

Berkeley Condominium - 2026 Proposed Operating Association Budget				
	2025			
	Actual Budget Exp	Approved 2025 Budget	Variance	Proposed 2026
Income				
Application Fee Income	\$390.00	\$0.00	\$390.00	1000
Association Fee Income	\$477364.25	\$585246.34	-\$107882.09	612188
Convenience Fee	\$784.95	\$0.00	\$784.95	0
Interest Fee	\$675.00	\$0.00	\$675.00	0
Late Fee	\$25.00	\$0.00	\$25.00	0
Notice of Late Ass	\$100.00	\$0.00	\$100.00	0
Other Income	\$3943.63	\$644.00	\$3299.63	2000
Parking Income	\$30.00	\$0.00	\$30.00	0
Reserves Income	\$5.63	\$64352.00	-\$64346.37	0
Total for Income	\$483318.46	\$650242.34	-\$166923.88	\$615188.00
Expense				
10100-Structural Integrity Reserve Study (SIRS)	\$0.00	\$10000.00	-\$10000.00	1000
81000 CPA & Accounting	\$9000.00	\$18000.00	-\$9000.00	5000
Bank Fees	\$90.00	\$0.00	\$90.00	200
Buildium- Sofwers	\$3544.46	\$2010.00	\$1534.46	1800
Cleaning and Maintenance	\$15020.00	\$21000.00	-\$5980.00	18000
Condominium License Renewal	\$316.00	\$316.80	-\$0.80	1000
Elevator County Inspections (Annual Fee)	\$150.00	\$360.00	-\$210.00	360
Elevator Maintenance	\$3510.28	\$4814.40	-\$1304.12	4900
Elevator repairs	\$0.00	\$4000.00	-\$4000.00	4000
Elevator Wireless and Monitoring	\$330.00	\$1980.00	-\$1650.00	1500
Fire Alarm Monitoring Services	\$264.87	\$475.08	-\$210.21	600
Fire Extinguisher Inspection/Maintenance	\$230.05	\$450.00	-\$219.95	500
Fire Extinguisher Service	\$1164.67	\$1500.00	-\$335.33	1500
FPL	\$6518.61	\$13200.00	-\$6681.39	13860
GAF Roof Inspection (Annual Fee)	\$0.00	\$1225.00	-\$1225.00	0
GAF Roof Maintenance	\$0.00	\$1800.00	-\$1800.00	0
General Maintenance & Repair	\$18166.05	\$30000.00	-\$11833.95	15000
Insurance	\$139970.90	\$276300.00	-\$136329.10	240000
Landscaping	\$0.00	\$3000.00	-\$3000.00	3000
Lawn Service	\$7242.00	\$10224.00	-\$2982.00	13000
Legal Fees	\$18722.19	\$30000.00	-\$11277.81	6000
Licenses and Permits	\$911.00	\$0.00	\$911.00	500
Life Safety Permit (annual fee)	\$0.00	\$174.48	-\$174.48	0
Management Fees	\$31700.00	\$48000.00	-\$16300.00	48000
Office Expense	\$1039.11	\$1000.00	\$39.11	500
Other Expenses	\$6161.67	\$0.00	\$6161.67	0
Pest Control	\$1632.82	\$2696.40	-\$1063.58	2696
Plumbing Repairs	\$8718.00	\$20000.00	-\$11282.00	15000
Recertification MDC	\$12500.00	\$0.00	\$12500.00	0
Roof Inspection and Maintenance	\$1145.00	\$0.00	\$1145.00	0
Sunbiz License Renewal (Annual Fee)	\$61.25	\$61.50	-\$0.25	0
Swimming Pool (County Inspection Annual Fee)	\$50.35	\$50.04	\$0.31	0
Swimming Pool Maintenance	\$2500.00	\$3000.00	-\$500.00	3600
Telephone/ Internet	\$3525.03	\$3336.00	\$189.03	1500
Trash Chute Maintenance	\$0.00	\$1750.00	-\$1750.00	1500
Waste Management	\$16348.56	\$19800.00	-\$3451.44	26672
Water and Sewer	\$31539.06	\$54315.00	-\$22775.94	60000
Wix	\$318.10	\$407.64	-\$89.54	0
Total				491188
Reserves :				
SIRS Reserve Transfer	\$0.00	\$64352.00	-\$64352.00	100000
General Unallocated Reserve				24000
Total for Expense	\$342390.03	\$649598.34	-\$307208.31	615188
2026 Proposed Fee				
Unit	Owner %	Units	Yearly	2026 Monthly
A	0.01567	32	307200	800.00
B	0.01001	43	264192	512.00
C	0.0135	4	33072	689.00
2025 Current Fee				
A	0.01567	32	306730.94	847.59
B	0.01001	43	267858.11	541.49
C	0.0135	4	32518.52	729.86