



Date Stamp

The Shores at Berkshire Lakes Master Homeowner's Assoc, Inc. Sales Checklist

Dear Prospective Owner,

Please submit the following for approval to purchase in The Shores at Berkshire Lakes:

- _____ Signed Application Checklist
- _____ Completed Application to Purchase
- _____ \$100 Non-refundable Application Fee – Payable to **May Management**
- _____ Completed Pet Registration form and supplements (*if applicable*)
- _____ \$40 Non-refundable Background Check Fee per adult (call for international fee) payable to May Management for each adult over the age of 18
- _____ Completed Directory and Email and Home Watch Consent
- _____ Completed Access Form
- _____ Sales Contract with applicable condo/HOA disclosure(s)
- _____ \$1,050 Capital Contribution payable to The Shores at Berkshire Lakes MHOA, will be collected at the closing

Unit Address _____

Title Company _____ Phone # _____

Missing or incomplete information will result in the delay of processing your application. Complete application **MUST** be received 20 days prior to occupancy.

Applicant Signature

Applicant Signature

If you have any questions please contact May Management at 239-262-1396 or spalmer@maymgt.com.

Thank You,
May Management

The Shores at Berkshire Lakes Master Homeowners Association, Inc. Application for Approval to Purchase

Date Stamp

I/we hereby apply for approval to purchase _____
 in The Shores at Berkshire Lakes with closing scheduled for _____, 20__.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

APPLICANT INFORMATION

Last Name	First	Middle
Home Address		Apartment/Unit #
City	State	ZIP
Phone #	Cell #	Other Phone #
Email Address		
Employer		Employer's Phone #

APPLICANT INFORMATION

Last Name	First	Middle
Home Address		Apartment/Unit #
City	State	ZIP
Phone #	Cell #	Other Phone #
Email Address		
Employer		Employer's Phone #

OCCUPANTS

Please list the name, relationship and date of birth of all occupants not listed above who will be living in this unit.

Full Name	Relationship	Date of Birth

UNIT USE

I/we am purchasing this unit with the intention to:

_____ Reside on Full-Time Basis _____ Reside on Part-Time Basis _____ Lease the Unit

REFERENCES

Please list two references.

Name	
Address	Phone (
Name	
Address	Phone (

VEHICLES

No commercial or recreational vehicles or trucks are permitted unless kept in the garage at all times.

Year	Make	Model	License plate #	State
Year	Make	Model	License plate #	State

DISCLAIMER AND SIGNATURE

In order to facilitate consideration of this application, I/we, the applicant(s), represent that the above information is factual and correct, and agree that any falsification or misrepresentation in this application will justify its disapproval.

I/we have received, read and understand the Declaration and the Rules and Regulations of The Shores at Berkshire Lakes Master Homeowner's Assoc, Inc. and will comply.

Signature	Date
Signature	Date

Return this request to:
The Shores at Berkshire Lakes Master Homeowner's Assoc, Inc. c/o
May Management
11100 Bonita Beach Rd, #101
Bonita Springs, Florida 34135
(239) 262-1396 phone

spalmer@maymft.com

**APPLICATION APPROVAL**

Approved	Date
_____ Disapproved	By: _____
_____	Board Officer or Director

May Management

11100 Bonita Beach Rd, #101

Bonita Springs, Florida 34135

(239) 262-1396, phone

spalmer@maymgt.com

Date Stamp

Owner Information Update

Owner Name: _____

Community Name: _____

Property Address: _____

Alternate Address (if applicable): _____

Contact Numbers:

Phone Number

Phone Type

Phone Number

Phone Type

Phone Number

Phone Type

Email Address(es): _____

By signing this consent, I/we authorized the Association to print the completed information any applicable Community Directory and send correspondence and/or official notices via e-mail:

☐ All

☐ Invoices Only

☐ Directory

☐ None

HOME WATCH

Name of Home Watch: _____

Phone: _____

Email: _____

EMERGENCY CONTACT - Please provide the Association with a contact person in case of an emergency.

Emergency Contact: _____

Phone: _____

Email: _____

I/We occupy this residence: ☐ Full-time ☐ Part-time/2nd Home ☐ Investment/Rent it out

Signature

Please return to May Management Services

11100 Bonita Beach Rd, FL 341 (239) 262-1396

or email spalmer@maymgt.com

New IQ Tele Entry/Access Control Update Form

Property or Community: _____

Resident/Renter Name: _____

Property Address: _____

Previous Resident/Renter: _____

Expires on: _____ ☐ Owner ☐ Renter ☐ Vendor

Phone Number for Tele Entry Directory

Name to Display:

Phone Number (with Area Code):

Credentials (Cards, Key Fobs, Stickers, Labels)

Type:

Facility Code : Credential Number

Please (check one):

- ☐ Add this Resident
- ☐ Remove this Resident or Credential
- ☐ Update this Resident or Credential

Notes:

SEND |

ASSOCIATION PET REGISTRATION

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

OWNER INFORMATION

Name(s)

Community Name

Address

PET INFORMATION

Name

Date of Birth

Sex

Weight

Species

Breed

Primary Color

Secondary Color
(if applicable)

License #

Expiration Date

County/State

Rabies Vaccination Date

Microchip #
(if applicable)

PHOTO IDENTIFICATION

Please provide a picture of you animal attached in the space below.



VETERINARIAN INFORMATION

Name

Address

City

State

ZIP

Phone #

Fax #

DISCLAIMER AND SIGNATURE

I/we represent that the above information is factual and correct and agree that any falsification or misrepresentation in this registration form will justify further investigation by the Board. I/we agree that the above reference pet is licensed with Collier County per their Animal Control Ordinance. I/we agree that if the above referenced pet dies, I/we will notify Anchor Associates of the death and will complete a new form if a replacement pet is obtained.

I/we understand that the ability to keep such a pet is a privilege, not a right. Failure to adhere to the Declaration and Rules & Regulations regarding pets shall result in action taken by the Board of Directors.

Signature

Date

Signature

Date

REGISTRATION REQUIREMENTS

The following items must be included in order to properly register your pet:

- _____ Completed Pet Registration form
- _____ Copy of Certificate of Vaccinations
- _____ Picture of your pet

Return this registration form to:

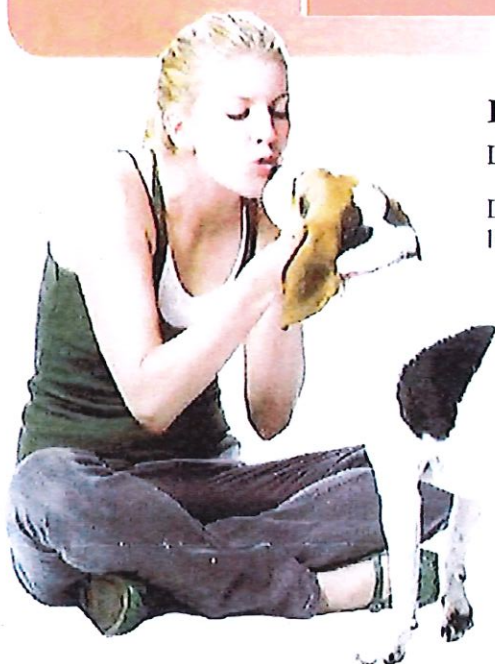
May Management Services
11100 Bonita Beach Rd,
Bonita Springs, Florida 34135
(239) 262-1396
spalmer@maymgt.com

Date Stamp

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KNOW THE LAW

*Understand the expectations for
responsible pet ownership
in Collier County*



License and Vaccinate Your Pet

Dogs, cats, and ferrets over four months old must have a current rabies vaccination.

