



2026 PROPOSED POA BUDGET
 Bernwood Business Park
 Areas of Common Responsibility
 (108.24 Lots) = \$328.36 per lot per month

BBP ACR	2026 PROPOSED BUDGET		ACTUAL EXPENSES											
	ANNUAL	MONTHLY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Accounting/Clerical	\$ 20,000.00	\$ 1,666.67												
Boardwalk/Bulkhead Maintenance	\$ 8,000.00	\$ 666.67												
Electrical Repairs	\$ 2,000.00	\$ 166.67												
Electric Utility	\$ 7,000.00	\$ 583.33												
Fertilizer Plants	\$ 3,500.00	\$ 291.67												
Fertilizer Turf	\$ 9,200.00	\$ 766.67												
General & Administrative Expenses	\$ 44,000.00	\$ 3,666.67												
General Labor & Misc. Maintenance	\$ 42,000.00	\$ 3,500.00												
Horticultural Waste Removal	\$ 4,500.00	\$ 375.00												
Hurricane Prep/Cleanup	\$ -	\$ -												
Insurances (Umbrella, Gen. Liability, Commercial Prop.)	\$ 10,000.00	\$ 833.33												
Irrigation and Irrigation Repairs	\$ 45,000.00	\$ 3,750.00												
Irrigation Master Pump Station Maintenance & Repairs	\$ 14,000.00	\$ 1,166.67												
Lakes & Creeks Maintenance	\$ 8,000.00	\$ 666.67												
Lake Banks Mowing & Bushhogging	\$ 6,500.00	\$ 541.67												
Landscape Maintenance*	\$ 70,000.00	\$ 5,833.33												
Landscape Replacement (Allowance)	\$ 7,500.00	\$ 625.00												
Lights	\$ 3,500.00	\$ 291.67												
Painting/Sealing of Hard Site Features	\$ 2,000.00	\$ 166.67												
Pine Straw Mulch	\$ 15,000.00	\$ 1,250.00												
Plant Insect Control	\$ 2,500.00	\$ 208.33												
Power Washing Hard Site Features; Curbs; Walks	\$ 3,000.00	\$ 250.00												
Property Manager	\$ 19,800.00	\$ 1,650.00												
Property Mgmt Fees	\$ 28,500.00	\$ 2,375.00												
Rip Rap	\$ 2,000.00	\$ 166.67												
Road/Entry Pavers	\$ 2,000.00	\$ 166.67												
Signs & Railings	\$ 2,000.00	\$ 166.67												
Sod Replacement	\$ 5,000.00	\$ 416.67												
Street Light Lamp Replacements	\$ 1,000.00	\$ 83.33												
Tree Trimming Over 14 Feet	\$ 24,000.00	\$ 2,000.00												
Turf Insect Control	\$ 8,000.00	\$ 666.67												
Yard Utilities	\$ 7,000.00	\$ 583.33												
Totals	\$ 426,500.00	\$ 35,541.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*Landscape maintenance includes: mowing turf; edging; plants pruning & shearing; weed management; small tree trimming less than 14 feet; irrigation system checks

2026 Annual Budget	\$ 426,500.00
Number of Lots	108.24
Budgeted Annual Cost Per Lot	\$ 3,940.32
Budgeted Monthly Cost Per Lot	\$ 328.36
Actual Annual Cost Per Lot	\$ -
Actual Monthly Cost per Lot	\$ -
Actual Spent YTD	\$ -
Total (Under)/Over Budget	\$ (426,500.00)
Per Lot (Under)/Over Budget	\$ (3,940.32)

The information contained herein, while not guaranteed, has been obtained from sources deemed authoritative. The property and information are offered subject to errors, omissions, modification, availability, price change, prior sale and withdrawal without prior notice.

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2026 PROPOSED POA BUDGET
Bernwood Business Park
Phase 1, Units 1 thru 4 & 6
(108.24 Lots) = \$202.25 per lot per month

BBP UNITS 1-4 & 6	2026 PROPOSED BUDGET		ACTUAL EXPENSES											
	ANNUAL	MONTHLY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Boardwalk/Bulkhead Maintenance	\$ 4,500.00	\$ 375.00												
Electrical Repairs	\$ 1,000.00	\$ 83.33												
Electric Utility	\$ 6,000.00	\$ 500.00												
Fertilizer Plants	\$ 3,500.00	\$ 291.67												
Fertilizer Turf	\$ 5,500.00	\$ 458.33												
General & Administrative Expenses	\$ 35,000.00	\$ 2,916.67												
General Labor & Misc. Maintenance	\$ 21,000.00	\$ 1,750.00												
Horticultural Waste Removal	\$ 4,800.00	\$ 400.00												
Hurricane Prep/Cleanup	\$ -	\$ -												
Irrigation & Irrigation Repairs	\$ 22,000.00	\$ 1,833.33												
Landscaping Maintenance*	\$ 61,000.00	\$ 5,083.33												
Landscape Replacement (Allowance)	\$ 8,500.00	\$ 708.33												
Lights	\$ 1,000.00	\$ 83.33												
Painting/Sealing of Hard Site Features	\$ 1,000.00	\$ 83.33												
Pine Straw Mulch	\$ 20,000.00	\$ 1,666.67												
Plant Insect Control	\$ 4,000.00	\$ 333.33												
Power Washing Hard Site Features: Curbs, Walks	\$ 5,000.00	\$ 416.67												
Property Manager	\$ 11,000.00	\$ 916.67												
Property Mgmt Fees	\$ 16,600.00	\$ 1,383.33												
Road/Entry Pavers	\$ 2,500.00	\$ 208.33												
Sod Replacement	\$ 5,000.00	\$ 416.67												
Street Light Lamp Replacements	\$ 1,000.00	\$ 83.33												
Tree Trimming Over 14 Feet	\$ 14,500.00	\$ 1,208.33												
Turf Insect Control	\$ 1,500.00	\$ 125.00												
Yard Utilities	\$ 6,800.00	\$ 566.67												
Totals	\$ 262,700.00	\$ 21,891.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*Landscape maintenance includes: mowing turf; edging; plants pruning & shearing; weed management; small tree trimming less than 14 feet; irrigation system checks

2026 Annual Budget	\$ 262,700.00
Number of Lots	108.24
Budgeted Annual Cost Per Lot	\$ 2,427.01
Budgeted Monthly Cost Per Lot	\$ 202.25
Actual Annual Cost Per Lot	\$ -
Actual Monthly Cost per Lot	\$ -
Actual Spent YTD	\$ -
Total (Under)/Over Budget	\$ (6,800.00)
Per Lot (Under)/Over Budget	\$ (62.82)

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