

Applicant Information

a. Homeowner's Association or Property Name : Berkshire Pointe

b. Age of the subdivision or neighborhood where the work will be done:

8 Years.

Entrance of the sub-division

c. First-time Applicant? If not, please list the date of last application submission.

YES

d. Project Leader : Anirban Sarkar

Office Held/Position within organization – Treasurer of HOA

- Address: 27652 Hartwick Cir, NOVI, MI - 48374
- phone: 313-510-8136
- email: anirban77sarkar@gmail.com

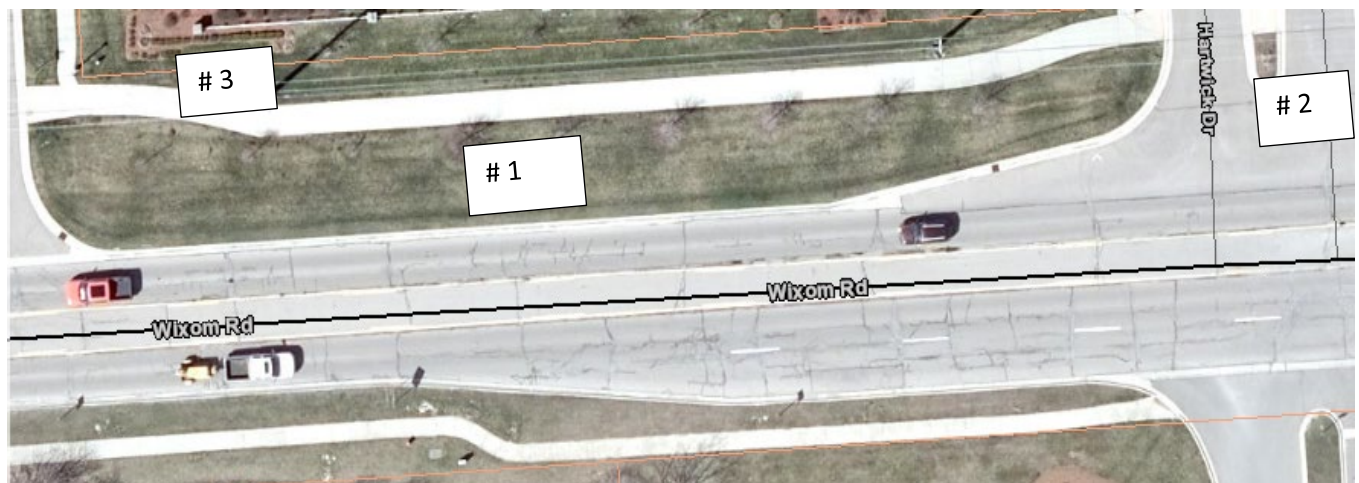
Project Information**Description:**

- Sod Reinstatement: Reinstall sod within the marked area 1 on the map, approximately 6 feet wide along Wixom Road, extending 400 feet from the edge of the road. Total area approximately 2400 sq ft. Sod got disturbed due to the construction activities along Wixom Road, between Harrier Pl Entrance and Hartwick Dr Entrance
- "Re-install a sprinkler head of the center island at the main entrance (Hartwick Drive). This will involve extending the existing water line at the flower bed. Extend the line approximately 2 feet under the concrete, following a straight path to the island, using a horizontal boring method to minimize surface disruption. Existing water line was dug out by public works contractor and was not replaced properly.
- Shrubbery Update: Plant new shrubs and 2 ornamental trees (such as Hydrangea) along the Harrier Place entrance. The planting area is approximately 20 feet long, and shrubs should be spaced evenly within this area, including removal of dead shrubs

Location:

Projects will be front area of the community, including two entrances and the area which is along Wixom Road. This location is clearly visible from the public right of way. The project locations are marked in the below map.

- Sod Reinstatement: Reinstall sod within the marked area 1 on the map, approximately 6 feet wide along Wixom Road, extending 400 feet from the edge of the road. Total area approximately 2400 sq ft
- Sprinkler Head Replacement: Replace sprinkler head at location 2 on the map.
- Plant new shrubs along the Harrier Place entrance as indicated by Location 3 on the map.



Pic 1- Map

Justification:

During the construction activities that took place on the Wixom Road, contractors tore up the SOD along the Wixom Road (between Harrier Place Entrance and Hartwick Drive). This SOD was not properly replaced by the contractors. Several large patches within this area are completely bare, while other areas have sparse grass growth with weed infestation, which gives a bad appearance to the area.

During the construction activities, public works contractor removed our front island (at the Harrier Place entrance) and later reinstalled it. However, they failed to replace the water line that irrigates the flower bed. As a result, the front island

cannot be properly planted with a good flower bed due to lack of irrigation. Before picture is displayed below (Pic 3).

Update the existing shrubbery near the Harrier Place entrance by increasing its density and adding new perennial flowering plants such as hydrangeas.

As per our assessment, there are no negative effects to property owners or non-city agencies.

Below Picture shows the Before and after pictures



Pic 2 : Before- construction work. Sod Along the Wixom Road



Pic 3: Front Island Flower Bed – with sprinkler set up

After construction work



Pic 4 : After- construction work. Sod Along the Wixom Road



Pic 5: Front Island Flower Bed – with sprinkler set up

Proposed Plants:

- Hydrangea: *Hydrangea macrophylla*
- Boxwood : *Buxus sempervirens*

Funding Information

Total project costs for the project: 10000.00 USD

Amount of Project requested: 5000 USD

Amount of Additional cost: N.A

Itemized unit and total cost estimates: These unit costs are calculated based on current market rates, as collected from online sources and our previous quotes from landscaping vendors. Due to the winter weather and snow-covered ground, most of our vendors were unable to visit the area to provide an on-site quote

ITEM	Unit	COST/UNIT	Total	Additional Info:
SOD	850 nos	6	5100	Area = 400*5 feet =2000sqft
Top Soil			400	
Boxwood	15	100	1500	
Hydrangea Tree	2	400	800	
Labor (SOD + Boxwood)	100	20	2000	
Reinstall sprinkler- Including water line under concrete + labor	1	1000	1000	
Total Project Cost			10000	

Budget Summary With Notes

Berkshire Pointe

Operating

2025 Budget Draft

	2023 Actual	2024 Budget	2024 Projected	2025 Budget	Budget % Change	Monthly Budget
Accounts Payable						
2060 -- Insurance Payable	0.00	0.00	0.00	0.00	0.00%	0.00
Total Accounts Payable	0.00	0.00	0.00	0.00	0.00%	0.00
Other Liabilities						
2026 -- New Account Setup Fee	0.00	0.00	0.00	0.00	0.00%	0.00
Total Other Liabilities	0.00	0.00	0.00	0.00	0.00%	0.00
Total Operating Liabilities	0.00	0.00	0.00	0.00	0.00%	0.00
Assessment Income						
4000 -- Association Fees	62,640.00	61,920.00	62,640.00	67,860.00	9.59%	5,655.00
Board agreed to raise dues to \$780 for 2025						
Total Assessment Income	62,640.00	61,920.00	62,640.00	67,860.00	9.59%	5,655.00
Collections Income						
4700 -- Collection Processing Fees	0.00	0.00	0.00	0.00	0.00%	0.00
4705 -- NSF Service Fees	0.00	0.00	30.00	0.00	0.00%	0.00
4710 -- Late Fees & Interest	0.00	0.00	0.00	0.00	0.00%	0.00
4720 -- Legal Reimbursements	1,960.93	0.00	0.00	0.00	0.00%	0.00
Total Collections Income	1,960.93	0.00	30.00	0.00	0.00%	0.00
Other Income						
4810 -- Compliance Fines	175.00	0.00	0.00	0.00	0.00%	0.00
Total Other Income	175.00	0.00	0.00	0.00	0.00%	0.00
Investment Income						
4905 -- Reserve Contribution Income	0.00	0.00	0.00	0.00	0.00%	0.00
Total Investment Income	0.00	0.00	0.00	0.00	0.00%	0.00
Total Operating Income	64,775.93	61,920.00	62,670.00	67,860.00	9.59%	5,655.00
Administrative						
5025 -- Collection Charges	0.00	0.00	0.00	0.00	0.00%	0.00
5030 -- Account Management Fee	70.00	1,001.04	337.04	1,013.00	1.19%	84.42
Account management fee .97*86*12=1001.04						
5090 -- Office Supplies	351.86	600.00	249.09	700.00	16.67%	58.33
Office supply bundle and misc. office supplies						
5115 -- Web Site Maintenance	0.00	0.00	0.00	0.00	0.00%	0.00

Budget Summary With Notes

Berkshire Pointe

Operating

2025 Budget Draft

	2023 Actual	2024 Budget	2024 Projected	2025 Budget	Budget % Change	Monthly Budget
Administrative						
5195 -- Other Administrative Services Moved to office supplies	357.40	0.00	247.50	0.00	0.00%	0.00
5210 -- Printing/Copying	1,010.05	1,100.00	497.60	1,100.00	0.00%	91.67
5215 -- Postage	602.64	115.00	83.85	150.00	30.43%	12.50
6300 -- Fees & Permits	20.00	20.00	0.00	20.00	0.00%	1.67
7000 -- Accounting/Audit 750+1099 fee	810.00	850.00	750.00	850.00	0.00%	70.83
7020 -- Legal	6,350.46	4,170.00	4,447.00	4,500.00	7.91%	375.00
Total Administrative	9,572.41	7,856.04	6,612.08	8,333.00	6.07%	694.42
Communications						
5200 -- Community Events	150.00	300.00	100.00	0.00	(100.00%)	0.00
Total Communications	150.00	300.00	100.00	0.00	(100.00%)	0.00
Insurance						
5400 -- Insurance Premiums 1203*1.03+350=1589.09	1,677.00	2,200.00	2,622.00	3,000.00	36.36%	250.00
Total Insurance	1,677.00	2,200.00	2,622.00	3,000.00	36.36%	250.00
Utilities						
6000 -- Electric Service	1,661.77	1,000.00	1,396.73	1,400.00	40.00%	116.67
6025 -- Water Service	9,108.31	9,000.00	2,655.28	4,000.00	(55.56%)	333.33
6030 -- Sewer Service	0.00	0.00	0.00	0.00	0.00%	0.00
6035 -- Trash and Recycling Service For monthly trash emptying for park	0.00	600.00	200.00	600.00	0.00%	50.00
6050 -- Telephone Service	210.00	0.00	122.50	0.00	0.00%	0.00
Total Utilities	10,980.08	10,600.00	4,374.51	6,000.00	(43.40%)	500.00
Landscaping						
6100 -- Grounds Mulch 2025	0.00	5,000.00	2,991.00	4,000.00	(20.00%)	333.33
6110 -- Landscape Repair & Maintenance Current contraact \$14508. Requesting bids for 2023	19,101.00	18,000.00	16,320.50	20,000.00	11.11%	1,666.67
6165 -- Tree Removal/Replacement Tree services for 2025	0.00	750.00	3,920.00	4,000.00	433.33%	333.33
6200 -- Irrigation Repair & Maintenance	4,213.75	2,500.00	2,787.50	3,000.00	20.00%	250.00

