

Budget Detail

Inner Management Services

Properties: Berkley Township Property Owner's Association, Inc. - 4416 Buford Hwy Norcross, GA 30071

Period Range: Jan 2024 to Dec 2024

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Berkley Township Property Owner's Association, Inc. - 4416 Buford Hwy Norcross, GA 30071														
Income														
HOMEOWNERS DUES AND FEES														
Association Income	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	293,880.00	100.00
Total HOMEOWNERS DUES AND FEES	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	293,880.00	100.00
Total Budgeted Income	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	293,880.00	100.00
Expense														
GENERAL AND ADMINISTRATIVE														
Postage & Shipping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	0.09
AppFolio Software	2,427.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,427.60	0.83
Total GENERAL AND ADMINISTRATIVE	2,427.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	2,677.60	0.91
TAXES AND INSURANCE														
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	655.00	0.00	0.00	655.00	0.22
Property Insurance	7,547.09	7,547.09	7,547.09	7,547.09	7,547.08	7,547.08	7,547.08	7,547.08	7,547.08	7,547.08	7,547.08	7,547.08	90,565.00	30.82
Total TAXES AND INSURANCE	7,547.09	7,547.09	7,547.09	7,547.09	7,547.08	7,547.08	7,547.08	7,547.08	7,547.08	8,202.08	7,547.08	7,547.08	91,220.00	31.04
CLEANING AND MAINTENANCE														

Budget Detail

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Cleaning and Maintenance -Other	298.20	298.20	298.20	298.20	298.20	298.20	298.19	298.19	298.19	298.19	298.19	298.19	3,578.34	1.22
Total CLEANING AND MAINTENANCE	298.20	298.20	298.20	298.20	298.20	298.20	298.19	298.19	298.19	298.19	298.19	298.19	3,578.34	1.22
PROFESSIONAL SERVICES														
Professional Service Other	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.09
Total PROFESSIONAL SERVICES	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.09
PROFESSIONAL SERVICE-LEGAL														
Legal Fees	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.17
Total PROFESSIONAL SERVICE-LEGAL	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.17
MANAGEMENT FEES														
IMS-Management Fees	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	25,956.00	8.83
Total MANAGEMENT FEES	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	2,163.00	25,956.00	8.83
UTILITIES														
Electricity	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00	1.70
Water	139.31	139.31	139.30	139.30	139.30	139.30	139.30	139.30	139.30	139.30	139.30	139.30	1,671.62	0.57
Telephone/Cable/Internet	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	3,120.00	1.06
Total UTILITIES	815.98	815.98	815.97	815.97	815.97	815.97	815.97	815.97	815.96	815.96	815.96	815.96	9,791.62	3.33
LANDSCAPING														
Seasonal Color	0.00	0.00	0.00	2,135.00	0.00	0.00	0.00	0.00	2,135.00	0.00	0.00	0.00	4,270.00	1.45
Detention	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	3,000.00	1.02

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Pond														
Landscape Contract	7,995.00	7,995.00	7,995.00	7,995.00	7,995.00	7,995.00	7,995.00	7,995.00	7,995.00	7,995.00	7,995.00	7,995.00	95,940.00	32.65
Total LANDSCAPING	7,995.00	7,995.00	7,995.00	11,630.00	7,995.00	7,995.00	7,995.00	7,995.00	11,630.00	7,995.00	7,995.00	7,995.00	103,210.00	35.12
POOL MAINTENANCE														
Pool-Contract	1,083.34	1,083.34	1,083.34	1,083.34	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	13,000.00	4.42
Pool -Misc	0.00	0.00	0.00	0.00	1,426.00	4,600.00	4,766.00	4,692.00	552.00	0.00	0.00	0.00	16,036.00	5.46
Total POOL MAINTENANCE	1,083.34	1,083.34	1,083.34	1,083.34	2,509.33	5,683.33	5,849.33	5,775.33	1,635.33	1,083.33	1,083.33	1,083.33	29,036.00	9.88
MAINTENANCE OTHER														
Signs/Locks/Keys	1,730.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,730.44	0.59
Termite Bond	16,010.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,010.00	5.45
Total MAINTENANCE OTHER	17,740.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,740.44	6.04
CAPITAL REPAIR AND RESERVE														
Roof/Gutter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,920.00	0.00	0.00	0.00	9,920.00	3.38
Total CAPITAL REPAIR AND RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,920.00	0.00	0.00	0.00	9,920.00	3.38
Total Budgeted Expense	40,570.65	19,902.61	20,152.60	23,537.60	21,328.58	24,502.58	24,668.57	24,594.57	34,009.56	20,557.56	19,902.56	20,152.56	293,880.00	100.00
Total Budgeted Income	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	24,490.00	293,880.00	100.00
Total Budgeted Expense	40,570.65	19,902.61	20,152.60	23,537.60	21,328.58	24,502.58	24,668.57	24,594.57	34,009.56	20,557.56	19,902.56	20,152.56	293,880.00	100.00
Net Operating Income	-16,080.65	4,587.39	4,337.40	952.40	3,161.42	-12.58	-178.57	-104.57	-9,519.56	3,932.44	4,587.44	4,337.44	0.00	0.00