Monthly Financials

Mem Property Management

The Berkshire Ridge

Tuesday, January 6, 2026

The Berkshire Ridge

BALANCE SHEET

As of: 12/31/2025

Assets

Account Name	Total
Banc of California-Operating	$395,416.99
Banc of California-Reserves	$24,075.74
Banc of California-Deferred	$136,930.83
Merrill Lynch-Cash-Reserve	$212,115.52
Merrill Lynch-CD-Reserve	$1,534,077.48
Accounts Receivable	$104,249.73
Other Receivable-Prev Mgmt	$81,858.82
Allowance for Doubtful Account	($248,951.11)
Prepaid Taxes	$3,711.00
ASSET TOTAL:	$2,243,485.00
TOTAL ASSETS:	$2,243,485.00

Liabilities

Account Name	Total
Taxes Payable	$982.00
Accrued Audit Fee	$9,500.00
Insurance Claim Payable	$1,600.62
Prepaid Owner Assessments	$38,568.57
Exchange	($200.00)
LIABILITY TOTAL:	$50,451.19
TOTAL LIABILITIES:	$50,451.19

Equity

Account Name	Total
Reserve-Beginning Balance	$538,348.95
Reserve-Contribution CY	$425,833.39
Reserve-Interest Income CY	$113,887.90
Reserve-Expense CY	($300.00)
Deferred-Beginning Balance	$63,109.60
Deferred-Contribution CY	$65,000.04
Deferred-Interest Income CY	$9,108.79
Market Gain/(Loss)	$32,065.81
RESERVES TOTAL:	$1,247,054.48
Retained Earnings	$832,817.88
Prior Year Adjustments	($21,920.17)

Account Name	Total
MEMBERS EQUITY TOTAL:	$810,897.71
Current Year Net Income/(Loss)	$135,081.62
TOTAL EQUITY:	$2,193,033.81
TOTAL LIABILITIES AND EQUITY:	$2,243,485.00

The Berkshire Ridge

INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

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	1,262,784.00	1,262,784.00	0.00	1,262,784.00
Late Fee Income	800.00	83.37	716.63	6,194.00	1,000.00	5,194.00	1,000.00
Fines	0.00	0.00	0.00	(916.22)	0.00	(916.22)	0.00
Insurance Claim Income	0.00	0.00	0.00	26,349.58	0.00	26,349.58	0.00
Clubhouse Rental	(200.00)	41.63	(241.63)	485.00	500.00	(15.00)	500.00
Capital Contribution	0.00	833.37	(833.37)	21,408.00	10,000.00	11,408.00	10,000.00
Legal Reimbursement	76.00	416.63	(340.63)	2,712.05	5,000.00	(2,287.95)	5,000.00
Municipal Reimbursement	0.00	250.00	(250.00)	3,179.44	3,000.00	179.44	3,000.00
Miscellaneous Income	0.00	0.00	0.00	4,858.00	0.00	4,858.00	0.00
Surplus/Carryover	0.00	8,201.37	(8,201.37)	0.00	98,416.00	(98,416.00)	98,416.00
Income Total	**105,908.00**	**115,058.37**	**(9,150.37)**	**1,327,053.85**	**1,380,700.00**	**(53,646.15)**	**1,380,700.00**
Total Income	**105,908.00**	**115,058.37**	**(9,150.37)**	**1,327,053.85**	**1,380,700.00**	**(53,646.15)**	**1,380,700.00**

Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Administrative							
Management Fees	3,048.78	3,333.37	284.59	36,585.36	40,000.00	3,414.64	40,000.00
Insurance	6,718.00	12,500.00	5,782.00	143,339.83	150,000.00	6,660.17	150,000.00
Auditing/Tax Return	0.00	433.37	433.37	0.00	5,200.00	5,200.00	5,200.00
Legal Fees - General	0.00	583.37	583.37	3,036.00	7,000.00	3,964.00	7,000.00
Legal Fees - Collections	76.00	1,250.00	1,174.00	5,498.05	15,000.00	9,501.95	15,000.00
Bad Debt Expense	3,750.00	3,750.00	0.00	45,000.00	45,000.00	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	130.44	416.63	286.19	3,511.11	5,000.00	1,488.89	5,000.00
Social Events	0.00	166.63	166.63	2,577.99	2,000.00	(577.99)	2,000.00
Federal Income Taxes	0.00	483.37	483.37	0.00	5,800.00	5,800.00	5,800.00
Administrative Total	**13,723.22**	**22,916.74**	**9,193.52**	**244,226.59**	**275,000.00**	**30,773.41**	**275,000.00**
Grounds							
Pest Control	1,937.37	3,333.37	1,396.00	16,144.80	40,000.00	23,855.20	40,000.00
General Repairs & Maintenance	1,552.85	7,500.00	5,947.15	78,759.16	90,000.00	11,240.84	90,000.00
Landscaping Contract	0.00	7,333.37	7,333.37	99,093.06	88,000.00	(11,093.06)	88,000.00
Trees	1,546.00	1,666.63	120.63	(1,119.63)	20,000.00	21,119.63	20,000.00
Landscaping - Other	0.00	416.63	416.63	2,527.01	5,000.00	2,472.99	5,000.00
Mulch	0.00	1,666.63	1,666.63	0.00	20,000.00	20,000.00	20,000.00
Generator Contract	0.00	100.00	100.00	1,072.65	1,200.00	127.35	1,200.00
Clubhouse Cleaning	0.00	166.63	166.63	2,000.00	2,000.00	0.00	2,000.00
Social Media	0.00	41.63	41.63	44.38	500.00	455.62	500.00
Snow Removal & Ice Control	0.00	25,000.00	25,000.00	100,654.02	150,000.00	49,345.98	150,000.00
Grounds Total	**5,036.22**	**47,224.89**	**42,188.67**	**299,175.45**	**416,700.00**	**117,524.55**	**416,700.00**
Pool							
Pool Contract	0.00	0.00	0.00	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**	**0.00**	**0.00**	**45,808.50**	**47,000.00**	**1,191.50**	**47,000.00**
Utilities							
Electric	1,023.52	1,250.00	226.48	9,329.93	15,000.00	5,670.07	15,000.00
Gas	2,356.99	666.63	(1,690.36)	3,900.61	8,000.00	4,099.39	8,000.00
Water/Sewer	0.00	29,166.63	29,166.63	320,257.24	350,000.00	29,742.76	350,000.00

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Cable	322.87	333.37	10.50	4,273.83	4,000.00	(273.83)	4,000.00
Utilities Total	**3,703.38**	**31,416.63**	**27,713.25**	**337,761.61**	**377,000.00**	**39,238.39**	**377,000.00**
Contributions							
Deferred Contributions	2,916.67	2,916.63	(0.04)	35,000.04	35,000.00	(0.04)	35,000.00
Reserve Contributions	19,166.67	19,166.63	(0.04)	230,000.04	230,000.00	(0.04)	230,000.00
Contributions Total	**22,083.34**	**22,083.26**	**(0.08)**	**265,000.08**	**265,000.00**	**(0.08)**	**265,000.00**
Total Expense	**44,546.16**	**123,641.52**	**79,095.36**	**1,191,972.23**	**1,380,700.00**	**188,727.77**	**1,380,700.00**
Net Income	**61,361.84**	**(8,583.15)**	**69,944.99**	**135,081.62**	**0.00**	**135,081.62**	**0.00**