

Berkford Place HOA

Approved Budget for 2021

Budget was approved on 12/16 /20

2021 Comparison to Prior Year:

- **No change on actual assessment.**
- **Early Pay discount discontinued.**
- **Late fee charges of 10% for balances due after January 31st (as dictated in declarations and covenants).**
- **Payment link available on Community Website.**

Berkfordplace.ngpcam.com

**Please feel free to forward any questions for the board to office@ngpcam.com
so that they may consider a response at the meeting.**

Berkford Place Homeowners Association, Inc.

Approved 2021 Budget

Units 68 Annual Assessment/Lot \$500.00			
Assesment for 2021 \$500.00/unit	2020 Budget	YE Est 2020	2021 Budget
<u>Income</u>			
Assessment Income	\$35,700.00	\$35,700.00	\$34,000.00
Assessment Discount	-\$1,700.00	-\$1,700.00	\$0.00
Late Fee Income	\$0.00	\$0.00	\$0.00
Legal Fees Reimbursement	\$0.00	\$0.00	\$0.00
Owner Collection Costs	\$0.00	\$0.00	\$0.00
Owner Admin Fees Income	\$0.00	\$0.00	\$0.00
Owner Interest Income	\$0.00	\$0.00	\$0.00
Interest Income	\$0.00	\$0.00	\$0.00
Total Income	\$34,000.00	\$34,000.00	\$34,000.00
<u>Expenses</u>			
<u>General Expenses</u>			
Bad Debt		\$700.00	\$700.00
Management Fees	\$8,730.18	\$8,565.00	\$7,800.00
Accounting Fees	\$200.00	\$210.00	\$200.00
Legal Fees	\$1,000.00	\$70.00	\$500.00
Legal Fees Collection	\$0.00	\$450.00	\$500.00
Bank Charges	\$0.00	\$0.00	\$0.00
Postage & Mail	\$400.00	\$350.00	\$400.00
Insurance	\$3,300.00	\$3,400.00	\$3,400.00
Office Supplies	\$25.00	\$25.00	\$25.00
Printing & Reproduction	\$250.00	\$250.00	\$250.00
Other Taxes & Fees	\$65.00	\$65.00	\$65.00
Reimbursable Collection Exp.	\$0.00	\$0.00	\$0.00
Miscellaneous G&A	\$700.00	\$500.00	\$660.00
Total G&A	\$14,670.18	\$14,585.00	\$14,500.00
<u>Utilities</u>			
Electricity	\$5,759.00	\$5,800.00	\$5,800.00
Total Utilities	\$5,759.00	\$5,800.00	\$5,800.00
<u>Maintenance</u>			
Grounds Non-Contract	\$500.00	\$815.00	\$800.00
Mulch/Plants	\$0.00	\$0.00	\$0.00
Irrigation Repair & Maint.	\$200.00	\$200.00	\$200.00
General Maintenance & Repair	\$870.82	\$600.00	\$700.00
Wall/Fences - Repair & Maint	\$0.00	\$0.00	\$0.00
Lake Fountain Repair	\$0.00	\$0.00	\$0.00
Total Maintenance	\$1,570.82	\$1,615.00	\$1,700.00
<u>Contract Services</u>			
Lawn Maint. & Landscaping	\$9,300.00	\$9,300.00	\$9,300.00
Lake Maintenance	\$2,700.00	\$2,700.00	\$2,700.00
Total Contract Services	\$12,000.00	\$12,000.00	\$12,000.00
<u>Reserve Contributions</u>			
Reserves - Deferred Maintenance	\$0.00	\$0.00	\$0.00
Total Reserve Contributions	\$0.00	\$0.00	\$0.00
	2020 Budget	YE EST 2020	2021 Budget
TOTAL INCOME	\$34000.00	\$34,000.00	\$34,000.00
TOTAL EXPENSES	\$34000.00	\$34,000.00	\$34,000.00
CARRY FORWARD	\$0.00	\$0.00	\$0.00
NET	\$0.00	\$0.00	\$0.00