Dogs and cats over four months old must have a valid annual County license. The license must be affixed to the collar or harness unless the animal is confined.



Proper Animal Care

Pets and livestock must be provided with adequate shelter, a sufficient quantity of good and wholesome food and water, exercise, and fresh air.

Pets may not be confined in an unattended motor vehicle under conditions or for lengths of time that may endanger the health and/or physical well-being of the animal.

Collier County

Public Services Division
Domestic Animal Services

Be a Good Neighbor

Pets must be confined to the owner's property or walked on a leash. Pets may not run at large.

Pets may not chase, run after, or jump at vehicles or bicycles using the right-of-way; and may not snap, growl, snarl, jump upon, or threaten persons using the right-of-way.

Pet feces must be immediately removed and properly disposed of. Pets may not create a sanitary nuisance on public or private property.

Pets may not make noise that is offensive and of such a continuous duration of time that it creates a nuisance.

For the Dog Owner

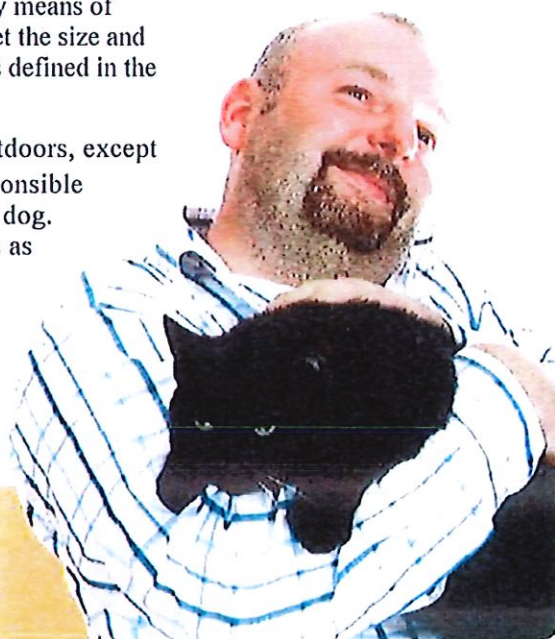
Any enclosure used as a primary means of confinement for a dog must meet the size and structural integrity requirements defined in the Animal Control Ordinance.

A dog may not be tethered outdoors, except when in visual range of a responsible party located outside with the dog. Additional specific conditions as defined in the Animal Control Ordinance must also be met.

Owners must confine a female dog in heat so that she cannot be bred, unless the breeding is specific and intentional.

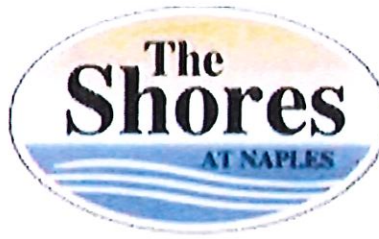
Failure to comply with any of these regulations could result in a fine up to \$500.

Questions? Call DAS at (239) 252-PETS (7387) or visit us online at www.collicrpets.com.



The Shores Pet Policy

9.12 Pets and Animals No horses, reptiles, livestock or poultry of any kind (including, without limitation, pigs, goats, and chickens) shall be raised, bred or kept on any parcel, except for commonly accepted household pets such as dogs, cats and birds. Pets may not be kept, bred or maintained for any commercial purposes. All pets shall be contained in Residences and shall not be permitted to run freely. When outside a Living Unit, all pets must be carried or secured with a hand held leash. The Owner, pet's owner or handler, as applicable, must pick up all of the pet's solid waste and deposit it in the Owner's own trash container. In the event that any pet becomes a nuisance or exhibits aggressive behavior or becomes a danger in the Board's sole discretion, the Master Board of Directors may order the Owner and the pet's owner, as applicable, to permanently remove the same from the Living Unit and shall if necessary, have the right to seek injunctive relief requiring the Owner and the pet's owner, as applicable, to remove the pet in the event the pet is not removed after receipt of such notice. Tenants and Guests are permitted to keep pets in Residences with written permission from the Owner of the respective Living Unit. Pets are further subject to all local laws and ordinances and the Rules and Regulations adopted by the Master Board, which may be amended from time to time.



7845 Berkshire Pines Drive, Naples, Florida 34104
Phone: 239-353-5913 Fax: 239-353-5098

LEASE POLICY (7-31-2019)

Section 9.4 of the Amended and Restated Declaration of Restrictions and Protective Covenants covers Leasing so please read that section carefully.

Notice by Owner Intending to Lease

Owner or designee must give the Master Board written notice of the owner's intention to lease at least 25 days in advance of the first day of occupancy, together with a fully executed copy of the proposed lease. Tenant may not occupy the Unit until at least Five (5) days following receipt of written approval by the Master Association.

Term of Lease and Frequency of Leasing

The maximum lease term is Six (6) months and the minimum lease term is Thirty (30) consecutive days. Owners may lease only the entire Unit. No Unit may be leased more often than Four (4) times in any calendar year, nor any combination of Leases and allowing guests to occupy a Unit when the owner is not in residence. The first day of the lease shall determine in which year the lease occurs. No subleasing or assignment of lease rights by the tenant is allowed.

Any person acquiring title to a Unit after June 28, 2019 is prohibited from leasing the Unit for a period of Two (2) years from the date of purchase.

Occupancy during Lease Term

Guests shall not occupy leased Units unless the Tenant and/or his or her family are in residence. The total number of occupants of a leased parcel is limited to Two (2) persons per bedroom.

Board of Directors

The Shores at Berkshire Lakes Master Homeowner's Association, Inc.



**7845 Berkshire Pines Drive, Naples, Florida 34104 Phone:
239-649-6357 Fax: 239-649-7495 5098**

Rules and Regulations Version 6/17/2021

The definitions contained in the Declaration of Covenants and Restrictions for The Shores at Berkshire Lakes, as amended from time to time, are incorporated herein as part of these Rules and Regulations

The Association reserves the right to fine, restrict or limit privileges, and/or take any other authorized action for violation of any of the following rules.

1. The Shores Parcel Owners and/or Lessees of each Shores parcel and their family, guests, and invitees shall abide by each and every term and provision of these Rules and Regulations, the Declaration of Covenants and Restrictions, the Articles of Incorporation, the By-Laws of the Association, and the Architectural Control Committee Guidelines, as they may be amended from time to time.
2. Bicycles, mopeds, roller blades, skateboards, ATV's, scooters or go-karts, or other similar vehicles or toys are not permitted in the Clubhouse, tennis courts, pool deck, or Veranda area. Please use the bike racks on either side of the Clubhouse.
3. Any damage to the Common Areas, Master Association Property, or equipment of the Association caused by any Shores Parcel Owner, a family member, guest, invitee, or lessee shall be repaired or replaced at the expense of such Shores Parcel Owner.
4. Shores Parcel Owners, their families, guests, invitees, and Lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all within the community.

