

The Berkshire Ridge

BALANCE SHEET

As of: 09/30/2025

Assets

Account Name	Total
Banc of California-Operating	\$316,802.81
Banc of California-Reserves	\$24,027.95
Banc of California-Deferred	\$127,917.62
Merrill Lynch-Cash-Reserve	\$171,442.08
Merrill Lynch-CD-Reserve	\$1,525,440.28
Accounts Receivable	\$99,044.29
Other Receivable-Prev Mgmt	\$81,858.82
Allowance for Doubtful Account	(\$237,701.11)
Prepaid Expenses	\$3,048.78
Prepaid Taxes	\$3,711.00
ASSET TOTAL:	\$2,115,592.52
TOTAL ASSETS:	\$2,115,592.52

Liabilities

Account Name	Total
Accounts Payable	\$4,123.60
Taxes Payable	\$982.00
Accrued Audit Fee	\$9,500.00
Insurance Claim Payable	\$1,600.62
Prepaid Owner Assessments	\$45,175.09
Exchange	(\$200.00)
LIABILITY TOTAL:	\$61,181.31
TOTAL LIABILITIES:	\$61,181.31

Equity

Account Name	Total
Reserve-Beginning Balance	\$538,348.95
Reserve-Contribution CY	\$387,500.05
Reserve-Interest Income CY	\$102,862.81
Reserve-Expense CY	(\$300.00)
Deferred-Beginning Balance	\$63,109.60
Deferred-Contribution CY	\$56,250.03
Deferred-Interest Income CY	\$8,845.59
Market Gain/(Loss)	\$32,065.81
RESERVES TOTAL:	\$1,188,682.84
Retained Earnings	\$832,817.88

Account Name	Total
Prior Year Adjustments	(\$21,920.17)
MEMBERS EQUITY TOTAL:	\$810,897.71
Current Year Net Income/(Loss)	\$54,830.66
TOTAL EQUITY:	\$2,054,411.21
TOTAL LIABILITIES AND EQUITY:	\$2,115,592.52

The Berkshire Ridge

INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
Maintenance Fees	105,232.00	105,232.00	0.00	947,088.00	947,088.00	0.00	1,262,784.00
Late Fee Income	900.00	83.33	816.67	4,200.00	749.97	3,450.03	1,000.00
Fines	(475.00)	0.00	(475.00)	(966.22)	0.00	(966.22)	0.00
Insurance Claim Income	0.00	0.00	0.00	26,349.58	0.00	26,349.58	0.00
Clubhouse Rental	0.00	41.67	(41.67)	475.00	375.03	99.97	500.00
Capital Contribution	3,648.00	833.33	2,814.67	19,584.00	7,499.97	12,084.03	10,000.00
Legal Reimbursement	0.00	416.67	(416.67)	2,158.05	3,750.03	(1,591.98)	5,000.00
Municipal Reimbursement	0.00	250.00	(250.00)	3,179.44	2,250.00	929.44	3,000.00
Miscellaneous Income	400.00	0.00	400.00	4,658.00	0.00	4,658.00	0.00
Surplus/Carryover	0.00	8,201.33	(8,201.33)	0.00	73,811.97	(73,811.97)	98,416.00
Income Total	109,705.00	115,058.33	(5,353.33)	1,006,725.85	1,035,524.97	(28,799.12)	1,380,700.00
Total Income	109,705.00	115,058.33	(5,353.33)	1,006,725.85	1,035,524.97	(28,799.12)	1,380,700.00

Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Administrative							
Management Fees	3,048.78	3,333.33	284.55	27,439.02	29,999.97	2,560.95	40,000.00
Insurance	2,900.00	12,500.00	9,600.00	136,367.83	112,500.00	(23,867.83)	150,000.00
Auditing/Tax Return	0.00	433.33	433.33	0.00	3,899.97	3,899.97	5,200.00
Legal Fees - General	0.00	583.33	583.33	3,036.00	5,249.97	2,213.97	7,000.00
Legal Fees - Collections	0.00	1,250.00	1,250.00	4,944.05	11,250.00	6,305.95	15,000.00
Bad Debt Expense	3,750.00	3,750.00	0.00	33,750.00	33,750.00	0.00	45,000.00
Permits and Fees	0.00	0.00	0.00	(246.25)	0.00	246.25	0.00
Engineering	0.00	0.00	0.00	4,924.50	0.00	(4,924.50)	0.00
Postage & Mailings	392.56	416.67	24.11	3,109.66	3,750.03	640.37	5,000.00
Social Events	0.00	166.67	166.67	2,577.99	1,500.03	(1,077.96)	2,000.00
Federal Income Taxes	0.00	483.33	483.33	0.00	4,349.97	4,349.97	5,800.00
Administrative Total	10,091.34	22,916.66	12,825.32	215,902.80	206,249.94	(9,652.86)	275,000.00
Grounds							
Pest Control	921.77	3,333.33	2,411.56	12,363.89	29,999.97	17,636.08	40,000.00
General Repairs & Maintenance	10,492.23	7,500.00	(2,992.23)	62,005.49	67,500.00	5,494.51	90,000.00
Landscaping Contract	11,010.34	7,333.33	(3,677.01)	88,082.72	65,999.97	(22,082.75)	88,000.00
Trees	0.00	1,666.67	1,666.67	(2,665.63)	15,000.03	17,665.66	20,000.00
Landscaping - Other	0.00	416.67	416.67	2,527.01	3,750.03	1,223.02	5,000.00
Mulch	0.00	1,666.67	1,666.67	0.00	15,000.03	15,000.03	20,000.00
Generator Contract	0.00	100.00	100.00	438.23	900.00	461.77	1,200.00
Clubhouse Cleaning	125.00	166.67	41.67	1,750.00	1,500.03	(249.97)	2,000.00
Social Media	0.00	41.67	41.67	44.38	375.03	330.65	500.00
Snow Removal & Ice Control	0.00	0.00	0.00	74,530.89	100,000.00	25,469.11	150,000.00
Grounds Total	22,549.34	22,225.01	(324.33)	239,076.98	300,025.09	60,948.11	416,700.00
Pool							
Pool Contract	0.00	10,000.00	10,000.00	39,030.00	35,000.00	(4,030.00)	35,000.00
Pool Other	0.00	0.00	0.00	6,778.50	12,000.00	5,221.50	12,000.00
Pool Total	0.00	10,000.00	10,000.00	45,808.50	47,000.00	1,191.50	47,000.00
Utilities							
Electric	2,497.60	1,250.00	(1,247.60)	6,519.61	11,250.00	4,730.39	15,000.00
Gas	270.00	666.67	396.67	1,003.62	6,000.03	4,996.41	8,000.00
Water/Sewer	0.00	29,166.67	29,166.67	241,401.61	262,500.03	21,098.42	350,000.00

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Cable	384.81	333.33	(51.48)	3,432.01	2,999.97	(432.04)	4,000.00
Utilities Total	3,152.41	31,416.67	28,264.26	252,356.85	282,750.03	30,393.18	377,000.00
Contributions							
Deferred Contributions	2,916.67	2,916.67	0.00	26,250.03	26,250.03	0.00	35,000.00
Reserve Contributions	19,166.67	19,166.67	0.00	172,500.03	172,500.03	0.00	230,000.00
Contributions Total	22,083.34	22,083.34	0.00	198,750.06	198,750.06	0.00	265,000.00
Total Expense	57,876.43	108,641.68	50,765.25	951,895.19	1,034,775.12	82,879.93	1,380,700.00
Net Income	51,828.57	6,416.65	45,411.92	54,830.66	749.85	54,080.81	0.00