Berkshire Lakes Master Association, Inc

Financial Report for the Month of:
May 2026

Newell Property Management Corporation

Berkshire Lakes Master
Income Statement

Posted 5/1/2026 To 5/31/2026 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
Income								
Income								
BLM-302	Application Fees	1,395.88	666.67	729.21	8,571.06	3,333.35	5,237.71	8,000.00
BLM-304	Interest-Operating Account	1,584.48	833.33	751.15	7,270.44	4,166.65	3,103.79	10,000.00
BLM-307	Late Fees & Interest	(16.34)	0.00	(16.34)	5,562.06	0.00	5,562.06	0.00
BLM-309	Reserve Funding	0.00	0.00	0.00	(279,084.00)	(279,084.00)	0.00	(279,084.00)
BLM-310	Maintenance Fees	94,243.06	94,243.06	0.00	471,215.30	471,215.30	0.00	1,130,916.73
BLM-311	2025 Reserve Reimbursement	0.00	0.00	0.00	(55,000.00)	(55,000.00)	0.00	(55,000.00)
BLM-361	Attorney Fees Recovered	32,170.04	0.00	32,170.04	58,149.74	0.00	58,149.74	0.00
BLM-362	Clubhouse Rental	470.70	250.00	220.70	2,382.80	1,250.00	1,132.80	3,000.00
BLM-363	Pool/Tennis FOB	95.60	0.00	95.60	1,299.26	0.00	1,299.26	0.00
BLM-364	Plaza Lake Maint Revenue	0.00	375.44	(375.44)	0.00	1,877.20	(1,877.20)	4,505.31
TOTAL Income		129,943.42	96,368.50	33,574.92	220,366.66	147,758.50	72,608.16	822,338.04
TOTAL Income		129,943.42	96,368.50	33,574.92	220,366.66	147,758.50	72,608.16	822,338.04
Expense								
Administration								
BLM-401	Audit	0.00	483.33	(483.33)	0.00	2,416.65	(2,416.65)	5,800.00
BLM-402	Bank Charges	(3,740.90)	83.33	(3,824.23)	95.00	416.65	(321.65)	1,000.00
BLM-411	Filing Fees	70.00	5.83	64.17	70.00	29.15	40.85	70.00
BLM-420	Insurance	6,444.19	7,333.33	(889.14)	32,042.95	36,666.65	(4,623.70)	88,000.00
BLM-442	Management/Accounting	9,041.67	9,041.67	0.00	46,108.35	45,208.35	900.00	108,500.04
BLM-443	Technical Assistance/Office	1,567.50	125.00	1,442.50	1,732.50	625.00	1,107.50	1,500.00
BLM-444	Contingency	0.00	3,259.58	(3,259.58)	0.00	16,297.90	(16,297.90)	39,115.00
BLM-448	Office Expense	(611.90)	500.00	(1,111.90)	1,682.54	2,500.00	(817.46)	6,000.00
BLM-449	Office Equipment	349.69	208.33	141.36	349.69	1,041.65	(691.96)	2,500.00
BLM-462	Annual Meeting/Election	0.00	1,583.33	(1,583.33)	3,174.67	7,916.65	(4,741.98)	19,000.00
BLM-466	Taxes	0.00	29.42	(29.42)	(197.78)	147.10	(344.88)	353.00
BLM-490	Website Support	0.00	333.33	(333.33)	0.00	1,666.65	(1,666.65)	4,000.00
BLM-491	Website Hosting	100.00	250.00	(150.00)	1,420.00	1,250.00	170.00	3,000.00
BLM-500	Payroll	2,850.30	3,833.33	(983.03)	17,257.05	19,166.65	(1,909.60)	46,000.00
TOTAL Administration		16,070.55	27,069.81	(10,999.26)	103,734.97	135,349.05	(31,614.08)	324,838.04
Clubhouse								
BLM-421	Clubhouse Maint/Supplies	829.02	833.33	(4.31)	897.02	4,166.65	(3,269.63)	10,000.00
BLM-422	Janitorial/Cleaning	880.00	916.67	(36.67)	4,400.00	4,583.35	(183.35)	11,000.00
BLM-450	Pest Control-Clubhouse	0.00	83.33	(83.33)	910.00	416.65	493.35	1,000.00
BLM-459	Security/FOBs	1,342.14	1,083.33	258.81	2,657.67	5,416.65	(2,758.98)	13,000.00
TOTAL Clubhouse		3,051.16	2,916.66	134.50	8,864.69	14,583.30	(5,718.61)	35,000.00
General Maintenance								
BLM-403	Entrance Sign Maintenance	(1,175.71)	166.67	(1,342.38)	178.00	833.35	(655.35)	2,000.00
BLM-406	Fences/Wall Repairs	0.00	583.33	(583.33)	0.00	2,916.65	(2,916.65)	7,000.00
BLM-410	Credit Card	3,933.30	0.00	3,933.30	3,933.30	0.00	3,933.30	0.00