Budget Summary With Notes

Berkshire Pointe

Operating

2025 Budget Draft

	2023 Actual	2024 Budget	2024 Projected	2025 Budget	Budget % Change	Monthly Budget
Landscaping						
6418 -- Ponds/Fountains	0.00	300.00	1,850.00	0.00	(100.00%)	0.00
Total Landscaping	23,314.75	26,550.00	27,869.00	31,000.00	16.76%	2,583.33
Contracted Services						
6442 -- Snow Removal Services	0.00	0.00	0.00	0.00	0.00%	0.00
Total Contracted Services	0.00	0.00	0.00	0.00	0.00%	0.00
Repair & Maintenance						
6430 -- Janitorial Services	1,306.00	0.00	778.00	0.00	0.00%	0.00
6434 -- Exterminating	0.00	0.00	0.00	0.00	0.00%	0.00
6515 -- Building Repair & Maintenance	0.00	0.00	0.00	0.00	0.00%	0.00
6530 -- Common Areas Repair & Maintenance	175.00	400.00	200.00	2,638.36	559.59%	219.86
6585 -- Fountain/Pond/Lake Repair & Maintenance Per JC Waters contract	1,925.00	2,275.00	694.00	2,575.00	13.19%	214.58
6600 -- General Repair & Maintenance	0.00	1,000.00	333.00	1,200.00	20.00%	100.00
6640 -- Lighting Supplies/Repair & Maintenance Holiday Decor Contract	0.00	850.00	1,755.00	2,110.00	148.24%	175.83
Total Repair & Maintenance	3,406.00	4,525.00	3,760.00	8,523.36	88.36%	710.27
Professional Services						
7025 -- Legal Services - Collections	0.00	0.00	0.00	0.00	0.00%	0.00
7030 -- Legal Services - General Counsel	0.00	0.00	0.00	0.00	0.00%	0.00
7040 -- Management Fees Pending signed revised management agreement 2025-3% increase 848.72 per month	9,600.00	9,888.00	9,888.00	10,184.64	3.00%	848.72
7095 -- Other Professional Services Meeting attendance	210.00	0.96	(0.04)	400.00	41566.67%	33.33
Total Professional Services	9,810.00	9,888.96	9,887.96	10,584.64	7.03%	882.05
Other Expenses						
9105 -- Reserve Contribution Expense	6,192.00	0.00	0.00	419.00	0.00%	34.92
Total Other Expenses	6,192.00	0.00	0.00	419.00	0.00%	34.92
Total Operating Expense	65,102.24	61,920.00	55,225.55	67,860.00	9.59%	5,654.99
Total Operating Net Income / (Loss)	(326.31)	0.00	7,444.45	0.00	0.00%	0.01

Budget Summary With Notes
Berkshire Pointe
Reserves
2025 Budget Draft

	2023 Actual	2024 Budget	2024 Projected	2025 Budget	Budget % Change	Monthly Budget
Investment Income						
4905 -- Reserve Contribution Income	6,192.00	0.00	0.00	0.00	0.00%	0.00
4910 -- Interest Earned - Reserve Accounts	284.79	0.00	182.47	0.00	0.00%	0.00
Total Investment Income	6,476.79	0.00	182.47	0.00	0.00%	0.00
Total Reserves Income	6,476.79	0.00	182.47	0.00	0.00%	0.00
Other Expenses						
9105 -- Reserve Contribution Expense	0.00	0.00	0.00	0.00	0.00%	0.00
Total Other Expenses	0.00	0.00	0.00	0.00	0.00%	0.00
Reserve Expenses						
9826 -- Common Area Expenses	(6,212.00)	0.00	0.00	0.00	0.00%	0.00
Total Reserve Expenses	(6,212.00)	0.00	0.00	0.00	0.00%	0.00
Total Reserves Expense	(6,212.00)	0.00	0.00	0.00	0.00%	0.00
Total Reserves Net Income / (Loss)	12,688.79	0.00	182.47	0.00	0.00%	0.00

Budget Summary With Notes

Berkshire Pointe

All Department Summary

2025 Budget Draft

	2023 Actual	2024 Budget	2024 Projected	2025 Budget	Budget % Change	Monthly Budget
Accounts Payable						
2060 -- Insurance Payable	0.00	0.00	0.00	0.00	0.00%	0.00
Total Accounts Payable	0.00	0.00	0.00	0.00	0.00%	0.00
Other Liabilities						
2026 -- New Account Setup Fee	0.00	0.00	0.00	0.00	0.00%	0.00
Total Other Liabilities	0.00	0.00	0.00	0.00	0.00%	0.00
Total All Department Summary Liabilities	0.00	0.00	0.00	0.00	0.00%	0.00
Assessment Income						
4000 -- Association Fees	62,640.00	61,920.00	62,640.00	67,860.00	9.59%	5,655.00
Total Assessment Income	62,640.00	61,920.00	62,640.00	67,860.00	9.59%	5,655.00
Collections Income						
4700 -- Collection Processing Fees	0.00	0.00	0.00	0.00	0.00%	0.00
4705 -- NSF Service Fees	0.00	0.00	30.00	0.00	0.00%	0.00
4710 -- Late Fees & Interest	0.00	0.00	0.00	0.00	0.00%	0.00
4720 -- Legal Reimbursements	1,960.93	0.00	0.00	0.00	0.00%	0.00
Total Collections Income	1,960.93	0.00	30.00	0.00	0.00%	0.00
Other Income						
4810 -- Compliance Fines	175.00	0.00	0.00	0.00	0.00%	0.00
Total Other Income	175.00	0.00	0.00	0.00	0.00%	0.00
Investment Income						
4905 -- Reserve Contribution Income	6,192.00	0.00	0.00	0.00	0.00%	0.00
4910 -- Interest Earned - Reserve Accounts	284.79	0.00	182.47	0.00	0.00%	0.00
Total Investment Income	6,476.79	0.00	182.47	0.00	0.00%	0.00
Total All Department Summary Income	71,252.72	61,920.00	62,852.47	67,860.00	9.59%	5,655.00
Administrative						
5025 -- Collection Charges	0.00	0.00	0.00	0.00	0.00%	0.00
5030 -- Account Management Fee	70.00	1,001.04	337.04	1,013.00	1.19%	84.42
5090 -- Office Supplies	351.86	600.00	249.09	700.00	16.67%	58.33
5115 -- Web Site Maintenance	0.00	0.00	0.00	0.00	0.00%	0.00
5195 -- Other Administrative Services	357.40	0.00	247.50	0.00	0.00%	0.00
5210 -- Printing/Copying	1,010.05	1,100.00	497.60	1,100.00	0.00%	91.67

Budget Summary With Notes

Berkshire Pointe

All Department Summary

2025 Budget Draft

	2023 Actual	2024 Budget	2024 Projected	2025 Budget	Budget % Change	Monthly Budget
Administrative						
5215 -- Postage	602.64	115.00	83.85	150.00	30.43%	12.50
6300 -- Fees & Permits	20.00	20.00	0.00	20.00	0.00%	1.67
7000 -- Accounting/Audit	810.00	850.00	750.00	850.00	0.00%	70.83
7020 -- Legal	6,350.46	4,170.00	4,447.00	4,500.00	7.91%	375.00
Total Administrative	9,572.41	7,856.04	6,612.08	8,333.00	6.07%	694.42
Communications						
5200 -- Community Events	150.00	300.00	100.00	0.00	(100.00%)	0.00
Total Communications	150.00	300.00	100.00	0.00	(100.00%)	0.00
Insurance						
5400 -- Insurance Premiums	1,677.00	2,200.00	2,622.00	3,000.00	36.36%	250.00
Total Insurance	1,677.00	2,200.00	2,622.00	3,000.00	36.36%	250.00
Utilities						
6000 -- Electric Service	1,661.77	1,000.00	1,396.73	1,400.00	40.00%	116.67
6025 -- Water Service	9,108.31	9,000.00	2,655.28	4,000.00	(55.56%)	333.33
6030 -- Sewer Service	0.00	0.00	0.00	0.00	0.00%	0.00
6035 -- Trash and Recycling Service	0.00	600.00	200.00	600.00	0.00%	50.00
6050 -- Telephone Service	210.00	0.00	122.50	0.00	0.00%	0.00
Total Utilities	10,980.08	10,600.00	4,374.51	6,000.00	(43.40%)	500.00
Landscaping						
6100 -- Grounds	0.00	5,000.00	2,991.00	4,000.00	(20.00%)	333.33
6110 -- Landscape Repair & Maintenance	19,101.00	18,000.00	16,320.50	20,000.00	11.11%	1,666.67
6165 -- Tree Removal/Replacement	0.00	750.00	3,920.00	4,000.00	433.33%	333.33
6200 -- Irrigation Repair & Maintenance	4,213.75	2,500.00	2,787.50	3,000.00	20.00%	250.00
6418 -- Ponds/Fountains	0.00	300.00	1,850.00	0.00	(100.00%)	0.00
Total Landscaping	23,314.75	26,550.00	27,869.00	31,000.00	16.76%	2,583.33
Contracted Services						
6442 -- Snow Removal Services	0.00	0.00	0.00	0.00	0.00%	0.00
Total Contracted Services	0.00	0.00	0.00	0.00	0.00%	0.00
Repair & Maintenance						
6430 -- Janitorial Services	1,306.00	0.00	778.00	0.00	0.00%	0.00
6434 -- Exterminating	0.00	0.00	0.00	0.00	0.00%	0.00

