

BERRY CREEK BUDGET				
REVENUE	2025 BUDGET	2025 YTD	2025 Balance	2026 Proposed
Expected Revenue 200 Lots x \$600	\$120,000.00	\$120,200.00		\$120,000.00
Misc Revenue		\$30.00		
TOTAL REVENUE	\$120,000.00	\$120,230.00		\$120,000.00
EXPENSES				
Insurance - State Farm HOA Property Insurance	\$8,500.00	\$10,155.00	(\$1,655.00)	\$10,155.00
License & Permits (OK Dept of Health)	\$75.00	\$75.00	\$0.00	\$75.00
Maintenance & Services				
Clubhouse Maintenance (Pest Control & Window Cleaning)	\$700.00	\$1,165.00	(\$465.00)	\$700.00
Clubhouse Cleaning (Diane Fix \$50 x 52)	\$2,600.00	\$2,200.00	\$400.00	\$2,600.00
Lawn Maintenance & Landscaping	\$28,500.00	\$21,648.30	\$6,851.70	\$28,500.00
Pool & Waterfall Maintenance (Dennis Cyr \$1430 x 12)	\$17,160.00	\$14,300.00	\$2,860.00	\$17,160.00
Fitness Equipment Services	\$500.00	\$0.00	\$500.00	\$500.00
Other Fees				
Bank Service Fee	\$0.00	\$5.00		
PO Box Rental	\$176.00	\$182.00	(\$6.00)	\$182.00
Safe Deposit Box	\$35.00	\$35.00	\$0.00	\$35.00
Website (Go Daddy, iContact, Smore)	\$500.00	\$548.17	(\$48.17)	\$500.00
Postage & Delivery	\$200.00	\$36.50	\$163.50	\$200.00
Professional Fees				
Accounting (Mark Gunkel, CPA)	\$2,575.00	\$2,290.00	\$285.00	\$2,575.00
Repairs				
Building Repairs (Clubhouse, Guardhouse, Pumphouse)	\$2,000.00	\$489.54	\$1,510.46	\$2,000.00
Equipment Repairs	\$2,000.00	\$2,657.79	(\$657.79)	\$2,000.00
Pool Repairs	\$2,000.00	\$220.74	\$1,779.26	\$2,000.00
Social Committee	\$1,500.00	\$676.45	\$823.55	\$1,500.00
Supplies				
Clubhouse/Playground	\$2,000.00	\$3,396.76	(\$1,396.76)	\$2,000.00
Pool (Chemicals)	\$6,500.00	\$5,739.95	\$760.05	\$6,500.00
Office Supplies	\$300.00	\$514.15	(\$214.15)	\$300.00
Taxes (Real Estate Taxes on HOA Property)	\$6,900.00	\$0.00	\$6,900.00	\$6,900.00
Income Tax Owed		\$496.00		\$500.00
Utilities				
Gas/Electric/Water	\$30,000.00	\$25,940.45	\$4,059.55	\$30,000.00
Bluepeak	\$3,000.00	\$3,140.23	(\$140.23)	\$3,756.00
Capital Improvements				
TOTAL OPERATING EXPENSES	\$117,721.00	\$95,912.03	\$21,808.97	\$120,638.00
BALANCE FOR CAPITAL IMPROVEMENTS	\$2,279.00			(\$638.00)
Proposed Capital Improvements				
Security cameras - clubhouse	\$3,800.00			
Pecan Grove drainage	\$11,212.00			
Clubhouse & Guard Shack repair, paint fences	\$28,500.00			
Pool mastic				TBD
Add additional shade structure at pool				TBD
Reserve Fund Balances				
2018 Reserve Fund (CD)				\$16,654.17
2019 Reserve Fund (CD)				\$16,151.29
2020 Reserve Fund (Money Market)				\$11,079.20