5. Except as permitted by law, no television or radio masts, towers, poles, antennas, aerials, or appurtenances may be erected, constructed, or maintained without first obtaining written approval from the Architectural Control Committee (ACC).
6. No outdoor clotheslines or other outdoor clothes drying shall be located or conducted on any parcel unless they are hung in an area that is not visible to neighbors or the street.
7. All chalk shall promptly be removed from roadways and sidewalks anywhere within the complex upon completion of an activity.
8. Except on pick-up day, all trash receptacles shall be kept inside. Receptacles shall be placed at roadside no earlier than 6:00 pm on the evening prior to the designated collection day and must be properly stored by 7:00 pm on the designated collection day.
9. Motor Vehicles - No vehicle shall be parked overnight on any street or right of way within the Properties. Vehicles may be parked on the street no later than 10:00 pm on Sunday through Thursday, and no later than 1:00 am on Friday and Saturday without prior written consent of the Association.

None of the following vehicles may be parked, stored, or kept on the Properties unless they are enclosed in a garage:

- commercial trucks or other commercial vehicles, including any vehicles with commercial lettering or signs painted to or affixed to the vehicle and vehicles with commercial equipment placed upon the vehicle - trucks - recreational vehicles - campers – motorcycles – trailers or semi-trailers – mobile homes – motor homes – busses – tractors - boats or boat trailers. For purposes of this section, "commercial trucks or other commercial vehicles" shall mean those which are not designed and used for customary personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether a vehicle is a commercial vehicle.

The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles while making delivery to or from, or while used in connection with providing services to the Shores Properties.

The Association may require that cars, trucks, motorcycles, motor scooters, mopeds, and the like be equipped with appropriate noise muffling equipment so that the operation of same does not create an unreasonable annoyance to the residents of the Properties.

Vehicles shall always be parked vertically in driveways and shall not be parked horizontally (i.e., parallel to the street).

10. Watercraft - Specifically limited to small kayak, canoe, rowboat, or fishing boat with an electric motor. These items must be in good working order and meet all safety requirements for the specific watercraft. Such watercraft shall be stored in the garage when not in use and shall not be left overnight anywhere on the properties, including the shoreline, or otherwise exposed anywhere on the Shores parcel owner's property.
11. All Recreational Equipment including but not limited to goal nets, bicycles, mopeds, all-terrain vehicles must be stored in the garage when not in immediate use. Portable basketball nets must be stored indoors during hurricanes.
12. All Facilities including but not limited to common areas, parking lot, pool, exercise room, ballroom, billiards room, library and card room may not be used to conduct paid lessons, trade or for any other commercial purpose without the written consent of the Association. All paid individuals providing these services must supply proof of proper insurance, W9 Tax Form, and Certifications to the Association prior to being engaged in the activity.
13. Access to the Lake and Clubhouse is from 5:00 am to 10:00 pm. Smoking is not permitted in the Clubhouse, pool, pool deck area, bocce ball court or tennis/pickleball courts. "Smoking" shall include the carrying, burning, inhaling, exhaling, breathing, possessing, or otherwise handling or controlling of any lit, heated, or smoldering product containing any amount of tobacco or cloves, including, but not limited to, any cigarette, cigar, pipe, e-cigarette, vapor product, or other similar product. Access to any room in the Clubhouse facility is limited to Shores Parcel Owners and Lessees. Guest limit is (4) per household. Shores Parcel Owners and Lessees must accompany and remain with their guests while at the lake, Clubhouse, bocce ball court, tennis/pickleball courts, pool or any other amenity area provided by the Association. All persons while at the lake,

Clubhouse, bocce ball court, tennis court, pool or any other amenities provided by the Association are required to identify themselves using their current I.D. cards. Anyone utilizing the Association amenities without proper identification will be removed. Pets are not permitted in the Clubhouse, pool area, library, billiards room, fitness center, bocce ball court, or tennis/pickleball courts at any time.

No access card doors shall be propped open except for the ballroom door during Board sanctioned events. No food is allowed in the Clubhouse unless it is a Board sanctioned event. HOA sponsored events, classes, or activities that have been scheduled and posted on the monthly calendar have priority in use of their respective area.

14. Parking at the Clubhouse - Clubhouse parking is to accommodate Shores Parcel Owners, Lessees, their families, and guests attending an HOA approved function and/or while using one of the facilities. Parking of vehicles servicing the facilities or as part of an HOA approved function are permitted. Examples include, but are not limited to: landscaping vehicles, blood mobile, caterers, vendors or repair personnel. Parking for any other purpose is prohibited and subject to a fine and/or towing off premises at the owner's expense. Overnight parking is permitted only with an approved permit which can be obtained from the HOA management company. Each homeowner is entitled to one parking permit for a period of one week, once per month.

15. The Community Pool - is open from 5:00 AM until 10:00 PM for use by The Shores Parcel Owners, Lessees, and their guests. Guest limit is (4) per household. The Shores Parcel Owners and Lessees are to accompany their guests and remain with them while at the pool and are responsible for their guests and their children's actions.

All non-proficient swimmers must be accompanied by a proficient swimmer. Snacks and beverages are to be kept in the Veranda areas only. Glass is not permitted in the Veranda areas or pool deck.

16. The Fitness Center – There is a minimum age of 16 years old to use the fitness equipment. When using the equipment, users shall disinfect and dry the equipment after each use. Proper attire must be worn at all times: this includes athletic shoes, sneakers, shorts or slacks and a shirt. Wet swimwear, (sandals),

and street shoes are not permitted. Users shall limit time on exercise equipment to (30) minutes if others are waiting. No food or drink is permitted in the fitness center, other than plastic water bottles. Battery operated personal players are permitted with the use of ear buds or headphones. Personal fans, electric or battery operated, are not permitted. Anyone using this facility is doing so at his/her own risk.

The Shores Parcel Owners, and Lessees are permitted (2) guests per household in the fitness center and must always remain with them.

The Association assumes no responsibility for the actions or behavior taking place in this facility or personal items left in the fitness center.

17. Tennis/Pickleball Courts - Courts are open from 7:00 am to 10:00 pm. Courts are for the use of The Shores Parcel Owners, Lessees, and their guests only. Guest limit is (3) per match.

Courts may not be used for any purpose other than the game of tennis and the game of pickleball.

Proper tennis attire is required: it includes shorts or slacks, shirts and athletic (tennis) shoes. Street shoes and playing shirtless are not permitted.

In the event people are waiting to use the tennis/pickleball courts, occupancy of the court(s) is limited to one (1) hour for singles matches and one and a half (1.5) hours for doubles matches beginning when the existing players FIRST occupy the court.

The courts are for the use of The Shores Parcel Owners, Lessees and their guests and all play at their own risk.

Please report any accident immediately, call (239) 262-1396 and/or 911.

18. Complaints shall be in written form including a signature and submitted to the HOA management company office.

19. The feeding of ANY wildlife within the boundaries of The Shores is prohibited. This includes bird feeders.

20. United States Flag - Any Shores Parcel Owner or Lessee may display a flag/flags as prescribed by ACC/Landscape Guidelines AC-8 and Chapter 720 of the Florida Statutes. Using a wall mounted bracket attached to the area next to the garage door is permissible.