Budget Summary With Notes

Berkshire Pointe

All Department Summary

2025 Budget Draft

	2023 Actual	2024 Budget	2024 Projected	2025 Budget	Budget % Change	Monthly Budget
Repair & Maintenance						
6515 -- Building Repair & Maintenance	0.00	0.00	0.00	0.00	0.00%	0.00
6530 -- Common Areas Repair & Maintenance	175.00	400.00	200.00	2,638.36	559.59%	219.86
6585 -- Fountain/Pond/Lake Repair & Maintenance	1,925.00	2,275.00	694.00	2,575.00	13.19%	214.58
6600 -- General Repair & Maintenance	0.00	1,000.00	333.00	1,200.00	20.00%	100.00
6640 -- Lighting Supplies/Repair & Maintenance	0.00	850.00	1,755.00	2,110.00	148.24%	175.83
Total Repair & Maintenance	3,406.00	4,525.00	3,760.00	8,523.36	88.36%	710.27
Professional Services						
7025 -- Legal Services - Collections	0.00	0.00	0.00	0.00	0.00%	0.00
7030 -- Legal Services - General Counsel	0.00	0.00	0.00	0.00	0.00%	0.00
7040 -- Management Fees	9,600.00	9,888.00	9,888.00	10,184.64	3.00%	848.72
7095 -- Other Professional Services	210.00	0.96	(0.04)	400.00	41566.67%	33.33
Total Professional Services	9,810.00	9,888.96	9,887.96	10,584.64	7.03%	882.05
Other Expenses						
9105 -- Reserve Contribution Expense	6,192.00	0.00	0.00	419.00	0.00%	34.92
Total Other Expenses	6,192.00	0.00	0.00	419.00	0.00%	34.92
Reserve Expenses						
9826 -- Common Area Expenses	(6,212.00)	0.00	0.00	0.00	0.00%	0.00
Total Reserve Expenses	(6,212.00)	0.00	0.00	0.00	0.00%	0.00
Total All Department Summary Expense	58,890.24	61,920.00	55,225.55	67,860.00	9.59%	5,654.99
Total All Department Summary Net Income / (Loss)	12,362.48	0.00	7,626.92	0.00	0.00%	0.01
Total Association Net Income / (Loss)	12,362.48	0.00	7,626.92	0.00	0.00%	0.01

Monthly Financial Summary (MFS)

This MFS December 2024 is prepared for you to track **Berkshire Pointe** Monthly cash flow and Expenditures.

Balance Sheet Summary					
Account		Balance	Notes and Recommended Board Action		
Operating Funds: Bank acct(s) for day-to day expenses.		\$30,679.22	Operating Funds		
Due (To/From): A non-liquid amount of funds owed to/from reserve or operating		\$13,416.00	Balance due from funds borrowed in 2022; a write off should be considered for 2024 needs be documented in meeting minutes		
Reserve Funds: Saving Acct(s) for Capital expenditures		\$91,157.00	Reserve Funds		
Accounts Receivable: This represents the total amount of unpaid Assessments.		\$7,261.00	0 delinquent accounts		
Prepaid Balances: This represents the total amount of assessments paid before they are due.		\$36,810.92			
Net Income: Total Assets <u>Minus</u> Total Liabilities <u>Minus</u> Total Equity = Net Operating Income (NOI)		\$5,016.67	Operating Net Income Only		
Income & Expense Report					
GL Acct#	GL Description	Monthly Budgeted Amount	Actual Expense	YTD Status	Explanation of Variance
GL #5090	Office Supplies	\$50.00	\$243.01	-\$294.05	KTM
GL #5195	Other Admin	\$0.00	\$381.00	\$753.50	KTM
GL #5210	Printing/Copying	\$92.00	\$466.75	-\$501.60	KTM
GL #5215	Postage	\$10.00	\$467.95	\$407.56	KTM
Total YTD Operating Expenses		\$61,920.00	\$57,908.59	(\$4,011.41)	

We are pleased to produce your Monthly Financial Summary; our trained Accountants and Managers have carefully reviewed your monthly financials. As always, please contact your manager with any questions you may have regarding the above detail. Thank you for allowing us the opportunity to provide management services for your Association.



Sincerely,

Nichelle McFarlin- Community Manager
734-707-5739
NMcfarlin@kramertriad.com

Associa® – *To bring a positive impact and meaningful value to every community.*

Troy Office: 320 E Big Beaver, Suite 190 | Troy, MI 48083 | 248.879.9700
Ann Arbor Office: 555 Briarwood Circle, Suite 140 | Ann Arbor, MI 48108 | 734.973.5500
www.kramertriad.com

Bringing positive impact and meaningful value to every community.

Rev 7/7/23

Balance Sheet Report

Berkshire Pointe

As of December 31, 2024

	Operating	Reserves	Others	Total
<u>Assets</u>				
Operating Funds				
1000 - FCB OP 3652	30,679.22	0.00	0.00	30,679.22
1650 - Due to/from Reserves	(13,416.00)	0.00	0.00	(13,416.00)
Total Operating Funds	17,263.22	0.00	0.00	17,263.22
Reserve Funds				
1325 - FCB RSRV 3958	0.00	91,157.00	0.00	91,157.00
1651 - Due to/from Operating	0.00	13,416.00	0.00	13,416.00
Total Reserve Funds	0.00	104,573.00	0.00	104,573.00
Accounts Receivable				
1510 - Maintenance Fees Receivable	40.00	0.00	0.00	40.00
Total Accounts Receivable	40.00	0.00	0.00	40.00
Total Assets	17,303.22	104,573.00	0.00	121,876.22
<u>Liabilities</u>				
Accounts Payable				
2035 - Due to Declarant/Developer	7,261.00	0.00	0.00	7,261.00
Total Accounts Payable	7,261.00	0.00	0.00	7,261.00
Accrued Expenses				
2395 - Other Accrued Expenses	1,540.80	0.00	0.00	1,540.80
Total Accrued Expenses	1,540.80	0.00	0.00	1,540.80
Prepaid Assessments				
2550 - Prepaid Assessments	36,810.92	0.00	0.00	36,810.92
Total Prepaid Assessments	36,810.92	0.00	0.00	36,810.92
Total Liabilities	45,612.72	0.00	0.00	45,612.72

Balance Sheet Report

Berkshire Pointe

As of December 31, 2024

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Owners' Equity</u>				
Owners Equity - Prior Years				
3000 - Owners Equity - Prior Years	(33,070.91)	0.00	0.00	(33,070.91)
Total Owners Equity - Prior Years	(33,070.91)	0.00	0.00	(33,070.91)
Capital Reserves - Prior Years				
3102 - Repair & Replacement Reserve - Prior Yrs	0.00	104,317.74	0.00	104,317.74
Total Capital Reserves - Prior Years	0.00	104,317.74	0.00	104,317.74
Total Owners' Equity	(33,070.91)	104,317.74	0.00	71,246.83
Net Income / (Loss)	4,761.41	255.26	0.00	5,016.67
Total Liabilities and Equity	17,303.22	104,573.00	0.00	121,876.22

Income Statement Report

Berkshire Pointe

Operating

December 01, 2024 thru December 31, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4000 - Association Fees	0.00	0.00	0.00	62,640.00	61,920.00	720.00	61,920.00	(720.00)
Total Assessment Income	0.00	0.00	0.00	62,640.00	61,920.00	720.00	61,920.00	(720.00)
Collections Income								
4705 - NSF Service Fees	0.00	0.00	0.00	30.00	0.00	30.00	0.00	(30.00)
Total Collections Income	0.00	0.00	0.00	30.00	0.00	30.00	0.00	(30.00)
Total Operating Income	0.00	0.00	0.00	62,670.00	61,920.00	750.00	61,920.00	(750.00)
<u>Expense</u>								
Administrative								
5030 - Account Management Fee	0.00	83.04	(83.04)	3.00	1,001.04	(998.04)	1,001.04	998.04
5090 - Office Supplies	243.01	50.00	193.01	305.95	600.00	(294.05)	600.00	294.05
5195 - Other Administrative Services	381.00	0.00	381.00	753.50	0.00	753.50	0.00	(753.50)
5210 - Printing/Copying	466.75	92.00	374.75	598.40	1,100.00	(501.60)	1,100.00	501.60
5215 - Postage	467.95	10.00	457.95	522.56	115.00	407.56	115.00	(407.56)
6300 - Fees & Permits	0.00	0.00	0.00	20.00	20.00	0.00	20.00	0.00
7000 - Accounting/Audit	0.00	0.00	0.00	750.00	850.00	(100.00)	850.00	100.00
7020 - Legal	75.00	4,170.00	(4,095.00)	620.32	4,170.00	(3,549.68)	4,170.00	3,549.68
Total Administrative	1,633.71	4,405.04	(2,771.33)	3,573.73	7,856.04	(4,282.31)	7,856.04	4,282.31
Communications								
5200 - Community Events	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00	300.00
Total Communications	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00	300.00
Insurance								
5400 - Insurance Premiums	0.00	183.00	(183.00)	1,889.00	2,200.00	(311.00)	2,200.00	311.00
Total Insurance	0.00	183.00	(183.00)	1,889.00	2,200.00	(311.00)	2,200.00	311.00
Utilities								
6000 - Electric Service	683.02	83.00	600.02	2,031.44	1,000.00	1,031.44	1,000.00	(1,031.44)