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		Current Month Operating			Year to Date Operating			
		Actual	Budget	$ Var	Actual	Budget	$ Var	Annual
BLM-414	Fountain Maintenance	0.00	250.00	(250.00)	4,120.00	1,250.00	2,870.00	3,000.00
BLM-423	Lake Management	2,318.00	2,416.67	(98.67)	11,590.00	12,083.35	(493.35)	29,000.00
BLM-461	Holiday Decorations	0.00	416.67	(416.67)	0.00	2,083.35	(2,083.35)	5,000.00
BLM-477	Tennis Court Maintenance	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00
TOTAL General Maintenance		5,075.59	3,958.34	1,117.25	19,821.30	19,791.70	29.60	47,500.00
Grounds Maintenance								
BLM-415	Lawn Maint-Foreclosures	0.00	83.33	(83.33)	0.00	416.65	(416.65)	1,000.00
BLM-416	Grounds Maintenance	6,855.68	6,666.67	189.01	36,672.63	33,333.35	3,339.28	80,000.00
BLM-417	Grounds Maint/Supplies	0.00	416.67	(416.67)	0.00	2,083.35	(2,083.35)	5,000.00
BLM-446	Mulch/Sod/Plants	0.00	1,250.00	(1,250.00)	6,125.00	6,250.00	(125.00)	15,000.00
BLM-447	Exotic Plant Removal	0.00	1,416.67	(1,416.67)	4,200.00	7,083.35	(2,883.35)	17,000.00
BLM-460	Storm Damage Cleanup	16,000.00	416.67	15,583.33	16,000.00	2,083.35	13,916.65	5,000.00
BLM-464	Sprinkler Repairs Contract	2,964.31	1,416.67	1,547.64	5,037.42	7,083.35	(2,045.93)	17,000.00
BLM-474	Tree Trimming	301.37	1,666.67	(1,365.30)	6,821.37	8,333.35	(1,511.98)	20,000.00
BLM-475	Tree Removal	0.00	0.00	0.00	(3,450.00)	0.00	(3,450.00)	0.00
TOTAL Grounds Maintenance		26,121.36	13,333.35	12,788.01	71,406.42	66,666.75	4,739.67	160,000.00
Legal								
BLM-424	Legal-General	1,167.25	8,333.33	(7,166.08)	2,201.39	41,666.65	(39,465.26)	100,000.00
BLM-425	Legal-Lawsuits	33,234.38	6,250.00	26,984.38	59,580.50	31,250.00	28,330.50	75,000.00
BLM-426	Legal-Collections	3,258.70	2,416.67	842.03	3,258.70	12,083.35	(8,824.65)	29,000.00
TOTAL Legal		37,660.33	17,000.00	20,660.33	65,040.59	85,000.00	(19,959.41)	204,000.00
Pool								
BLM-453	Pool/Spa Repairs/Supplies	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00
BLM-454	Pool/Spa Maintenance	500.35	500.00	0.35	2,440.35	2,500.00	(59.65)	6,000.00
TOTAL Pool		500.35	750.00	(249.65)	2,440.35	3,750.00	(1,309.65)	9,000.00
Utilities								
BLM-404	Telephone/Internet/Cable TV	1,213.15	583.33	629.82	2,942.02	2,916.65	25.37	7,000.00
BLM-408	Electricity	2,108.17	1,666.67	441.50	11,567.92	8,333.35	3,234.57	20,000.00
BLM-472	Trash Removal	174.27	416.67	(242.40)	2,074.68	2,083.35	(8.67)	5,000.00
BLM-476	Water & Sewer	526.40	833.33	(306.93)	2,584.40	4,166.65	(1,582.25)	10,000.00
TOTAL Utilities		4,021.99	3,500.00	521.99	19,169.02	17,500.00	1,669.02	42,000.00
TOTAL Expense		92,501.33	68,528.16	23,973.17	290,477.34	342,640.80	(52,163.46)	822,338.04
Excess Revenue / Expense		37,442.09	27,840.34	9,601.75	(70,110.68)	(194,882.30)	124,771.62	0.00

Berkshire Lakes Master
Balance Sheet
Posted 05/31/2026

Tuesday, June 2, 2026

Assets				
Bank				
	BLM-101	First Horizon Bank - Operating	53,953.13	
	BLM-102	Charles Schwab - Operating	557,563.20	
	Total Bank		611,516.33	
Reserve				
	BLM-161	First Horizon Bank - Reserve	5,178.65	
	BLM-162	Charles Schwab-Reserve	360,666.86	
	Total Reserve		365,845.51	
Accounts Receivable				
	BLM-110	Members Fees Receivable	25,183.44	
	Total Accounts Receivable		25,183.44	
Other				
	BLM-111	Allowance for Bad Debt	(2,577.37)	
	BLM-112	Receivable: Plaza Lake Maintenance	47,651.18	
	Total Other		45,073.81	
Prepaid				
	BLM-115	Prepaid Insurance	43,800.19	
	Total Prepaid		43,800.19	
Total Assets				1,091,419.28
Liabilities & Equity				
Liability				
	BLM-210	Accounts Payable	8,379.87	
	BLM-211	Accrued Expense	406.00	
	BLM-222	Prepaid Maintenance Fees	664,806.02	
	BLM-223	Homeowner Overpay	12,576.55	
	BLM-225	Deferred Prior Year Surplus	19,612.19	
	Total Liability		705,780.63	
Reserve				
	BLM-240	General Reserve	414,077.73	
	BLM-248	Interest Reserve	28,137.55	
	Total Reserve		442,215.28	
Equity				
	BLM-294	Capital Contribution	90,669.28	
	BLM-296	Surplus - Previous Years	(77,135.23)	
		Net Income	(70,110.68)	
	Total Equity		(56,576.63)	
Total Liabilities & Equity				1,091,419.28