

The Berkeley Condominium
Approved Budget -2025

	Description	2024 Monthly	2024 Annual	Approved Monthly	Approved Annual	Annual Variance	Remarks
	REVENUE						
	Owner Assessments	38,207.18	458,486.16	54,133.20	649,598.34	191,112.18	33.76% Increase
	Laundry Income	250.00	3,000.00	53.67	644.00	-2,356.00	Result of New Machines
	**TOTAL REVENUE	38,457.18	461,486.16	54,186.86	650,242.34		
	EXPENSES						
	**GENERAL EXPENSES						
	Reserves 10% of Budget	3,473.40	41,680.80	5,362.67	64,352.00	22,671.20	10% of Operating Budget
	Property Manager	4,000.00	48,000.00	4,000.00	48,000.00	0.00	
	Property Maintenance	1,385.00	16,620.00	1,750.00	21,000.00	4,380.00	New Contract Amount
	General Maintenance & Repairs	2,000.00	24,000.00	2,500.00	30,000.00	6,000.00	Increased Repairs for 2024 & 2025
	Legal Fees	2,000.00	24,000.00	2,500.00	30,000.00	6,000.00	Legal Fee Expenditures averaged 2024
	Accounting	0.00	0.00	1,500.00	18,000.00	18,000.00	Previous Years Accounting 18,19,20,21,22,23
	Plumbing & Maintenance	1,000.00	12,000.00	1,666.67	20,000.00	8,000.00	Continued Plumbing Failures Allocation
	Trash (Waste Management)	1,135.00	13,620.00	1,650.00	19,800.00	6,180.00	Increased Service Rate for 2024 & 2025
	Trash Chute Maintenance & Repair	37.50	450.00	145.83	1,750.00	1,300.00	Projected Unclogging of Chutes
	Buildium	112.50	1,350.00	167.50	2,010.00	660.00	Increase forwarded to BOD in email
	Office Expense	50.00	600.00	83.33	1,000.00	400.00	Continued archiving and doc procurement
	Elevator	350.00	4,200.00	401.20	4,814.40	614.40	Current Rate
	Elevator Phone Monitoring	90.00	1,080.00	165.00	1,980.00	900.00	Current Rate
	Elevator County Inspection (Annual Fee)	30.00	360.00	30.00	360.00	0.00	
	Elevator Replacement Fund	500.00	6,000.00	0.00	0.00	-6,000.00	Funds are not being held in separate account
	Elevator Repair	0.00	0.00	333.33	4,000.00	4,000.00	Expected repairs
	Fire Alarm Monitoring	39.59	475.08	39.59	475.08	0.00	
	Fire Protection Services (Annual Fee)	25.00	300.00	25.00	300.00	0.00	
	Fire Extinguisher Inspection (Annual Fee)	37.50	450.00	37.50	450.00	0.00	
	Fire Extinguisher Service	100.00	1,200.00	100.00	1,200.00	0.00	
	Life Safety Permit	14.54	174.48	14.54	174.48	0.00	
	Wix (Website)	33.97	407.64	33.97	407.64	0.00	
	Lawn Service	852.00	10,224.00	852.00	10,224.00	0.00	
	Landscape Beautification	100.00	1,200.00	250.00	3,000.00	1,800.00	Annual pruning.
	Pool Maintenance	250.00	3,000.00	250.00	3,000.00	0.00	
	Swimming Pool County Inspections	4.17	50.04	4.17	50.04	0.00	
	Pest Control	192.60	2,311.20	224.70	2,696.40	385.20	Current Rate
	GAF Roof Inspection (Annual Fee)	95.41	1,144.92	102.08	1,225.00	80.08	Current Rate
	GAF Roof Maintenance	150.00	1,800.00	150.00	1,800.00	0.00	
	Condominium License Renewal (Annual	26.40	316.80	26.40	316.80	0.00	
	Sunbiz License Renewal (Annual Fee)	5.10	61.20	5.13	61.50	0.30	
	Defecit Funding (Engineer Payment)	0.00	0.00	0.00	0.00	0.00	Engineer payment from Reserves- REJECTED
	Defecit Funding (Reserves 2024)	0.00	0.00	0.00	0.00	0.00	shortage
	SIRS Reporting DBPR	0.00	0.00	833.33	10,000.00	10,000.00	Required by state and DBPR
	Engineering Services (Walkways)	0.00	0.00	0.00	0.00	0.00	Walkway study for failures of coating- REJECTED
	**TOTAL GENERAL EXPENSES	18,089.68	217,076.16	25,203.95	302,447.34		
	**INSURANCE						
	Multiperil/Prop Ins/Flood	14,828.50	177,942.00	23,025.00	276,300.00	98,358.00	Current rate + 15% expected increase (Citizens)
	**TOTAL INSURANCE	14,828.50	177,942.00	23,025.00	276,300.00		
	**UTILITIES						
	Electricity- - General	1,100.00	13,200.00	1,100.00	13,200.00	0.00	
	Water & Sewer - - General	3,900.00	46,800.00	4,526.25	54,315.00	7,515.00	Current Rate + Payment Plan
	Grasshopper	60.00	720.00	0.00	0.00	-720.00	
	Telephone/ Internet	229.00	2,748.00	278.00	3,336.00	588.00	Current Rate
	**TOTAL UTILITIES	5,289.00	63,468.00	5,904.25	70,851.00		
	**TOTAL EXPENSES	38,207.18	458,486.16	54,133.20	649,598.34		
	NET INCOME/LOSS						

The Berkeley Condominium Approved Maintenance- 2025

Breakdown Per Unit:

Total Annual Contribution Per Unit:			Unit Type:		Percentage of Ownership		Current Monthly Payment	
\$10,171.08			A		1.5673%		\$594.90	
\$10,171.08			AR		1.5673%		\$594.90	
\$10,171.08			B		1.5673%		\$594.90	
\$10,171.08			BR		1.5673%		\$594.90	
\$6,497.88			C		1.0013%		\$380.07	
\$6,497.88			CR		1.0013%		\$380.07	
\$8,758.32			D		1.3496%		\$512.27	
\$8,758.32			DR		1.3496%		\$512.27	

101.35%

Monthly GA Income

Annual GA Income

Proposed Monthly Payment
\$847.59
\$847.59
\$847.59
\$847.59

\$541.49
\$541.49

\$729.86
\$729.86

\$54,133.20

\$648,954.34