Income Statement Report

Berkshire Pointe

Operating

December 01, 2024 thru December 31, 2024

	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Utilities								
6025 - Water Service	4,224.09	0.00	4,224.09	6,917.02	9,000.00	(2,082.98)	9,000.00	2,082.98
6035 - Trash and Recycling Service	(174.00)	50.00	(224.00)	0.00	600.00	(600.00)	600.00	600.00
6050 - Telephone Service	35.00	0.00	35.00	192.50	0.00	192.50	0.00	(192.50)
Total Utilities	4,768.11	133.00	4,635.11	9,140.96	10,600.00	(1,459.04)	10,600.00	1,459.04
Landscaping								
6100 - Grounds	0.00	0.00	0.00	491.00	5,000.00	(4,509.00)	5,000.00	4,509.00
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	18,384.00	18,000.00	384.00	18,000.00	(384.00)
6165 - Tree Removal/Replacement	0.00	0.00	0.00	3,170.00	750.00	2,420.00	750.00	(2,420.00)
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	4,569.90	2,500.00	2,069.90	2,500.00	(2,069.90)
6418 - Ponds/Fountains	0.00	25.00	(25.00)	2,100.00	300.00	1,800.00	300.00	(1,800.00)
Total Landscaping	0.00	25.00	(25.00)	28,714.90	26,550.00	2,164.90	26,550.00	(2,164.90)
Repair & Maintenance								
6430 - Janitorial Services	347.00	0.00	347.00	1,212.00	0.00	1,212.00	0.00	(1,212.00)
6530 - Common Areas Repair & Maintenance	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00	400.00
6585 - Fountain/Pond/Lake Repair & Maintenance	0.00	0.00	0.00	475.00	2,275.00	(1,800.00)	2,275.00	1,800.00
6600 - General Repair & Maintenance	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6640 - Lighting Supplies/Repair & Maintenance	2,110.00	850.00	1,260.00	3,015.00	850.00	2,165.00	850.00	(2,165.00)
Total Repair & Maintenance	2,457.00	933.00	1,524.00	4,702.00	4,525.00	177.00	4,525.00	(177.00)
Professional Services								
7040 - Management Fees	824.00	824.00	0.00	9,888.00	9,888.00	0.00	9,888.00	0.00
7095 - Other Professional Services	0.00	(0.04)	0.04	0.00	0.96	(0.96)	0.96	0.96
Total Professional Services	824.00	823.96	0.04	9,888.00	9,888.96	(0.96)	9,888.96	0.96
Total Operating Expense	9,682.82	6,528.00	3,154.82	57,908.59	61,920.00	(4,011.41)	61,920.00	4,011.41
Total Operating Income / (Loss)	(9,682.82)	(6,528.00)	(3,154.82)	4,761.41	0.00	4,761.41	0.00	(4,761.41)

Income Statement Report

Berkshire Pointe

Reserves

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4910 - Interest Earned - Reserve Accounts	17.03	0.00	17.03	255.26	0.00	255.26	0.00	(255.26)
Total Investment Income	17.03	0.00	17.03	255.26	0.00	255.26	0.00	(255.26)
Total Reserves Income	17.03	0.00	17.03	255.26	0.00	255.26	0.00	(255.26)
Total Reserves Income / (Loss)	17.03	0.00	17.03	255.26	0.00	255.26	0.00	(255.26)
 Total Association Net Income / (Loss)	 (9,665.79)	 (6,528.00)	 (3,137.79)	 5,016.67	 0.00	 5,016.67	 0.00	 (5,016.67)

Income and Expense Trend Report

Berkshire Pointe

Operating

As of December 31, 2024

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
Assessment Income														
4000 - Association Fees	62,640	0	0	0	0	0	0	0	0	0	0	0	62,640	61,920
Total Assessment Income	62,640	0	0	0	0	0	0	0	0	0	0	0	62,640	61,920
Collections Income														
4705 - NSF Service Fees	30	0	0	0	0	0	0	0	0	0	0	0	30	0
Total Collections Income	30	0	0	0	0	0	0	0	0	0	0	0	30	0
Total Income	62,670	0	0	0	0	0	0	0	0	0	0	0	62,670	61,920
Administrative														
5030 - Account Management Fee	0	3	0	0	0	0	0	0	0	0	0	0	3	1,001
5090 - Office Supplies	8	8	1	6	0	11	8	6	0	14	0	243	306	600
5195 - Other Administrative Se...	15	33	110	15	30	30	0	15	0	125	0	381	754	0
5210 - Printing/Copying	10	7	(7)	1	0	62	0	57	0	1	0	467	598	1,100
5215 - Postage	16	16	(7)	4	0	6	4	7	0	9	0	468	523	115
6300 - Fees & Permits	0	0	0	0	0	0	0	0	20	0	0	0	20	20
7000 - Accounting/Audit	0	0	0	0	750	0	0	0	0	0	0	0	750	850
7020 - Legal	70	0	75	0	57	0	0	75	268	0	0	75	620	4,170
Total Administrative	120	67	172	26	837	109	12	159	288	149	0	1,634	3,574	7,856
Communications														
5200 - Community Events	0	0	0	0	0	0	0	0	0	0	0	0	0	300
Total Communications	0	0	0	0	0	0	0	0	0	0	0	0	0	300
Insurance														
5400 - Insurance Premiums	0	0	0	0	0	1,889	0	0	0	0	0	0	1,889	2,200
Total Insurance	0	0	0	0	0	1,889	0	0	0	0	0	0	1,889	2,200
Utilities														
6000 - Electric Service	273	52	109	170	41	61	210	147	1	62	221	683	2,031	1,000
6025 - Water Service	0	(1,845)	0	0	0	0	0	0	4,538	0	0	4,224	6,917	9,000
6035 - Trash and Recycling Ser...	0	0	0	0	0	0	0	0	0	87	87	(174)	0	600

Income and Expense Trend Report

Berkshire Pointe

Operating

As of December 31, 2024

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
Utilities														
6050 - Telephone Service	18	0	18	18	0	35	18	18	0	35	0	35	193	0
Total Utilities	290	(1,793)	127	188	41	96	228	165	4,539	184	308	4,768	9,141	10,600
Landscaping														
6100 - Grounds	(456)	0	0	2,236	(1,888)	349	250	0	0	0	0	0	491	5,000
6110 - Landscape Repair & Main...	0	0	0	0	4,471	2,236	2,236	2,236	2,486	2,486	2,236	0	18,384	18,000
6165 - Tree Removal/Replacemen...	0	0	0	0	0	0	0	3,170	0	0	0	0	3,170	750
6200 - Irrigation Repair & Mai...	0	0	0	0	0	0	1,670	285	0	1,078	1,538	0	4,570	2,500
6418 - Ponds/Fountains	0	0	0	350	350	350	350	350	0	350	0	0	2,100	300
Total Landscaping	(456)	0	0	2,586	2,934	2,935	4,505	6,041	2,486	3,913	3,773	0	28,715	26,550
Repair & Maintenance														
6430 - Janitorial Services	105	124	87	290	0	0	87	86	87	0	0	347	1,212	0
6530 - Common Areas Repair & M...	0	0	0	0	0	0	0	0	0	0	0	0	0	400
6585 - Fountain/Pond/Lake Repa...	0	0	0	125	0	0	0	0	350	0	0	0	475	2,275
6600 - General Repair & Mainte...	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000
6640 - Lighting Supplies/Repai...	905	0	0	0	0	0	0	0	0	0	0	2,110	3,015	850
Total Repair & Maintenance	1,010	124	87	415	0	0	87	86	437	0	0	2,457	4,702	4,525
Professional Services														
7040 - Management Fees	824	824	824	824	824	824	824	824	824	824	824	824	9,888	9,888
7095 - Other Professional Serv...	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total Professional Services	824	824	824	824	824	824	824	824	824	824	824	824	9,888	9,889
Total Expense	1,788	(778)	1,210	4,038	4,636	5,853	5,656	7,275	8,574	5,070	4,905	9,683	57,909	61,920
Total Operating	60,882	778	(1,210)	(4,038)	(4,636)	(5,853)	(5,656)	(7,275)	(8,574)	(5,070)	(4,905)	(9,683)	4,761	(0)

Income and Expense Trend Report
Berkshire Pointe
Reserves

As of December 31, 2024

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
Investment Income														
4910 - Interest Earned - Reser...	23	22	23	22	23	22	23	23	22	17	16	17	255	0
Total Investment Income	23	22	23	22	23	22	23	23	22	17	16	17	255	0
Total Income	23	22	23	22	23	22	23	23	22	17	16	17	255	0
Total Reserves	23	22	23	22	23	22	23	23	22	17	16	17	255	0

Income and Expense Trend Report

Berkshire Pointe

As of December 31, 2024

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
Assessment Income														
4000 - Association Fees	62,640	0	0	0	0	0	0	0	0	0	0	0	62,640	61,920
Total Assessment Income	62,640	0	0	0	0	0	0	0	0	0	0	0	62,640	61,920
Collections Income														
4705 - NSF Service Fees	30	0	0	0	0	0	0	0	0	0	0	0	30	0
Total Collections Income	30	0	0	0	0	0	0	0	0	0	0	0	30	0
Investment Income														
4910 - Interest Earned - Reser...	23	22	23	22	23	22	23	23	22	17	16	17	255	0
Total Investment Income	23	22	23	22	23	22	23	23	22	17	16	17	255	0
Total Income	62,693	22	23	22	23	22	23	23	22	17	16	17	62,925	61,920
Administrative														
5030 - Account Management Fee	0	3	0	0	0	0	0	0	0	0	0	0	3	1,001
5090 - Office Supplies	8	8	1	6	0	11	8	6	0	14	0	243	306	600
5195 - Other Administrative Se...	15	33	110	15	30	30	0	15	0	125	0	381	754	0
5210 - Printing/Copying	10	7	(7)	1	0	62	0	57	0	1	0	467	598	1,100
5215 - Postage	16	16	(7)	4	0	6	4	7	0	9	0	468	523	115
6300 - Fees & Permits	0	0	0	0	0	0	0	0	20	0	0	0	20	20
7000 - Accounting/Audit	0	0	0	0	750	0	0	0	0	0	0	0	750	850
7020 - Legal	70	0	75	0	57	0	0	75	268	0	0	75	620	4,170
Total Administrative	120	67	172	26	837	109	12	159	288	149	0	1,634	3,574	7,856
Communications														
5200 - Community Events	0	0	0	0	0	0	0	0	0	0	0	0	0	300
Total Communications	0	0	0	0	0	0	0	0	0	0	0	0	0	300
Insurance														
5400 - Insurance Premiums	0	0	0	0	0	1,889	0	0	0	0	0	0	1,889	2,200
Total Insurance	0	0	0	0	0	1,889	0	0	0	0	0	0	1,889	2,200
Utilities														
6000 - Electric Service	273	52	109	170	41	61	210	147	1	62	221	683	2,031	1,000