21. The use of barbeque grills in any of the common areas including but not limited to the pool deck and Clubhouse parking lot is prohibited. Association sanctioned events are excluded.
22. "For Sale" or "For Rent" signs or any other signs, displays or advertising shall not be maintained or permitted on any part of the Common Area, on any Shores Parcel or in any dwelling except in such locations and in accordance with the requirements, as stipulated in the ACC Guidelines - AC-5. Approved "For Sale" signs can be obtained from Artype 239-332-1174 www.artypeinc.com or Lykins Signtek 239-594-8494 www.lykins-signtek.com
23. No permanent Basketball Net may be attached to any physical part of the home. All Basketball Nets must be portable. Portable Basketball Nets are only permitted in driveways and are not to be located on any other part of the property. Basketball Nets are to be located centered to the homeowner's garage door and not out by the street. Portable Basketball Nets, stands, and poles are to be black in color. Portable Basketball Nets may remain upright in driveways when not in use. Portable Basketball Nets must be stored in the homeowner's garage during hurricanes. Portable Basketball Nets must be kept in good working condition and well maintained. Basketball may only be played between the hours of 9:00 AM and 9:00 PM.
24. Pets – The maximum number of domesticated dogs and/or cats, permitted per unit is two (2). Dogs and cats must be leashed at all times when outside of a unit and are not permitted to run freely outside. If the dogs and/or cats are tied up outside unattended they need to be in the backside of the unit away from the street. Dogs and cats may not chase, run after, or jump at vehicles or bicycles using the right-of-way; and may not snap, growl, snarl, jump upon, or threaten persons using the right-of-way. Dogs and cats may not make noise that is offensive and of such a continuous duration of time that it creates a nuisance. Any person(s) walking a dog and cat must clean up the animal waste and deposit it in their own trash receptacle. No resident/guest/lessee is permitted to maintain in the unit a bull terrier (pit bull), Rottweiler, Doberman, German Shepard or any dog of any size/weight/breed of violent temperament as determined by animal control and the Association. All Shores Parcel Owners must register their dogs and cats by completing the pet

registration form at the management companies' office and provide a Veterinarian Certificate. After the initial form is completed, updated vaccination records must be available to the Association upon request. All cats and/or dogs registered with the management company as of June 17, 2021, are considered grandfathered for the purposes of this section.

25. Leasing - The maximum lease term is Six (6) months. The minimum Lease term is 30 consecutive days. No Unit may be leased more often than four (4) times in any calendar year, nor any combination of Leases and allowing Guests to occupy a Unit when the owner is not in residence more than four (4) times per year, and no option for the Tenant to extend or renew the Lease for any additional period shall be permitted unless approved by the Master Board. Any purchaser of a Unit is prohibited from leasing their Unit for a period of two (2) years from the date of purchase. All Guests staying while the owner is not in residence must register with the management company. A non-family guest staying in a residence without an owner in residence may do so for up to (14) fourteen consecutive days. Guests staying in a residence without an owner in residence are limited to two (2) guest per bedroom.

26. Any consent or approval given under these Rules and Regulations by the Association may be modified, added to or repealed at any time in accordance with the governing documents of the Association.

I/We have read, understood, and acknowledge the above Rules & Regulations for The Shores at Berkshire Lakes Homeowners Association Inc.

Date: _____

Owner or Lessee Signature

Date: _____

Owner or Lessee Signature

The Shores at Berkshire Lakes Master Homeowner's Association, Inc.

Adopted Budget

December 4, 2025

Acct. CODE	DESCRIPTION	2025 Budget	2025 Projected	2026 Budget	2026 Quarterly	2026 Monthly
REVENUE:						
60100	Mthly Assmt - S/Family Revenue	\$ 698,490	\$ 698,490	\$ 729,267	\$ 182,317	\$ 60,772
60101	Mthly Assmt - Villas Revenue	\$ 517,559	\$ 517,599	\$ 541,517	\$ 135,379	\$ 45,126
60102	Mthly Assmt - Preserve Revenue	\$ 450,329	\$ 450,329	\$ 458,666	\$ 114,667	\$ 38,222
60200	Reserves Assessment Revenue	\$ 269,793	\$ 269,793	\$ 239,966	\$ 59,991	\$ 19,997
60500	Late Fees/Interest Assessed	\$ -	\$ 5,500	\$ -	\$ -	\$ -
66700	Social Events Revenue	\$ 8,000	\$ 12,000	\$ 8,000	\$ 2,000	\$ 667
67100	BarCode/Key/Other Revenue	\$ -	\$ 5,750	\$ -	\$ -	\$ -
67200	Gate Incident Fee	\$ -	\$ 250	\$ -	\$ -	\$ -
67400	Collection Cost Recoverd	\$ -	\$ 3,709	\$ -	\$ -	\$ -
TOTAL REVENUE		\$ 1,944,170	\$ 1,963,420	\$ 1,977,417	\$ 494,354	\$ 164,785
EXPENSES						
UTILITIES:						
70100	Electricity Expense	\$ 61,000	\$ 58,000	\$ 61,000	\$ 15,250	\$ 5,083
70200	Water & Sewer Expense	\$ 10,000	\$ 18,000	\$ 12,000	\$ 3,000	\$ 1,000
70300	Trash Removal Service	\$ 3,000	\$ 2,800	\$ 3,000	\$ 750	\$ 250
70400	Telephone/Internet Service	\$ 3,750	\$ 3,560	\$ 3,250	\$ 813	\$ 271
70500	Cable TV Service	\$ 581,100	\$ 577,619	\$ 590,940	\$ 147,735	\$ 49,245
Subtotal Utilities:		\$ 658,850	\$ 659,979	\$ 670,190	\$ 167,548	\$ 55,849
GENERAL MAINTENANCE:						
71050	Gate & Access Control Mtnc	\$ 18,000	\$ 30,000	\$ 18,000	\$ 4,500	\$ 1,500
71100	Janitorial Services /Supplies	\$ 35,000	\$ 33,500	\$ 35,000	\$ 8,750	\$ 2,917
71200	Pest Control	\$ 4,500	\$ 4,000	\$ 4,500	\$ 1,125	\$ 375
71300	A/C Mtnc & Repairs	\$ 3,000	\$ 2,100	\$ 3,000	\$ 750	\$ 250
71700	Gym Equip Mtnc & Repairs	\$ 2,300	\$ 3,250	\$ 3,250	\$ 813	\$ 271
71900	Holiday Decorations	\$ 10,000	\$ 9,911	\$ 10,000	\$ 2,500	\$ 833
72450	Pressure Washing	\$ 9,600	\$ 9,600	\$ 9,600	\$ 2,400	\$ 800
72550	Sidewalk Mtnc & Repairs	\$ 4,000	\$ 3,500	\$ 4,000	\$ 1,000	\$ 333
72560	Storm Drains Maintenance	\$ 8,000	\$ 9,400	\$ 10,000	\$ 2,500	\$ 833
72580	Mailbox Maintenance (SF & Villas Only)	\$ 1,000	\$ 1,000	\$ 30,000	\$ 7,500	\$ 2,500
Subtotal General Maintenance:		\$ 95,400	\$ 106,261	\$ 127,350	\$ 31,838	\$ 10,613
POOL MAINTENANCE:						
74100	Pool Mthly Service	\$ 18,600	\$ 17,200	\$ 23,000	\$ 5,750	\$ 1,917
74200	Pool/Spa Repair & Supplies	\$ 5,000	\$ 10,112	\$ 5,000	\$ 1,250	\$ 417
Subtotal Pool Maintenance:		\$ 23,600	\$ 27,312	\$ 28,000	\$ 7,000	\$ 2,333
GROUND MAINTENANCE:						
75100	Grounds Mtnc/Fert/Pest-Common	\$ 98,200	\$ 98,160	\$ 101,105	\$ 25,276	\$ 8,425
75200	S/F Grounds Mtnc - Mthly	\$ 266,604	\$ 266,580	\$ 274,580	\$ 68,645	\$ 22,882
75250	Villas Grounds Mtnc - Mthly	\$ 126,257	\$ 126,240	\$ 130,027	\$ 32,507	\$ 10,836
75500	Mulch/ Pine Straw Mtnc	\$ 15,500	\$ 15,000	\$ 15,500	\$ 3,875	\$ 1,292
75680	Trees/Plants/Sod/Shrubs Mtnc	\$ 45,000	\$ 40,000	\$ 40,000	\$ 10,000	\$ 3,333
75681	Tree Trimming Expense	\$ 18,000	\$ 18,000	\$ 18,000	\$ 4,500	\$ 1,500
75682	Tree Removal Expense	\$ 7,500	\$ 5,000	\$ 7,500	\$ 1,875	\$ 625
75700	Preserve Area Maintenance	\$ 20,000	\$ 20,000	\$ 20,000	\$ 5,000	\$ 1,667
75800	Lake Mthly Maintenance	\$ 11,820	\$ 12,952	\$ 13,296	\$ 3,324	\$ 1,108
75900	Fountains Maintenance/Repairs	\$ 7,000	\$ 5,000	\$ 7,000	\$ 1,750	\$ 583
76100	Recreation Areas Mtnc & Repairs	\$ 4,000	\$ 6,000	\$ 4,000	\$ 1,000	\$ 333
77100	S/F Irrigation Mtnc	\$ 15,773	\$ 13,000	\$ 15,800	\$ 3,950	\$ 1,317
77150	Villas Irrigation Mtnc	\$ 16,168	\$ 12,000	\$ 15,500	\$ 3,875	\$ 1,292
77200	Irrigation Mtnc - Common Area	\$ 9,000	\$ 13,500	\$ 14,000	\$ 3,500	\$ 1,167
Subtotal Ground Maintenance:		\$ 660,822	\$ 651,432	\$ 676,308	\$ 169,077	\$ 56,359

