Berwick Plantation POA
2026 Budget - Final

Total Units 2788

	2025 Budget	2026 Budget
Income		
2100 POA Fees ($84)	215,166	215,376
2150 SB Admin Fee	4,320	4,332
2200 Interest Earned	1,100	2,100
2300 Late Fees	3,200	2,600
2400 Drainage Reimbursement	4,185	4,185
2500 Special Assessment	25,640	
2900 Pavilion Fees	500	500
Total Income	**254,111**	**229,093**
Expenses		
Pavilion Upkeep		
3100 Lagoon Maintenance	4,250	3,500
3200 Pavilion	2,950	3,000
3250 Restrooms	951	3,150
Landscaping Maintenance		
3300 Landscape Maintenance	48,900	48,900
3310 Irrigation Repair	2,400	1,200
3350 Landscaping - Other	1,500	500
3370 Tree Services	4,200	22,500
Maintenance		
3400 General Maintenance	750	910
3600 Walkway Repairs	1,000	500
3700 Entrance to Berwick Blvd	3,750	3,500
Utilities		
4400 Electric	31,540	34,620
4420 Water/Sewer	725	810
Administrative		
5100 Management Fee	60,900	60,900
5150 SB Invoice Fee	4,344	4,332
5160 SB Delinquency write off	3,600	200
5200 Office Expenses	250	280
5300 Insurance	12,595	11,800
5400 Annual Meeting	150	150
5600 Website	175	250
5700 Income Taxes	-	-
5750 Local Property Taxes	95	141
5800 Legal & Professional Fees	2,750	750
Wetlands Management		
5950 Drainage Management	27,200	27,200
Uncategorized Expense (Bad Debt)		
Total Expenses	**214,975**	**229,093**
Operating Income	39,136	-
Less Transfer to Reserve	(39,136)	
Net increase in Funds	-	-