Income and Expense Trend Report

Berkshire Pointe

As of December 31, 2024

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
Utilities														
6025 - Water Service	0	(1,845)	0	0	0	0	0	0	4,538	0	0	4,224	6,917	9,000
6035 - Trash and Recycling Ser...	0	0	0	0	0	0	0	0	0	87	87	(174)	0	600
6050 - Telephone Service	18	0	18	18	0	35	18	18	0	35	0	35	193	0
Total Utilities	290	(1,793)	127	188	41	96	228	165	4,539	184	308	4,768	9,141	10,600
Landscaping														
6100 - Grounds	(456)	0	0	2,236	(1,888)	349	250	0	0	0	0	0	491	5,000
6110 - Landscape Repair & Main...	0	0	0	0	4,471	2,236	2,236	2,236	2,486	2,486	2,236	0	18,384	18,000
6165 - Tree Removal/Replacemen...	0	0	0	0	0	0	0	3,170	0	0	0	0	3,170	750
6200 - Irrigation Repair & Mai...	0	0	0	0	0	0	1,670	285	0	1,078	1,538	0	4,570	2,500
6418 - Ponds/Fountains	0	0	0	350	350	350	350	350	0	350	0	0	2,100	300
Total Landscaping	(456)	0	0	2,586	2,934	2,935	4,505	6,041	2,486	3,913	3,773	0	28,715	26,550
Repair & Maintenance														
6430 - Janitorial Services	105	124	87	290	0	0	87	86	87	0	0	347	1,212	0
6530 - Common Areas Repair & M...	0	0	0	0	0	0	0	0	0	0	0	0	0	400
6585 - Fountain/Pond/Lake Repa...	0	0	0	125	0	0	0	0	350	0	0	0	475	2,275
6600 - General Repair & Mainte...	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000
6640 - Lighting Supplies/Repai...	905	0	0	0	0	0	0	0	0	0	0	2,110	3,015	850
Total Repair & Maintenance	1,010	124	87	415	0	0	87	86	437	0	0	2,457	4,702	4,525
Professional Services														
7040 - Management Fees	824	824	824	824	824	824	824	824	824	824	824	824	9,888	9,888
7095 - Other Professional Serv...	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total Professional Services	824	824	824	824	824	824	824	824	824	824	824	824	9,888	9,889
Total Expense	1,788	(778)	1,210	4,038	4,636	5,853	5,656	7,275	8,574	5,070	4,905	9,683	57,909	61,920
All Departments Summary	60,906	800	(1,187)	(4,015)	(4,612)	(5,831)	(5,633)	(7,252)	(8,552)	(5,053)	(4,889)	(9,666)	5,017	(0)

General Ledger Report

Berkshire Pointe

From December 01, 2024 To December 31, 2024

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - FCB OP 3652 - Operating						Opening Balance: 3,096.24
12/02/2024	3079045	AP Check Run 12-02-2024		Kramer Triad Management Group	Check No 02000220	(824.00)
12/03/2024	3079940	AP Check Run 12-03-2024		Kramer Triad Management Group	Check No 02000221	(848.19)
	3079941	AP Check Run 12-03-2024		Associa OnCall - KTM	Check No 02000222	(87.00)
12/10/2024	3084829	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3084831	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3084912	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3084965	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3084971	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
12/11/2024	3085367	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	780.00
	3085739	AP Check Run 12-11-2024		Hirzel Law PLC	Check No 01000258	(75.00)
12/13/2024	3086570	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3086710	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
12/14/2024	3086795	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3086801	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
12/15/2024	3087094	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
12/16/2024	3087339	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
12/17/2024	3088466	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3088472	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	780.00
	3088473	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3088474	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	780.00
	3088484	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
12/18/2024	3088949	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3088981	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	780.00
	3089058	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
12/19/2024	3089663	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3089774	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3090044	C3 ACH Payment		ATGPay Online Payment	ACH Payment	720.00
12/20/2024	3090138	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3090153	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3090467	C3 Lockbox Receipts		1 Items on Lock Box File	Lock Box Receipts	780.00
12/21/2024	3090512	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
12/22/2024	3090532	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3090537	C3 ACH Payment		ATGPay Online Payment	ACH Payment	720.00
	3090550	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
12/23/2024	3091577	AP Check Run 12-23-2024		DTE ENERGY	Check No 01000259	(63.10)
	3091578	AP Check Run 12-23-2024		Holiday Decor	Check No 01000260	(2,110.00)
	3091579	AP Check Run 12-23-2024		City of Novi	Check No 01000261	(2,860.41)
	3091755	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	780.00
12/24/2024	3091845	C3 ACH Payment		ATGPay Online Payment	ACH Payment	60.00
	3092048	AP Check Run 12-24-2024		Kramer Triad Management Group	Check No 02000223	(840.52)
12/25/2024	3092192	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3092207	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00

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Berkshire Pointe

From December 01, 2024 To December 31, 2024

Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1000 - FCB OP 3652 - Operating					Balance From Previous Page:	21,068.02
12/26/2024	3092848	AP Check Run 12-26-2024		DTE ENERGY	Check No 01000262	(442.80)
	3092986	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	1,560.00
12/27/2024	3093485	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
12/29/2024	3093612	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	780.00
	3093627	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
12/30/2024	3093906	AP Check Run 12-30-2024		Associa OnCall - KTM	Check No 02000224	(86.00)
	3094039	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	1,560.00
12/31/2024	3094195	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3094328	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3094361	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3094398	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	780.00
	3094434	C3 ACH Payment		ATGPay Online Payment	ACH Payment	780.00
	3095233	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	780.00
					Total December, 2024:	27,582.98
					Ending Balance 1000 - FCB OP 3652 - Operating:	30,679.22
1325 - FCB RSRV 3958 - Reserves					Opening Balance:	91,139.97
12/31/2024	3095389	JE INTEREST EARNED		INTEREST EARNED CAB #3958	12-31-2024	17.03
					Total December, 2024:	17.03
					Ending Balance 1325 - FCB RSRV 3958 - Reserves:	91,157.00
1510 - Maintenance Fees Receivable - Operating					Opening Balance:	40.00
12/01/2024	3082724	RV System AR to Prepaid Reclassification		Reverse November AR Reclass to Prepaid	Reclass	(1,215.92)
12/10/2024	3084829	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3084831	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3084912	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3084965	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3084971	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
12/11/2024	3085367	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(780.00)
12/13/2024	3086570	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3086710	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
12/14/2024	3086795	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3086801	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
12/15/2024	3087094	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
12/16/2024	3087339	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
12/17/2024	3088466	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3088472	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(780.00)
	3088473	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3088474	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(780.00)
	3088484	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)

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Berkshire Pointe

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Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1510 - Maintenance Fees Receivable - Operating					Balance From Previous Page:	(14,435.92)
12/18/2024	3088949	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3088981	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(780.00)
	3089058	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
12/19/2024	3089663	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3089774	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3090044	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(720.00)
12/20/2024	3090138	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3090153	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3090467	C3 Lockbox Receipts		1 Items on Lock Box File	Lock Box Receipts	(780.00)
12/21/2024	3090512	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
12/22/2024	3090532	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3090537	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(720.00)
	3090550	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
12/23/2024	3091755	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(780.00)
12/24/2024	3091845	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(60.00)
12/25/2024	3092192	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3092207	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
12/26/2024	3092986	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	(1,560.00)
12/27/2024	3093485	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
12/29/2024	3093612	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(780.00)
	3093627	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
12/30/2024	3094039	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	(1,560.00)
12/31/2024	3094195	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3094328	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3094361	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3094398	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(780.00)
	3094434	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(780.00)
	3095233	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(780.00)
	3099586	RV System AR to Prepaid Reclassification		December AR Reclass to Prepaid	Reclass	37,035.92
Total December, 2024:						0.00
Ending Balance 1510 - Maintenance Fees Receivable - Operating:						40.00
1650 - Due to/from Reserves - Operating					Opening Balance:	(13,416.00)
No Activity this period						0.00
						0.00
Ending Balance 1650 - Due to/from Reserves - Operating:						(13,416.00)

General Ledger Report

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Date	Batch	Source	Project	Description	Reference	Amount
Assets						
1651 - Due to/from Operating - Reserves						Opening Balance: 13,416.00
No Activity this period						0.00
						0.00
Ending Balance 1651 - Due to/from Operating - Reserves:						13,416.00
Liabilities						
2000 - Accounts Payable - Operating						Opening Balance: 0.00
12/01/2024	3079044	AP Kramer Triad Management Group		Management Fee		(824.00)
	3079938	AP Kramer Triad Management Group		Black & White Copy, Scan		(260.05)
				Meeting Attendance		(90.00)
				Communication Fees		(17.50)
				Electronic Data Storage		(15.00)
				Misc. Supplies		(122.38)
				New Account Setup Fee		(95.00)
				Postage First Class		(248.26)
	3079939	AP Associa OnCall - KTM		AOC Monthly Trash Pick Up Wk. 11/18/24	WO#927629	(87.00)
	3091573	AP Holiday Decor		holiday decor lights		(2,110.00)
12/02/2024	3079045	AP Kramer Triad Management Group		Management Fee		824.00
12/03/2024	3079940	AP Kramer Triad Management Group		Black & White Copy, Scan		260.05
				Communication Fees		17.50
				Electronic Data Storage		15.00
				Meeting Attendance		90.00
				New Account Setup Fee		95.00
				Postage First Class		248.26
				Misc. Supplies		122.38
	3079941	AP Associa OnCall - KTM		AOC Monthly Trash Pick Up Wk. 11/18/24	WO#927629	87.00
12/04/2024	3085738	AP Hirzel Law PLC		Hirzel Law Developer Assignment	Invoice uploaded by	(75.00)
12/11/2024	3085739	AP Hirzel Law PLC		Hirzel Law Developer Assignment	Invoice uploaded by	75.00
12/17/2024	3091572	AP DTE ENERGY		49452 Hartwick Dr	9100 383 9247 8	(63.10)
	3091574	AP City of Novi		49762 HARTWICK DR	0022-12998-00-1	(409.80)
				49762 HARTWICK DR	0022-12998-00-1	(356.50)
	3091575	AP City of Novi		49452 HARTWICK DR	0022-12999-00-1	(824.60)
				49452 HARTWICK DR	0022-12999-00-1	(785.00)
	3091576	AP City of Novi		27674 HARTWICK DR	0022-12997-00-1	(234.05)
				27674 HARTWICK DR	0022-12997-00-1	(250.46)
12/20/2024	3093905	AP Associa OnCall - KTM		AOC Trash pick up wk of Dec. 16	WO#933987	(86.00)
12/23/2024	3091577	AP DTE ENERGY		49452 Hartwick Dr	9100 383 9247 8	63.10
	3091578	AP Holiday Decor		holiday decor lights		2,110.00
	3091579	AP City of Novi		49762 HARTWICK DR	0022-12998-00-1	356.50
				49762 HARTWICK DR	0022-12998-00-1	409.80
				49452 HARTWICK DR	0022-12999-00-1	785.00
				49452 HARTWICK DR	0022-12999-00-1	824.60