The Shores at Berkshire Lakes Master Homeowner's Association, Inc.

Adopted Budget

December 4, 2025

Acct. CODE	DESCRIPTION	2025 Budget	2025 Projected	2026 Budget	2026 Quarterly	2026 Monthly
CLUBHOUSE MAINTENANCE:						
77300	Clubhouse Maint & Repairs	\$ 10,000	\$ 20,000	\$ 14,000	\$ 3,500	\$ 1,167
77305	Fire Protection - Clubhouse	\$ 3,500	\$ 6,234	\$ 5,000	\$ 1,250	\$ 417
	Subtotal Clubhouse Maintenance:	\$ 13,500	\$ 26,234	\$ 19,000	\$ 4,750	\$ 1,583
INSURANCE:						
84950	Directors & Officers Ins	\$ 3,600	\$ 3,534	\$ 3,803	\$ 951	\$ 317
85000	Boiler/Equipment	\$ -	\$ 531	\$ 1,299	\$ 325	\$ 108
85050	Crime Bond Insurance	\$ 1,300	\$ 1,418	\$ 1,300	\$ 325	\$ 108
85100	Property Insurance	\$ 45,000	\$ 34,725	\$ 35,000	\$ 8,750	\$ 2,917
85150	Umbrella/ Liability /Excess Liability	\$ 8,110	\$ 10,309	\$ 14,900	\$ 3,725	\$ 1,242
85200	Workers Comp Ins	\$ 600	\$ 506	\$ 506	\$ 127	\$ 42
	Subtotal Insurance:	\$ 58,610	\$ 51,023	\$ 56,808	\$ 14,202	\$ 4,734
ADMINISTRATIVE:						
86100	Mgmt & Accounting Expense	\$ 95,483	\$ 95,483	\$ 95,483	\$ 23,871	\$ 7,957
86250	Printing and Postage	\$ 8,250	\$ 7,000	\$ 8,250	\$ 2,063	\$ 688
86300	Office Expense	\$ 14,000	\$ 11,000	\$ 14,000	\$ 3,500	\$ 1,167
86310	Office Equipment Expense	\$ 500	\$ 890	\$ 500	\$ 125	\$ 42
86315	Website Maintenance	\$ 4,000	\$ 1,600	\$ 1,200	\$ 300	\$ 100
86450	PC Hrdware/Peripherals/Suppor	\$ 500	\$ -	\$ 500	\$ 125	\$ 42
86670	Social Events Expense	\$ 8,000	\$ 12,000	\$ 8,000	\$ 2,000	\$ 667
86700	Corporate Annual Report	\$ 62	\$ 122	\$ 62	\$ 16	\$ 5
87100	Legal Expense	\$ 5,000	\$ 25,000	\$ 10,000	\$ 2,500	\$ 833
87110	Delinquencies Collection Exp	\$ 5,000	\$ 312	\$ 5,000	\$ 1,250	\$ 417
87250	Professional Fees & Services	\$ 3,500	\$ 1,350	\$ 3,500	\$ 875	\$ 292
87255	Fees/Licenses/Permits	\$ 500	\$ 575	\$ 500	\$ 125	\$ 42
87300	Audit Prep Fee	\$ 7,800	\$ 7,600	\$ 7,800	\$ 1,950	\$ 650
87700	Contingency/Unbudgeted Exp	\$ 11,000	\$ -	\$ 5,000	\$ 1,250	\$ 417
	Subtotal Administrative:	\$ 163,595	\$ 162,932	\$ 159,795	\$ 39,949	\$ 13,316
RESERVE:						
94150	Rsv Contrib - Access Cntrl Sy	\$ 5,191	\$ 5,191	\$ 5,191	\$ 1,298	\$ 433
94200	Rsv Contrib - Fence/Prmtr Wal	\$ 11,330	\$ 11,330	\$ 11,330	\$ 2,832	\$ 944
94250	Rsv Contrib - Furniture & Fixt	\$ 20,691	\$ 20,691	\$ 20,785	\$ 5,196	\$ 1,732
94300	Rsv Contrib - Gatehouse	\$ 3,112	\$ 3,112	\$ 3,112	\$ 778	\$ 259
94350	Rsv Contrib - Gym Equipment	\$ 5,381	\$ 5,381	\$ 5,378	\$ 1,345	\$ 448
94400	Rsv Contrib - Irrigation Sys	\$ 19,714	\$ 19,714	\$ 20,241	\$ 5,060	\$ 1,687
94450	Rsv Contrib - Machinery	\$ 34,248	\$ 34,248	\$ 6,082	\$ 1,520	\$ 507
94500	Rsv Contrib - Lake Features	\$ 17,096	\$ 17,096	\$ 17,094	\$ 4,274	\$ 1,425
94550	Rsv Contrib - Painting	\$ 3,565	\$ 3,565	\$ 3,564	\$ 891	\$ 297
94600	Rsv Contrib - Pool	\$ 43,556	\$ 43,556	\$ 41,370	\$ 10,343	\$ 3,448
94650	Rsv Contrib - Rec Facilities	\$ 6,201	\$ 6,201	\$ 6,109	\$ 1,527	\$ 509
94700	Rsv Contrib - Roads/Paving	\$ 75,850	\$ 75,850	\$ 75,850	\$ 18,963	\$ 6,321
94750	Rsv Contrib - Roof	\$ 23,860	\$ 23,860	\$ 23,860	\$ 5,965	\$ 1,988
	Subtotal Reserve:	\$ 269,793	\$ 269,795	\$ 239,966	\$ 59,991	\$ 19,997
	TOTAL EXPENSES	\$ 1,944,170	\$ 1,954,967	\$ 1,977,417	\$ 494,354	\$ 164,785
	MINUS OTHER INCOME	\$ 8,000		\$ 8,000		
	ADJUSTED EXPENSE BALANCE	\$ 1,936,170		\$ 1,969,417		
	Annual Maintenance Per Unit-Single Family	\$ 4,560		\$ 4,680		
	Monthly Maintenance Per Unit-Single Family	\$ 380		\$ 390		
	Annual Maintenance Per Unit-Villas	\$ 3,840		\$ 3,936		
	Monthly Maintenance Per Unit-Villas	\$ 320		\$ 328		
	Annual Maintenance Per Unit-Preserve (Condos)	\$ 2,916		\$ 2,903		
	Monthly Maintenance Per Unit-Preserve (Condo)	\$ 243		\$ 242		

