

**Berkeley Condominium
2023 Breakdown**

	Annual	Monthly
Insurance	\$90,510.12	\$7,542.51
Property Manager	\$48,000.00	\$4,000.00
Property Maintenance	\$16,620.00	\$1,385.00
General Maintenance and Repairs	\$24,000.00	\$2,000.00
Legal Fees	\$24,000.00	\$2,000.00
Reserves 10%	\$33,360.00	\$2,780.00
FPL	\$13,200.00	\$1,100.00
Water and Sewer	\$46,800.00	\$3,900.00
Plumbing Maintenance	\$12,000.00	\$1,000.00
Waste Management	\$13,620.00	\$1,135.00
Trash Chute Maintenance	\$450.00	\$37.50
Buildium	\$1,350.00	\$112.50
Telephone/Internet	\$2,748.00	\$229.00
GrassHopper	\$720.00	\$60.00
Wix (website)	\$407.64	\$33.97
Office Expenses	\$600.00	\$50.00
Elevator Maintenance	\$4,200.00	\$350.00
Elevator Phone Monitoring	\$1,080.00	\$90.00
Elevator County Inspections (annual fee)	\$360.00	\$30.00
Elevator Replacement Fund	\$6,000.00	\$500.00
Fire Alarm Monitoring	\$475.08	\$39.59
Fire Protection Services (annual fee)	\$300.00	\$25.00
Fire Extinguisher Inspection (annual fee)	\$450.00	\$37.50
Fire Extinguisher Service	\$1,200.00	\$100.00
Life Safety Permit (annual fee)	\$174.48	\$14.54
Lawn Service	\$10,224.00	\$852.00
Landscape Beautification	\$1,200.00	\$100.00
Pool Maintenance	\$3,000.00	\$250.00
Swimming Pool County Inspection (annual fee)	\$50.04	\$4.17
Pest Control	\$2,311.20	\$192.60
GAF Roof Inspection (annual fee)	\$1,144.92	\$95.41
GAF Roof Maintenance	\$1,800.00	\$150.00
Condominium License Renewal (annual fee)	\$316.80	\$26.40
Sunbiz License Renewal (annual fee)	\$61.20	\$5.10
Total Expenditures	\$362,733.48	\$30,227.79
General Assessment Income	\$356,737.40	\$29,728.12
Laundry Machine Income	\$6,000.00	\$500.00
Total Income	\$362,737.40	\$30,228.12
	\$3.92	\$0.33

**Berkeley Condominium
General Assessment - 2023
(Proposal)**

\$356,733.48

Breakdown per unit:

monthly payment

\$5,591.08	A	1.5673%	\$465.92
\$5,591.08	Ar	1.5673%	\$465.92
\$5,591.08	B	1.5673%	\$465.92
\$5,591.08	Br	1.5673%	\$465.92
\$3,571.97	C	1.0013%	\$297.66
\$3,571.97	Cr	1.0013%	\$297.66
\$4,814.48	D	1.3496%	\$401.21
\$4,814.48	Dr	1.3496%	\$401.21

Monthly GA income: 101.35%

\$29,728.12

Total GA paid:

\$356,737.40