

**Berkeley Condominium  
2023 Breakdown**

	<b>Annual</b>	<b>Monthly</b>
Insurance	\$177,942.00	\$14,828.50
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%	\$41,680.80	\$3,473.40
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
<b>Total Expenditures</b>	<b>\$458,486.16</b>	<b>\$38,207.18</b>
General Assessment Income	\$455,491.17	\$37,957.60
Laundry Machine Income	\$3,000.00	\$250.00
<b>Total Income</b>	<b>\$458,491.17</b>	<b>\$38,207.60</b>
	<b>\$5.01</b>	<b>\$0.42</b>

**Berkeley Condominium  
General Assessment - 2023**

\$455,486.16

Breakdown per unit:			monthly payment
\$7,138.83	A	1.5673%	\$594.90
\$7,138.83	Ar	1.5673%	\$594.90
\$7,138.83	B	1.5673%	\$594.90
\$7,138.83	Br	1.5673%	\$594.90
\$4,560.78	C	1.0013%	\$380.07
\$4,560.78	Cr	1.0013%	\$380.07
\$6,147.24	D	1.3496%	\$512.27
\$6,147.24	Dr	1.3496%	\$512.27
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Monthly GA income:		101.35%	\$37,957.60
Total GA paid:			<hr/> <hr/>
			\$455,491.17