.83**	**$26,650.00**	**$11,306.28**	**$1,615.18**	**$19,382.19**	**$2,487.17**	**$29,846.00**
6290 R&M - Building Maintenance	$1,666.67	$20,000.00	$17,394.94	$2,484.99	$29,819.90	$2,500.00	$30,000.00
6295 R&M - Pressure Cleaning- B	$416.67	$5,000.00	$2,900.00	$414.29	$4,971.43	$708.33	$8,500.00
6300 R&M - Pest Control/Rodent Control	$133.33	$1,600.00	$1,267.00	$181.00	$2,172.00	$208.33	$2,500.00
6305 R&M - Fire & Safety Equipment	$191.67	$2,300.00	$3,013.99	$430.57	$5,166.84	$433.33	$5,200.00
6315 R&M - Misc. Small Projects	$83.33	$1,000.00	$135.02	$19.29	$231.46	$83.33	$1,000.00
6325 R&M - Janitorial / Cleaning	$1,725.00	$20,700.00	$12,075.00	$1,725.00	$20,700.00	$1,776.75	$21,321.00
Repairs & Maintenance Total	**$4,216.67**	**$50,600.00**	**$36,785.95**	**$5,255.14**	**$63,061.63**	**$5,710.08**	**$68,521.00**
6415 RSV - Paving	$520.23	$ 6,242.76	$3,641.61	$520.23	$6,242.76	$779.22	$9,350.65
6420 RSV - Pool	$356.57	$ 4,278.83	$2,495.99	$356.57	$4,278.84	$356.57	$4,278.83
6425 RSV - Roof	$1,470.21	$ 17,642.49	$10,291.47	$1,470.21	$17,642.52	$1,470.21	$17,642.49
6430 RSV - Carport Roof	$174.83	$ 2,097.95	$1,223.81	$174.83	$2,097.96	$167.84	$2,014.03
6435 RSV - Painting	$657.67	$ 7,892.07	$4,603.69	$657.67	$7,892.04	$1,359.60	$16,315.19
6440 RSV - Carport Painting	$91.54	$ 1,098.43	$640.78	$91.54	$1,098.48	$985.10	$11,821.16
6445 RSV - Deferred Maintenance	$3,107.79	$ 37,293.54	$21,754.60	$3,107.80	$37,293.60	$1,313.75	$15,765.00
Reserve Transfer Total	**$6,378.84**	**$76,546.06**	**$44,651.95**	**$6,378.85**	**$76,546.20**	**$6,432.28**	**$77,187.35**
Total	**$50,508.75**	**$606,105.06**	**$336,793.22**		**$588,987.09**	**$50,512.41**	**$606,148.96**

ANNUAL EXPENSE	**$504,182.00**	**$606,148.96**	**$0.00**
Annual Maintenance Fee Per Unit w/o Carport	**$6,173.00**	**$7,070.13**	
Monthly Maintenance Per Unit w/o Carport	**$514.42**	**$589.18**	
Quarterly Maintenance Per Unit w/o Carport	**$1,543.25**	**$1,767.53**	**$1,768**
Carport Only Total Expenses	**$36,182.00**	**$54,679.19**	
Annual Maintenance Per Carport	**$804.00**	**$1,215.09**	
Quarterly Carport Maintenance	**$201.00**	**$303.77**	**$2,071**

Presented to BOD
The Colonies
11/20/2025