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From December 01, 2024 To December 31, 2024

Date	Batch	Source	Project	Description	Reference	Amount
Liabilities						
2000 - Accounts Payable - Operating					Balance From Previous Page:	(570.51)
12/23/2024	3091579	AP City of Novi		27674 HARTWICK DR	0022-12997-00-1	234.05
				27674 HARTWICK DR	0022-12997-00-1	250.46
	3092047	AP Kramer Triad Management Group		Black & White Copy		(182.70)
				Misc. Supplies		(120.63)
				Violation Letter		(24.00)
				Billing Statement		(261.00)
				Electronic Data Storage		(15.00)
				Communication Fees		(17.50)
				Postage First Class		(219.69)
12/24/2024	3092048	AP Kramer Triad Management Group		Misc. Supplies		120.63
				Billing Statement		261.00
				Black & White Copy		182.70
				Communication Fees		17.50
				Electronic Data Storage		15.00
				Postage First Class		219.69
				Violation Letter		24.00
	3092846	AP DTE ENERGY		49452 Hartwick Dr	9100 383 9247 8	(429.01)
	3092847	AP DTE ENERGY		49452 Hartwick Dr	9100 383 9247 8	(13.79)
12/26/2024	3092848	AP DTE ENERGY		49452 Hartwick Dr	9100 383 9247 8	429.01
				49452 Hartwick Dr	9100 383 9247 8	13.79
12/30/2024	3093906	AP Associa OnCall - KTM		AOC Trash pick up wk of Dec. 16	WO#933987	86.00
Total December, 2024:						0.00
Ending Balance 2000 - Accounts Payable - Operating:						0.00
2026 - New Account Setup Fee - Operating					Opening Balance:	(95.00)
12/01/2024	3079938	AP Kramer Triad Management Group		New Account Setup Fee		95.00
Total December, 2024:						95.00
Ending Balance 2026 - New Account Setup Fee - Operating:						0.00
2035 - Due to Declarant/Developer - Operating					Opening Balance:	(7,261.00)
				No Activity this period		0.00
						0.00
Ending Balance 2035 - Due to Declarant/Developer - Operating:						(7,261.00)

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From December 01, 2024 To December 31, 2024

Date	Batch	Source	Project	Description	Reference	Amount
<u>Liabilities</u>						
2395 - Other Accrued Expenses - Operating						Opening Balance: 0.00
12/31/2024	3106294	RV	Accrue utility Expenses	Accrue utility expenses	12/31/2024	(1,540.80)
Total December, 2024:						(1,540.80)
Ending Balance 2395 - Other Accrued Expenses - Operating:						(1,540.80)
2550 - Prepaid Assessments - Operating						Opening Balance: (990.92)
12/01/2024	3082724	RV	System AR to Prepaid Reclassification	Reverse November AR Reclass to Prepaid	Reclass	1,215.92
12/31/2024	3099586	RV	System AR to Prepaid Reclassification	December AR Reclass to Prepaid	Reclass	(37,035.92)
Total December, 2024:						(35,820.00)
Ending Balance 2550 - Prepaid Assessments - Operating:						(36,810.92)
<u>Owners' Equity</u>						
3000 - Owners Equity - Prior Years - Operating						Opening Balance: 33,070.91
No Activity this period						0.00
						0.00
Ending Balance 3000 - Owners Equity - Prior Years - Operating:						33,070.91
3102 - Repair & Replacement Reserve - Prior Yrs - Reserves						Opening Balance: (104,317.74)
No Activity this period						0.00
						0.00
Ending Balance 3102 - Repair & Replacement Reserve - Prior Yrs - Reserves:						(104,317.74)
<u>Income</u>						
4000 - Association Fees - Operating						Opening Balance: (62,640.00)
No Activity this period						0.00
						0.00
Ending Balance 4000 - Association Fees - Operating:						(62,640.00)
4705 - NSF Service Fees - Operating						Opening Balance: (30.00)
No Activity this period						0.00
						0.00
Ending Balance 4705 - NSF Service Fees - Operating:						(30.00)

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Date	Batch	Source	Project	Description	Reference	Amount
Income						
4910 - Interest Earned - Reserve Accounts - Reserves						Opening Balance: (238.23)
12/31/2024	3095389	JE	INTEREST EARNED	INTEREST EARNED CAB #3958	12-31-2024	(17.03)
Total December, 2024:						(17.03)
Ending Balance 4910 - Interest Earned - Reserve Accounts - Reserves:						(255.26)
Expenses						
5030 - Account Management Fee - Operating						Opening Balance: 3.00
12/23/2024	3092047	AP	Kramer Triad Management Group	Billing Statement		261.00
12/31/2024	3106290	JE	Monthly Activities	AES - PINfrNWKPAES	2024-12-23-48871	(261.00)
Total December, 2024:						0.00
Ending Balance 5030 - Account Management Fee - Operating:						3.00
5090 - Office Supplies - Operating						Opening Balance: 62.94
12/01/2024	3079938	AP	Kramer Triad Management Group	Misc. Supplies		122.38
12/23/2024	3092047	AP	Kramer Triad Management Group	Misc. Supplies		120.63
Total December, 2024:						243.01
Ending Balance 5090 - Office Supplies - Operating:						305.95
5195 - Other Administrative Services - Operating						Opening Balance: 372.50
12/01/2024	3079938	AP	Kramer Triad Management Group	Meeting Attendance		90.00
				Electronic Data Storage		15.00
12/23/2024	3092047	AP	Kramer Triad Management Group	Electronic Data Storage		15.00
12/31/2024	3106290	JE	Monthly Activities	AES - PINfrNWKPAES	2024-12-23-48871	261.00
Total December, 2024:						381.00
Ending Balance 5195 - Other Administrative Services - Operating:						753.50
5210 - Printing/Copying - Operating						Opening Balance: 131.65
12/01/2024	3079938	AP	Kramer Triad Management Group	Black & White Copy, Scan		260.05
12/23/2024	3092047	AP	Kramer Triad Management Group	Black & White Copy		182.70
				Violation Letter		24.00
Total December, 2024:						466.75
Ending Balance 5210 - Printing/Copying - Operating:						598.40
5215 - Postage - Operating						Opening Balance: 54.61
12/01/2024	3079938	AP	Kramer Triad Management Group	Postage First Class		248.26

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Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
5215 - Postage - Operating					Balance From Previous Page:	302.87
12/23/2024	3092047	AP Kramer Triad Management Group		Postage First Class		219.69
					Total December, 2024:	467.95
					Ending Balance 5215 - Postage - Operating:	522.56
5400 - Insurance Premiums - Operating					Opening Balance:	1,889.00
						0.00
						0.00
					Ending Balance 5400 - Insurance Premiums - Operating:	1,889.00
6000 - Electric Service - Operating					Opening Balance:	1,348.42
12/17/2024	3091572	AP DTE ENERGY		49452 Hartwick Dr	9100 383 9247 8	63.10
12/24/2024	3092846	AP DTE ENERGY		49452 Hartwick Dr	9100 383 9247 8	429.01
	3092847	AP DTE ENERGY		49452 Hartwick Dr	9100 383 9247 8	13.79
12/31/2024	3106294	RV Accrue utility Expenses		Accrue estimated electric service	12/20/24-12/31/24	177.12
					Total December, 2024:	683.02
					Ending Balance 6000 - Electric Service - Operating:	2,031.44
6025 - Water Service - Operating					Opening Balance:	2,692.93
12/17/2024	3091574	AP City of Novi		49762 HARTWICK DR	0022-12998-00-1	356.50
	3091575	AP City of Novi		49452 HARTWICK DR	0022-12999-00-1	785.00
	3091576	AP City of Novi		27674 HARTWICK DR	0022-12997-00-1	234.05
12/31/2024	3106290	JE Monthly Activities		City of Novi-Utility Bill	U1124766-00-1	409.80
				City of Novi-Utility Bill	U11241610-00-1	824.60
				City of Novi-Utility Bill	U1124485-00-1	250.46
	3106294	RV Accrue utility Expenses		Accrue estimated water service	11/21/24-12/31/24	1,363.68
					Total December, 2024:	4,224.09
					Ending Balance 6025 - Water Service - Operating:	6,917.02
6030 - Sewer Service - Operating					Opening Balance:	0.00
12/17/2024	3091574	AP City of Novi		49762 HARTWICK DR	0022-12998-00-1	409.80
	3091575	AP City of Novi		49452 HARTWICK DR	0022-12999-00-1	824.60
	3091576	AP City of Novi		27674 HARTWICK DR	0022-12997-00-1	250.46
12/31/2024	3106290	JE Monthly Activities		City of Novi-Utility Bill	U1124766-00-1	(409.80)
				City of Novi-Utility Bill	U11241610-00-1	(824.60)