The Shores at Berkshire Lakes Master Homeowner's Association, Inc.
 Adopted Reserve Schedule
 December 4, 2025

Acct. Code	Reserve Fund	Replacement Cost	Total Life	Remaining Life	Projected Balance 12/31/25	Additional Required	Annual Required
54150	Reserve Access Cntrl System	\$ 78,500	15	10	\$ 26,588	\$ 51,912	\$ 5,191
54200	Reserve Fence/Prmtr Wall	\$ 455,000	50	32	\$ 92,446	\$ 362,554	\$ 11,330
54250	Reserve Furniture & Fixture	\$ 200,000	30	4	\$ 116,861	\$ 83,139	\$ 20,785
54300	Reserve Gatehouse	\$ 81,000	35	11	\$ 46,768	\$ 34,232	\$ 3,112
54350	Reserve Gym Equipment	\$ 35,000	15	1	\$ 29,622	\$ 5,378	\$ 5,378
54400	Reserve Irrigation System	\$ 300,000	15	13	\$ 36,866	\$ 263,134	\$ 20,241
54450	Reserve Machinery	\$ 60,000	10	5	\$ 29,592	\$ 30,408	\$ 6,082
54500	Reserve Lake Features	\$ 62,000	15	1	\$ 44,906	\$ 17,094	\$ 17,094
54550	Reserve Painting	\$ 35,000	7	4	\$ 20,743	\$ 14,257	\$ 3,564
54600	Reserve Pool	\$ 200,000	15	4	\$ 34,520	\$ 165,480	\$ 41,370
54650	Reserve Rec Facilities	\$ 100,000	25	24	\$ 6,201	\$ 93,799	\$ 6,109
54700	Reserve Roads/Paving	\$ 520,000	24	1	\$ 444,150	\$ 75,850	\$ 75,850
54750	Reserve Roof	\$ 400,000	25	13	\$ 89,824	\$ 310,176	\$ 23,860
54800	Reserve Infrastr Repair	\$ -			\$ 25,000	\$ -	\$ -
54999	Unallocated Interest				\$ 24,000	\$ -	\$ -
TOTAL		\$ 2,526,500			\$ 1,068,087	\$ 1,507,413	\$ 239,966

The Board of Directors of The Shores at Berkshire Lakes Voted to Approve This Budget at their December



Signed by and affirmed by MHOA Secretary
 December 5, 2025

**The Shores at Berkshire Lakes Homeowners Association,
Inc.**

Run Date: 01/19/2026
Run Time: 02:33 PM

FUND BALANCE SHEET

As of: 12/31/2025

Assets

Account	Operating	Reserves	Total
Assets			
10150 Operating #5351 - First Horizon	\$46,245.70	\$0.00	\$46,245.70
10300 New Account - May Management	\$165,000.00	\$0.00	\$165,000.00
11150 Rsrvs MM #5254 - First Horizon	\$0.00	\$491,903.68	\$491,903.68
11151 Rsrvs ICS #5254 - First Horizon	\$0.00	\$324,713.56	\$324,713.56
11160 Bank Ozk CD#6847 4.00% 10/8/26	\$0.00	\$225,000.00	\$225,000.00
11170 New Account - May Management	\$0.00	\$20,000.00	\$20,000.00
12100 A/R Mthly Assessments	\$23,131.05	\$0.00	\$23,131.05
12500 A/R Late Charges/Interest	\$1,475.00	\$0.00	\$1,475.00
12800 A/R Misc Charges	\$50.00	\$0.00	\$50.00
14100 A/R Special Assessments	\$1,020.53	\$0.00	\$1,020.53
15300 Allowance for Doubtful Accts	(\$13,994.33)	\$0.00	(\$13,994.33)
16200 Prepaid Insurances	\$30,991.48	\$0.00	\$30,991.48
18100 Prepaid Electric - FPL Deposit	\$260.67	\$0.00	\$260.67
Assets Total	\$254,180.10	\$1,061,617.24	\$1,315,797.34
Total Assets:	\$254,180.10	\$1,061,617.24	\$1,315,797.34

Liabilities

Account	Operating	Reserves	Total
Liabilities			
30400 Accrued Expenses	\$1,600.00	\$0.00	\$1,600.00
31100 Prepaid Owner Assessments	\$26,675.87	\$0.00	\$26,675.87
31150 Owner's Refundable Deposits	\$19,540.00	\$0.00	\$19,540.00
32175 Deferred Mailbox Expense- Villas & SF	\$2,125.00	\$0.00	\$2,125.00
Liabilities Total	\$49,940.87	\$0.00	\$49,940.87
Total Liabilities:	\$49,940.87	\$0.00	\$49,940.87

Equity

Account	Operating	Reserves	Total
Equity			
54150 Rsv- Access Control System	\$0.00	\$26,587.98	\$26,587.98
54200 Rsv- Fences & Perimeter Wall	\$0.00	\$92,445.76	\$92,445.76
54250 Rsv- Furniture & Fixtures	\$0.00	\$116,860.57	\$116,860.57
54300 Rsv- Gatehouse	\$0.00	\$46,767.66	\$46,767.66
54350 Rsv- Gym Equipment	\$0.00	\$29,620.72	\$29,620.72
54400 Rsv- Irrigation System	\$0.00	\$36,866.03	\$36,866.03
54450 Rsv- Machinery	\$0.00	\$28,044.04	\$28,044.04
54500 Rsv- Lake Features	\$0.00	\$22,073.74	\$22,073.74
54550 Rsv- Painting	\$0.00	\$20,742.29	\$20,742.29
54600 Rsv- Pool	\$0.00	\$42,450.32	\$42,450.32
54650 Rsv- Recreational Facilities	\$0.00	\$6,201.00	\$6,201.00
54700 Rsv- Roads/Paving	\$0.00	\$444,150.12	\$444,150.12
54750 Rsv- Roof	\$0.00	\$89,824.12	\$89,824.12
54800 Rsv- From Capital Contributions	\$0.00	\$30,450.11	\$30,450.11
54999 Rsv- Unallocated Interest	\$0.00	\$28,532.78	\$28,532.78
55100 Owner's Equity (Beg of Year)	\$215,258.24	\$0.00	\$215,258.24
Equity Total	\$215,258.24	\$1,061,617.24	\$1,276,875.48
Current Year Net Income/(Loss)	(\$11,019.01)	\$0.00	(\$11,019.01)

The Shores at Berkshire Lakes Homeowners Association, Inc.
As of: 12/31/2025

FUND BALANCE SHEET

Account	Operating	Reserves	Total
Total Equity:	\$204,239.23	\$1,061,617.24	\$1,265,856.47
Total Liabilities & Equity	\$254,180.10	\$1,061,617.24	\$1,315,797.34

The Shores at Berkshire Lakes Homeowners Association, Inc.

