

**Berwick Plantation POA**  
**Income Statement**  
Jan - Dec 2025

|                                  | <b>Actual</b>  | <b>Budget</b>  |
|----------------------------------|----------------|----------------|
| <b>Income</b>                    |                |                |
| 2100 POA Fees (\$84)             | 214,928        | 215,166        |
| 2150 SB Admin Fee                | 4,332          | 4,320          |
| 2200 Interest Earned             | 3,703          | 1,100          |
| 2300 Late Fees                   | 4,017          | 3,200          |
| 2400 Drainage Reimbursement      | 4,185          | 4,185          |
| 2500 Special Assessment          | 25,580         | 25,640         |
| 2900 Pavilion Fees/Other Inc     | 800            | 500            |
| <b>Total Income</b>              | <b>257,545</b> | <b>254,111</b> |
| <b>Expenses</b>                  |                |                |
| <b>Pavilion Upkeep</b>           |                |                |
| 3100 Lagoon Maintenance          | 3,000          | 4,250          |
| 3200 Pavilion                    | 5,938          | 2,950          |
| 3250 Restrooms                   | 549            | 951            |
| <b>Landscaping Maintenance</b>   |                |                |
| 3300 Landscape Maintenance       | 42,200         | 48,900         |
| 3310 Irrigation Repair           | 3,360          | 2,400          |
| 3350 Landscaping - Other         | 4,375          | 1,500          |
| 3370 Tree Services               | 1,145          | 4,200          |
| <b>Maintenance</b>               |                |                |
| 3400 General Maintenance         | 365            | 750            |
| 3600 Walkway Repairs             | -              | 1,000          |
| 3700 Entrance to Berwick Blvd    | 4,200          | 3,750          |
| <b>Utilities</b>                 |                |                |
| 4400 Electric                    | 30,221         | 31,540         |
| 4420 Water/Sewer                 | 719            | 725            |
| <b>Administrative</b>            |                |                |
| 5100 Management Fee              | 61,200         | 60,900         |
| 5150 SB Invoice Fee              | 4,332          | 4,344          |
| 5200 Office Expenses             | 161            | 250            |
| 5300 Insurance                   | 10,296         | 12,595         |
| 5400 Annual Meeting              | -              | 150            |
| 5600 Website                     | 226            | 175            |
| 5750 Local Property Taxes        | 125            | 95             |
| 5800 Legal & Professional Fees   | 749            | 2,750          |
| <b>Wetlands Management</b>       |                |                |
| 5950 Drainage Management         | 8,459          | 27,200         |
| Uncategorized Expense (Bad Debt) | 3,289          | 3,600          |
| <b>Total Expenses</b>            | <b>184,909</b> | <b>214,975</b> |
| <b>Operating Income</b>          | <b>72,636</b>  | <b>39,136</b>  |
| Deferred Maintenance             | (72,600)       | (39,136)       |
| <b>Net Income</b>                | <b>36</b>      | <b>-</b>       |