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Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
6030 - Sewer Service - Operating						Balance From Previous Page: 250.46
12/31/2024	3106290	JE	Monthly Activities	City of Novi-Utility Bill	U1124485-00-1	(250.46)
Total December, 2024:						0.00
Ending Balance 6030 - Sewer Service - Operating:						0.00
6035 - Trash and Recycling Service - Operating						Opening Balance: 174.00
12/01/2024	3079939	AP	Associa OnCall - KTM	AOC Monthly Trash Pick Up Wk. 11/18/24	WO#927629	87.00
12/31/2024	3106290	JE	Monthly Activities	Monthly Trash Pick Up	GL.6035 to GL.6430	(87.00)
				Monthly Trash Pick Up	GL.6035 to GL.6430	(87.00)
				Monthly Trash Pick Up	GL.6035 to GL.6430	(87.00)
Total December, 2024:						(174.00)
Ending Balance 6035 - Trash and Recycling Service - Operating:						0.00
6050 - Telephone Service - Operating						Opening Balance: 157.50
12/01/2024	3079938	AP	Kramer Triad Management Group	Communication Fees		17.50
12/23/2024	3092047	AP	Kramer Triad Management Group	Communication Fees		17.50
Total December, 2024:						35.00
Ending Balance 6050 - Telephone Service - Operating:						192.50
6100 - Grounds - Operating						Opening Balance: 491.00
				No Activity this period		0.00
						0.00
Ending Balance 6100 - Grounds - Operating:						491.00
6110 - Landscape Repair & Maintenance - Operating						Opening Balance: 18,384.00
				No Activity this period		0.00
						0.00
Ending Balance 6110 - Landscape Repair & Maintenance - Operating:						18,384.00
6165 - Tree Removal/Replacement - Operating						Opening Balance: 3,170.00
				No Activity this period		0.00
						0.00
Ending Balance 6165 - Tree Removal/Replacement - Operating:						3,170.00

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From December 01, 2024 To December 31, 2024

Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
6200 - Irrigation Repair & Maintenance - Operating						Opening Balance: 4,569.90
				No Activity this period		0.00
						0.00
				Ending Balance 6200 - Irrigation Repair & Maintenance - Operating:		4,569.90
6300 - Fees & Permits - Operating						Opening Balance: 20.00
				No Activity this period		0.00
						0.00
				Ending Balance 6300 - Fees & Permits - Operating:		20.00
6418 - Ponds/Fountains - Operating						Opening Balance: 2,100.00
				No Activity this period		0.00
						0.00
				Ending Balance 6418 - Ponds/Fountains - Operating:		2,100.00
6430 - Janitorial Services - Operating						Opening Balance: 865.00
12/31/2024	3106290	JE	Monthly Activities	Monthly Trash Pick Up	830930	86.00
				Monthly Trash Pick Up	GL.6035 to GL.6430	87.00
				Monthly Trash Pick Up	GL.6035 to GL.6430	87.00
				Monthly Trash Pick Up	GL.6035 to GL.6430	87.00
				Total December, 2024:		347.00
				Ending Balance 6430 - Janitorial Services - Operating:		1,212.00
6530 - Common Areas Repair & Maintenance - Operating						Opening Balance: 0.00
12/20/2024	3093905	AP	Associa OnCall - KTM	AOC Trash pick up wk of Dec. 16	WO#933987	86.00
12/31/2024	3106290	JE	Monthly Activities	Monthly Trash Pick Up	830930	(86.00)
				Total December, 2024:		0.00
				Ending Balance 6530 - Common Areas Repair & Maintenance - Operating:		0.00
6585 - Fountain/Pond/Lake Repair & Maintenance - Operating						Opening Balance: 475.00
				No Activity this period		0.00
						0.00
				Ending Balance 6585 - Fountain/Pond/Lake Repair & Maintenance - Operating:		475.00

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Date	Batch	Source	Project	Description	Reference	Amount
Expenses						
6640 - Lighting Supplies/Repair & Maintenance - Operating						Opening Balance: 905.00
12/01/2024	3091573	AP Holiday Decor		holiday decor lights		2,110.00
Total December, 2024:						2,110.00
Ending Balance 6640 - Lighting Supplies/Repair & Maintenance - Operating:						3,015.00
7000 - Accounting/Audit - Operating						Opening Balance: 750.00
				No Activity this period		0.00
Ending Balance 7000 - Accounting/Audit - Operating:						750.00
7020 - Legal - Operating						Opening Balance: 545.32
12/04/2024	3085738	AP Hirzel Law PLC		Hirzel Law Developer Assignment	Invoice uploaded by	75.00
Total December, 2024:						75.00
Ending Balance 7020 - Legal - Operating:						620.32
7040 - Management Fees - Operating						Opening Balance: 9,064.00
12/01/2024	3079044	AP Kramer Triad Management Group		Management Fee		824.00
Total December, 2024:						824.00
Ending Balance 7040 - Management Fees - Operating:						9,888.00
General Ledger Balance:						0.00

Investment Listing Report
Berkshire Pointe
As of Tue Dec 31, 2024

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Operating Funds							
1000 - FCB OP 3652 First Citizens Bank	****3652		30,679.22	0.000%	09/17/2019		0
Total Operating Funds:			30,679.22				
Reserve Funds							
1325 - FCB RSRV 3958 First Citizens Bank	****3958	Money Market	91,157.00	0.000%	09/17/2019		0
Total Reserve Funds:			91,157.00				
Total Berkshire Pointe:			121,836.22				

Check Disbursement Report by Vendor

Sun Dec 01, 2024 thru Tue Dec 31, 2024

Dept - Account - Project			Trans Date	Remarks	Reference	Amount
Associa OnCall - KTM (10241) - Berkshire Pointe						
Bank: FCB OP 3652	Check Number: 02000222	Check Date: 12/03/2024	Check Amount: 87.00			
	95 - 6035 - Trash and Recycling Service		12/01/2024	AOC Monthly Trash Pick Up Wk. 11/18/24	WO#927629	87.00
Bank: FCB OP 3652	Check Number: 02000224	Check Date: 12/30/2024	Check Amount: 86.00			
	95 - 6530 - Common Areas Repair & Maintenance		12/20/2024	AOC Trash pick up wk of Dec. 16	WO#933987	86.00
Total for Associa OnCall - KTM (10241) for Berkshire Pointe						173.00
Total for Associa OnCall - KTM (10241)						173.00
City of Novi (21893) - Berkshire Pointe						
Bank: FCB OP 3652	Check Number: 01000261	Check Date: 12/23/2024	Check Amount: 2,860.41			
	95 - 6025 - Water Service		12/17/2024	49762 HARTWICK DR	0022-12998-00-1	356.50
	95 - 6025 - Water Service		12/17/2024	49452 HARTWICK DR	0022-12999-00-1	785.00
	95 - 6025 - Water Service		12/17/2024	27674 HARTWICK DR	0022-12997-00-1	234.05
	95 - 6030 - Sewer Service		12/17/2024	49762 HARTWICK DR	0022-12998-00-1	409.80
	95 - 6030 - Sewer Service		12/17/2024	49452 HARTWICK DR	0022-12999-00-1	824.60
	95 - 6030 - Sewer Service		12/17/2024	27674 HARTWICK DR	0022-12997-00-1	250.46
Total for City of Novi (21893) for Berkshire Pointe						2,860.41
Total for City of Novi (21893)						2,860.41
DTE ENERGY (10761) - Berkshire Pointe						
Bank: FCB OP 3652	Check Number: 01000259	Check Date: 12/23/2024	Check Amount: 63.10			
	95 - 6000 - Electric Service		12/17/2024	49452 Hartwick Dr	9100 383 9247 8	63.10
Bank: FCB OP 3652	Check Number: 01000262	Check Date: 12/26/2024	Check Amount: 442.80			
	95 - 6000 - Electric Service		12/24/2024	49452 Hartwick Dr	9100 383 9247 8	429.01
	95 - 6000 - Electric Service		12/24/2024	49452 Hartwick Dr	9100 383 9247 8	13.79
Total for DTE ENERGY (10761) for Berkshire Pointe						505.90
Total for DTE ENERGY (10761)						505.90
Hirzel Law PLC (22611) - Berkshire Pointe						
Bank: FCB OP 3652	Check Number: 01000258	Check Date: 12/11/2024	Check Amount: 75.00			
	95 - 7020 - Legal		12/04/2024	Hirzel Law Developer Assignment	Invoice uploaded by	75.00
Total for Hirzel Law PLC (22611) for Berkshire Pointe						75.00
Total for Hirzel Law PLC (22611)						75.00

Check Disbursement Report by Vendor

Sun Dec 01, 2024 thru Tue Dec 31, 2024

Dept - Account - Project		Trans Date	Remarks	Reference	Amount
Holiday Decor (11087) - Berkshire Pointe					
Bank: FCB OP 3652	Check Number: 01000260	Check Date: 12/23/2024	Check Amount: 2,110.00		
	95 - 6640 - Lighting Supplies/Repair & Maintenance	12/01/2024	holiday decor lights		2,110.00
			Total for Holiday Decor (11087) for Berkshire Pointe		2,110.00
			Total for Holiday Decor (11087)		2,110.00
Kramer Triad Management Group (13005) - Berkshire Pointe					
Bank: FCB OP 3652	Check Number: 02000220	Check Date: 12/02/2024	Check Amount: 824.00		
	95 - 7040 - Management Fees	12/01/2024	Management Fee		824.00
Bank: FCB OP 3652	Check Number: 02000221	Check Date: 12/03/2024	Check Amount: 848.19		
	95 - 2026 - New Account Setup Fee	12/01/2024	New Account Setup Fee		95.00
	95 - 5090 - Office Supplies	12/01/2024	Misc. Supplies		122.38
	95 - 5195 - Other Administrative Services	12/01/2024	Electronic Data Storage		15.00
	95 - 5195 - Other Administrative Services	12/01/2024	Meeting Attendance		90.00
	95 - 5210 - Printing/Copying	12/01/2024	Black & White Copy, Scan		260.05
	95 - 5215 - Postage	12/01/2024	Postage First Class		248.26
	95 - 6050 - Telephone Service	12/01/2024	Communication Fees		17.50
Bank: FCB OP 3652	Check Number: 02000223	Check Date: 12/24/2024	Check Amount: 840.52		
	95 - 5030 - Account Management Fee	12/23/2024	Billing Statement		261.00
	95 - 5090 - Office Supplies	12/23/2024	Misc. Supplies		120.63
	95 - 5195 - Other Administrative Services	12/23/2024	Electronic Data Storage		15.00
	95 - 5210 - Printing/Copying	12/23/2024	Black & White Copy		182.70
	95 - 5210 - Printing/Copying	12/23/2024	Violation Letter		24.00
	95 - 5215 - Postage	12/23/2024	Postage First Class		219.69
	95 - 6050 - Telephone Service	12/23/2024	Communication Fees		17.50
			Total for Kramer Triad Management Group (13005) for Berkshire Pointe		2,512.71
			Total for Kramer Triad Management Group (13005)		2,512.71