Run Date: 01/19/2026
Run Time: 02:33 PM

INCOME STATEMENT Start: 12/01/2025 | End: 12/31/2025 Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
60100 Mthly Assmt - S/Family Revenue	58,207.50	58,207.50	0.00	698,490.00	698,490.00	0.00	698,490.00
60101 Mthly Assmt - Villas Revenue	43,129.92	43,129.88	0.04	517,559.04	517,559.00	0.04	517,559.00
60102 Mthly Assmt - Preserve Revenue	37,523.83	37,527.37	(3.54)	450,285.96	450,328.00	(42.04)	450,328.00
60200 Reserves Assessment Revenue	22,482.75	22,482.75	0.00	269,793.00	269,793.00	0.00	269,793.00
60500 Late Fees/Interest Assessed	0.00	0.00	0.00	5,487.19	0.00	5,487.19	0.00
66700 Social Events Revenue	707.10	666.63	40.47	15,577.49	8,000.00	7,577.49	8,000.00
67100 RFID/KeyCard/Other Revenue	100.00	0.00	100.00	6,270.00	0.00	6,270.00	0.00
67125 Miscellaneous Income	0.00	0.00	0.00	4.00	0.00	4.00	0.00
67200 Gate Incident Fee	0.00	0.00	0.00	250.00	0.00	250.00	0.00
67400 Collection Costs Recovered	0.00	0.00	0.00	3,709.00	0.00	3,709.00	0.00
Income Total	162,151.10	162,014.13	136.97	1,967,425.68	1,944,170.00	23,255.68	1,944,170.00
Total Income	162,151.10	162,014.13	136.97	1,967,425.68	1,944,170.00	23,255.68	1,944,170.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities							
70100 Electricity Expense	5,105.55	5,083.37	(22.18)	57,610.58	61,000.00	3,389.42	61,000.00
70200 Water & Sewer Expense	838.40	833.37	(5.03)	18,142.82	10,000.00	(8,142.82)	10,000.00
70300 Trash Removal Service	236.95	250.00	13.05	2,809.92	3,000.00	190.08	3,000.00
70400 Telephone/Internet Service	0.00	312.50	312.50	2,656.50	3,750.00	1,093.50	3,750.00
70500 Cable TV Service	48,098.68	48,425.00	326.32	578,423.19	581,100.00	2,676.81	581,100.00
Utilities Total	54,279.58	54,904.24	624.66	659,643.01	658,850.00	(793.01)	658,850.00
General Maintenance							
71050 Gate & Access Control Mtnc	4,089.66	1,500.00	(2,589.66)	27,479.91	18,000.00	(9,479.91)	18,000.00
71100 Janitorial Services	5,841.34	2,916.63	(2,924.71)	39,485.50	35,000.00	(4,485.50)	35,000.00
71200 Pest Control	0.00	375.00	375.00	2,429.95	4,500.00	2,070.05	4,500.00
71300 A/C Mtnc & Repairs	0.00	250.00	250.00	2,114.74	3,000.00	885.26	3,000.00
71700 Gym Equip Mtnc & Repairs	290.00	191.63	(98.37)	2,902.85	2,300.00	(602.85)	2,300.00
71900 Holiday Decorations	0.00	833.37	833.37	9,911.00	10,000.00	89.00	10,000.00
72450 Pressure Washing	6,550.00	800.00	(5,750.00)	19,790.00	9,600.00	(10,190.00)	9,600.00
72550 Sidewalk Mtnc & Repairs	0.00	333.37	333.37	3,500.00	4,000.00	500.00	4,000.00
72560 Storm Drains Maintenance	0.00	666.63	666.63	9,400.00	8,000.00	(1,400.00)	8,000.00
72580 Mailbox Maintenance (SF & Villas Only)	125.00	0.00	(125.00)	1,125.00	1,000.00	(125.00)	1,000.00
General Maintenance Total	16,896.00	7,866.63	(9,029.37)	118,138.95	95,400.00	(22,738.95)	95,400.00
Pool Maintenance							
74100 Pool Mthly Service	1,600.00	1,550.00	(50.00)	17,200.00	18,600.00	1,400.00	18,600.00
74200 Pool/Spa Repair & Supplies	125.16	416.63	291.47	10,623.07	5,000.00	(5,623.07)	5,000.00
Pool Maintenance Total	1,725.16	1,966.63	241.47	27,823.07	23,600.00	(4,223.07)	23,600.00
Grounds Maintenance							
75100 Grounds Mtnc/Fert/Pest-Common	9,877.00	8,183.37	(1,693.63)	99,857.00	98,200.00	(1,657.00)	98,200.00
75200 S/F Grounds Mtnc - Mthly	22,215.00	22,217.00	2.00	266,580.00	266,604.00	24.00	266,604.00
75250 Villas Grounds Mtnc - Mthly	10,520.00	10,521.38	1.38	126,240.00	126,257.00	17.00	126,257.00
75500 Mulch/ Pine Straw Mtnc	9,687.50	1,291.63	(8,395.87)	10,828.01	15,500.00	4,671.99	15,500.00
75680 Plants/Sod/Shrubs Mtnc	0.00	3,750.00	3,750.00	26,799.50	45,000.00	18,200.50	45,000.00
75681 Tree Trimming Expense	4,375.00	1,500.00	(2,875.00)	9,915.00	18,000.00	8,085.00	18,000.00
75682 Tree Removal Expense	0.00	625.00	625.00	1,400.00	7,500.00	6,100.00	7,500.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
75685 FPL Easement - Vegetation Removal	0.00	0.00	0.00	4,750.00	0.00	(4,750.00)	0.00
75700 Preserve Area Maintenance	0.00	1,666.63	1,666.63	5,870.00	20,000.00	14,130.00	20,000.00
75800 Lake Mthly Maintenance	0.00	985.00	985.00	11,844.00	11,820.00	(24.00)	11,820.00
75900 Fountains Maintenance/Repairs	5,651.57	583.37	(5,068.20)	10,386.07	7,000.00	(3,386.07)	7,000.00
76100 Recreation Areas Mtnc & Repair	0.00	333.37	333.37	4,591.79	4,000.00	(591.79)	4,000.00
77100 S/F Irrigation Mtnc	7,132.50	1,314.38	(5,818.12)	25,338.50	15,773.00	(9,565.50)	15,773.00
77150 Villas Irrigation Mtnc	1,912.00	1,347.37	(564.63)	15,355.00	16,168.00	813.00	16,168.00
77200 Irrigation Mtnc - Common Areas	2,435.50	750.00	(1,685.50)	17,435.50	9,000.00	(8,435.50)	9,000.00
Grounds Maintenance Total	73,806.07	55,068.50	(18,737.57)	637,190.37	660,822.00	23,631.63	660,822.00
Clubhouse Maintenance							
77300 Clubhouse Maint & Repairs	3,500.00	833.37	(2,666.63)	27,188.68	10,000.00	(17,188.68)	10,000.00
77305 Fire Protection - Clubhouse	2,170.84	291.63	(1,879.21)	9,795.41	3,500.00	(6,295.41)	3,500.00
77310 Clubhouse Pest Control - Qtrly	268.00	0.00	(268.00)	2,768.00	0.00	(2,768.00)	0.00
Clubhouse Maintenance Total	5,938.84	1,125.00	(4,813.84)	39,752.09	13,500.00	(26,252.09)	13,500.00
Insurance							
84950 Directors & Officers Ins	310.49	300.00	(10.49)	3,533.83	3,600.00	66.17	3,600.00
85000 Boiler/Equipment Ins	106.31	0.00	(106.31)	531.55	0.00	(531.55)	0.00
85050 Crime Bond Insurance	100.07	108.37	8.30	1,418.44	1,300.00	(118.44)	1,300.00
85100 Property & Liability Ins	2,676.44	3,750.00	1,073.56	34,725.54	45,000.00	10,274.46	45,000.00
85150 Umbrella/Excess Liability	1,192.13	675.87	(516.26)	10,309.81	8,110.00	(2,199.81)	8,110.00
85200 Workers Comp Ins	41.92	50.00	8.08	506.50	600.00	93.50	600.00
Insurance Total	4,427.36	4,884.24	456.88	51,025.67	58,610.00	7,584.33	58,610.00
Administrative							
86100 Mgmt & Accounting Expense	7,956.92	7,956.88	(0.04)	95,483.04	95,483.00	(0.04)	95,483.00
86250 Printing and Postage	1,453.09	687.50	(765.59)	8,271.63	8,250.00	(21.63)	8,250.00
86300 Office Expense	642.72	1,166.63	523.91	10,752.21	14,000.00	3,247.79	14,000.00
86310 Office Equipment Expense	0.00	41.63	41.63	890.40	500.00	(390.40)	500.00
86315 Website Maintenance	100.00	333.37	233.37	1,200.00	4,000.00	2,800.00	4,000.00
86450 PC Hrdware/Peripherals/Support	0.00	41.63	41.63	0.00	500.00	500.00	500.00
86670 Social Events Expense	300.25	666.63	366.38	13,944.00	8,000.00	(5,944.00)	8,000.00
86700 Corporate Annual Report	0.00	0.00	0.00	122.50	62.00	(60.50)	62.00
87100 Legal Expense	3,800.00	416.63	(3,383.37)	33,794.00	5,000.00	(28,794.00)	5,000.00
87110 Delinquencies Collection Exp	0.00	416.63	416.63	312.00	5,000.00	4,688.00	5,000.00
87250 Professional Fees & Services	0.00	291.63	291.63	1,350.00	3,500.00	2,150.00	3,500.00
87255 Fees/Licenses/Permits	0.00	0.00	0.00	1,413.75	500.00	(913.75)	500.00
87300 Audit Prep Fees	0.00	0.00	0.00	7,545.00	7,800.00	255.00	7,800.00
87700 Contingency/Unbudgeted Exp	0.00	916.63	916.63	0.00	11,000.00	11,000.00	11,000.00
Administrative Total	14,252.98	12,935.79	(1,317.19)	175,078.53	163,595.00	(11,483.53)	163,595.00
Reserves							
94150 Rsv Contrib - Access Cntrl Sys	432.58	432.62	0.04	5,190.96	5,191.00	0.04	5,191.00
94200 Rsv Contrib - Fence/Prmtr Wall	944.17	944.13	(0.04)	11,330.04	11,330.00	(0.04)	11,330.00
94250 Rsv Contrib - Furniture & Fixt	1,724.25	1,724.25	0.00	20,691.00	20,691.00	0.00	20,691.00
94300 Rsv Contrib - Gatehouse	259.33	259.37	0.04	3,111.96	3,112.00	0.04	3,112.00
94350 Rsv Contrib - Gym Equipment	448.42	448.38	(0.04)	5,381.04	5,381.00	(0.04)	5,381.00
94400 Rsv Contrib - Irrigation Sys	1,642.83	1,642.87	0.04	19,713.96	19,714.00	0.04	19,714.00
94450 Rsv Contrib - Machinery	2,854.00	2,854.00	0.00	34,248.00	34,248.00	0.00	34,248.00
94500 Rsv Contrib - Lake Features	1,424.67	1,424.63	(0.04)	17,096.04	17,096.00	(0.04)	17,096.00
94550 Rsv Contrib - Painting	297.08	297.12	0.04	3,564.96	3,565.00	0.04	3,565.00
94600 Rsv Contrib - Pool	3,629.50	3,629.50	0.00	43,554.00	43,554.00	0.00	43,554.00
94650 Rsv Contrib - Rec Facilities	516.75	516.75	0.00	6,201.00	6,201.00	0.00	6,201.00
94700 Rsv Contrib - Roads/Paving	6,320.83	6,320.87	0.04	75,849.96	75,850.00	0.04	75,850.00
94750 Rsv Contrib - Roof	1,988.34	1,988.26	(0.08)	23,860.08	23,860.00	(0.08)	23,860.00
Reserves Total	22,482.75	22,482.75	0.00	269,793.00	269,793.00	0.00	269,793.00
Total Expense	193,808.74	161,233.78	(32,574.96)	1,978,444.69	1,944,170.00	(34,274.69)	1,944,170.00
Net Income	(31,657.64)	780.35	(32,437.99)	(11,019.01)	0.00	(11,019.01)	0.00

**The Shores at Berkshire Lakes
Master Homeowner's Assoc, Inc.
2026 Frequently Asked Questions**

Q: What are my voting rights in the Association?

A: There is one membership in the Association assigned to each unit in the Association. Each member of the Association has the right to cast one (1) vote on all matters that come before the members of the Association. The total number of possible votes of the Association is 517.

Q: What restrictions exist in the Governing Documents on my right to use my unit?

A: There are certain restrictions including residential use, minors, access, fire hazards, garbage, leasing, antennas, noise, obstructions, signs, parking, windows, balconies, pets and the exterior appearance of the units which are set forth, in detail, in the Declaration.

Q: What restrictions exist in the Governing Documents on the leasing of my unit?

A: Lease terms are a minimum of thirty (30) days and a maximum of six (6) months with no more than four (4) leases in a calendar year. Application must be submitted **25 days prior** to the beginning of the lease along with a non-refundable \$100.00 application fee, as well as a non-refundable \$40.00 Background Check fee for each occupant age 18 and over and is subject to approval by the Board of Directors prior to occupancy.

Q: How much are my assessments to the Association for my home and when are they due?

A: Each owner of a unit in this Association is obligated to pay assessments to the Association in monthly installments from \$242 - \$390. These payments are due on the first day of each quarter regardless if notice is received or not.

Q: Do I have to be a member in any other Association? If so, what is the name of the Association and is there a separate assessment?

A: No.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No.

Q: Is the Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

No

A:

NOTE: The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sales contract, and the Association Documents.