Bank Reconciliation
Berkshire Pointe
Account: 1000 -- FCB OP 3652 -- Operating

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	25,219.22
Plus deposits and outstanding debits:					
3093612	12/29/2024	ATGPay Online Payment	Credit Card Payment	780.00	
3093627	12/29/2024	ATGPay Online Payment	ACH Payment	780.00	
3094195	12/31/2024	ATGPay Online Payment	ACH Payment	780.00	
3094328	12/31/2024	ATGPay Online Payment	ACH Payment	780.00	
3094361	12/31/2024	ATGPay Online Payment	ACH Payment	780.00	
3094398	12/31/2024	ATGPay Online Payment	Credit Card Payment	780.00	
3094434	12/31/2024	ATGPay Online Payment	ACH Payment	780.00	
Total deposits and outstanding debits:				5,460.00	30,679.22
Less outstanding checks:					
No outstanding checks.				0.00	
Total outstanding checks:				0.00	30,679.22
Ending balance General Ledger:					30,679.22
Difference:					0.00

Bank Reconciliation
Berkshire Pointe

Account: 1325 -- FCB RSRV 3958 -- Reserves

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	91,157.00
Plus deposits and outstanding debits:					
No outstanding deposits.				0.00	
Total deposits and outstanding debits:				0.00	91,157.00
Less outstanding checks:					
No outstanding checks.				0.00	
Total outstanding checks:				0.00	91,157.00
Ending balance General Ledger:					91,157.00
Difference:					0.00

Delinquency and Prepaid Report
Berkshire Pointe
As Of: Tue Dec 31, 2024

Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00173-3693	Sreenivas Eeshwaraju	49661 Hartwick Drive		0.00	40.00	0.00	0.00	0.00	40.00
Outstanding Balance:				0.00	40.00	0.00	0.00	0.00	40.00
Percentage of Balance:				0.00%	100.00%	0.00%	0.00%	0.00%	100.00%
Total Accounts:				0	1	0	0	0	1

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00166-8014	Siddharatha Jarubula	27628 Hartwick Circle		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8030	Amanjot Dhaliwal	27620 Hartwick Circle		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8043	Sachin Deshpande	27636 Hartwick Circle		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8069	Li Chen	27639 Hartwick Circle		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8072	Ghanshyambhai Patel	27644 Hartwick Circle		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8166	Kum Tew	27663 Hartwick Circle		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8179	Vaishali Pawar	27668 Hartwick Circle		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8357	Uday Loka	49477 Harrier Place		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8386	Srinivasa Sunkara	49485 Harrier Place		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8409	Srinivas Chaganti	49493 Harrier Place		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8467	Peter Yoon	49517 Harrier Place		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8483	Madhusudhana Kuruba	49533 Harrier Place		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8496	Sreenivasa Kanna	49536 Harrier Place		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8506	Chandana Sivareddypeta	49541 Harrier Place		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8522	Ravi Kiran Ghattu	49549 Harrier Place		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8535	Anushree Nagvekar	49552 Harrier Place		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8551	Tatsuo Ishibashi	49560 Harrier Place		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8577	Jiangxia Liu	49576 Harrier Place		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8593	Sowjanya Kolli	49463 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8616	Kuldeep Akerkar	49471 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8632	Indira Veluchamy	49479 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8645	Ashwini Khot	49482 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8658	Purushothama Marakada	49487 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8661	Venkatram Kanala	49573 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8674	Xueling Zhu	49576 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8755	Chandan Nayak	49605 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8768	Rajalakshmi Sundararajan	49608 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8797	Rukhsana Baloch	49624 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8807	Kiran Gattamaneni	49629 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8810	Megha Seshadri	49637 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8836	Basavaraj Danappanavar	49653 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8849	Deepali Patil	49658 Hartwick Drive		-720.00	0.00	0.00	0.00	0.00	-720.00
00166-8881	Radhika Rudraraju	49677 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00

Delinquency and Prepaid Report

Berkshire Pointe

As Of: Tue Dec 31, 2024

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00166-8894	Hyejin Cho	49680 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8917	Joseph Kim	49688 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8933	Srinivas Seelam	49693 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8988	Seung Yang	49717 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-8991	Saravanan Venkatachalam	49720 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-9000	Chuan Yu	49725 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00166-9068	Sanjaykumar Patel	49757 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00172-5148	Longjun Huang	49458 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00176-2680	Srikanth Puram	27679 Hartwick Circle		-780.00	0.00	0.00	0.00	0.00	-780.00
00178-4312	Abhishek Penmetsa	27676 Hartwick Circle		-780.00	0.00	0.00	0.00	0.00	-780.00
00179-2029	Jayanth Ramadoss	49781 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00180-6041	Janise Plata	7057 Nottingham		0.00	0.00	0.00	0.00	-990.92	-990.92
00182-7033	Sreenivasulu Vaddineni	49613 Hartwick Drive		-780.00	0.00	0.00	0.00	0.00	-780.00
00184-3169	Srest Verma	27612 Hartwick Circle		-780.00	0.00	0.00	0.00	0.00	-780.00
Prepaid Balance:				-35,820.00	0.00	0.00	0.00	-990.92	-36,810.92
Percentage of Balance:				97.31%	0.00%	0.00%	0.00%	2.69%	100.00%
Total Accounts:				46	0	0	0	1	47
Balance:				-35,820.00	40.00	0.00	0.00	-990.92	-36,770.92
Percentage of Total Balance:				97.41%	-0.11%	0.00%	0.00%	2.69%	100.00%

KRAMER TRIAD MANAGEMENT GROUP AGENT FOR
BERKSHIRE POINTE CONDOMINIUM ASSOCIATION
OPERATING
1225 ALMA RD STE 100
RICHARDSON TX 75081-2298

Previous Balance	11-30-24	3,096.24
+Deposits/Credits	18	30,360.00
-Checks/Debits	10	8,237.02
-Service Charge		.00
Current Balance		25,219.22
Days in Statement Period	31	

Continued on Next Page

12-31-24
274593652

KRAMER TRIAD MANAGEMENT GROUP AGENT FOR
BERKSHIRE POINTE CONDO
ST-D0H6M9S2N4E9

12-23	ATGPay Online Pa ATGPay Onl	3840.00
	BERKSHIRE POINTE CONDO	
	ST-T5P0U5Y8M2E3	
12-24	ATGPay Online Pa ATGPay Onl	2280.00
	BERKSHIRE POINTE CONDO	
	ST-C706M8P8B5K4	
12-24	AVIDPAY SERVICE	63.10-
	AVIDPAY	
	705REF*CK*1000259*241223*DTE E	
12-24	AVIDPAY SERVICE	2110.00-
	AVIDPAY	
	705REF*CK*1000260*241223*Holid	
12-24	AVIDPAY SERVICE	2860.41-
	AVIDPAY	
	705REF*CK*1000261*241223*City	
12-26	ATGPay Online Pa ATGPay Onl	840.00
	BERKSHIRE POINTE CONDO	
	ST-L3U2I2Q7Q0Y0	
12-26	BERKSHIREPOINTE VendorPymt	840.52-
	74154241A	
	-SETT-A228SFTP5	
12-27	ATGPay Online Pa ATGPay Onl	780.00
	BERKSHIRE POINTE CONDO	
	ST-P3N4W0L4K3V2	
12-27	AVIDPAY SERVICE	442.80-
	AVIDPAY	
	705REF*CK*1000262*241226*DTE E	
12-30	ATGPay Online Pa ATGPay Onl	780.00
	BERKSHIRE POINTE CONDO	
	ST-N9B307T3F1K8	
12-31	ATGPay Online Pa ATGPay Onl	780.00
	BERKSHIRE POINTE CONDO	
	ST-0704K7Z6Q7F3	
12-31	BERKSHIREPOINTE VendorPymt	86.00-
	74154241A	
	-SETT-A228SFTP5	

* - - - - - - - - - -DAILY BALANCE SUMMARY- - - - - - - - - *

| Date | Balance | Date | Balance | Date | Balance |
|-------|----------|-------|----------|-------|----------|
| 11-30 | 3096.24 | 12-03 | 2272.24 | 12-04 | 1337.05 |
| 12-12 | 4382.05 | 12-13 | 5942.05 | 12-16 | 7502.05 |
| 12-17 | 9062.05 | 12-18 | 10622.05 | 12-19 | 13742.05 |
| 12-20 | 17642.05 | 12-23 | 22262.05 | 12-24 | 19508.54 |
| 12-26 | 21068.02 | 12-27 | 21405.22 | 12-30 | 23745.22 |
| 12-31 | 25219.22 | | | | |

* - - - - - - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - - - - - *

| | This Cycle | YTD |
|--------------------------|------------|-----|
| Total returned item fees | .00 | .00 |
| Total overdraft fees | .00 | .00 |

END OF STATEMENT



12-31-24
 274893958

KRAMER TRIAD MANAGEMENT GROUP AGENT FOR
 BERKSHIRE POINTE CONDOMINIUM ASSOCIATION
 RESERVE
 1225 ALMA RD STE 100
 RICHARDSON TX 75081-2298

27489 395 8 MONEY MARKET ACCOUNT

| | | |
|--------------------------|----------|-----------|
| Previous Balance | 11-30-24 | 91,139.97 |
| +Deposits/Credits | | .00 |
| -Checks/Debits | | .00 |
| -Service Charge | | .00 |
| +Interest Paid | | 17.03 |
| Current Balance | | 91,157.00 |
| Days in Statement Period | 31 | |

* - - - - -INTEREST SUMMARY- - - - - *

| | |
|---|--------|
| Interest Earned From 12/01/24 To 12/31/24 | |
| Days in Period | 31 |
| Interest Earned | 17.03 |
| Annual Percentage Yield Earned | .22 |
| Interest Paid this Year | 255.26 |
| Interest Withheld this Year | .00 |

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

| Date | Description | Amount |
|-------|---------------|--------|
| 12-31 | Interest Pymt | 17.03 |

* - - - - -DAILY BALANCE SUMMARY- - - - - *

| Date | Balance | Date | Balance |
|-------|----------|-------|----------|
| 11-30 | 91139.97 | 12-31 | 91157.00 |

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

| | This Cycle | YTD |
|--------------------------|------------|-----|
| Total returned item fees | .00 | .00 |
| Total overdraft fees | .00 | .00 |

END OF STATEMENT