

Chateaux De Bardmoor, Inc #9
Proposed Budget
for 01/01/2025 to 12/31/2025

Board Signature: _____

Approval Date: _____

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12/5/2024

	2024 Annual Budget	2024 Projected Expenses	2025 Proposed w/Full Reserves	2025 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	55,962.00	55,968.00	63,657.00	13.75%
1018-Prepaid Assessments	0.00	0.00	0.00	0.00%
1050-Application Fee	0.00	0.00	0.00	0.00%
1060-Late Fees	0.00	50.00	0.00	0.00%
1070-Cable Incentive	0.00	0.00	0.00	0.00%
1800-Operating Interest	0.00	0.41	0.00	0.00%
1900-Special Assessment	0.00	0.00	0.00	0.00%
TOTAL OPERATING INCOME	55,962.00	56,018.41	63,657.00	13.75%
OTHER INCOME				
1900-Special Assessment	0.00	0.00	0.00	0.00%
1995-Unallocated Rsv Interest	0.00	427.92	0.00	0.00%
TOTAL OTHER INCOME	0.00	427.92	0.00	0.00%
TOTAL INCOME	55,962.00	56,446.32	63,657.00	13.75%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2010-Reimbursable Unit Expense	0.00	0.00	0.00	0.00%
2045-Bldg Maintenance & Repair	1,500.00	1,229.82	1,300.00	-13.33%
2070-Grounds Contract/Trash	6,026.00	6,382.68	6,700.00	11.18%
2071-Landscaping	200.00	200.00	200.00	0.00%
2073-Palm Tree Pruning	300.00	428.00	450.00	50.00%
2074-Sprinkler Repair	300.00	250.00	300.00	0.00%
TOTAL MAINTENANCE & REPAIR	8,326.00	8,490.50	8,950.00	7.49%
UTILITIES				
4015-Water/Sewer	6,190.00	5,488.70	5,765.00	-6.87%
4070-Cable TV	6,585.00	6,576.84	7,036.00	6.85%
TOTAL UTILITIES	12,775.00	12,065.54	12,801.00	0.20%

ADMINISTRATIVE

5010-Management Fee	2,103.00	2,102.76	2,103.00	0.00%
5011-Administrative	500.00	789.03	800.00	60.00%
5015-Division Fees	32.00	32.00	32.00	0.00%
5030-Legal Expense	200.00	155.25	200.00	0.00%
5035-Recreation Expense	5,788.00	5,787.24	5,971.00	3.16%
5040-Insurance	20,848.00	23,800.00	26,180.00	25.58%
5060-COA Maintenance Fee	197.00	197.04	197.00	0.00%
5065-Bardmoor Blvd	240.00	240.00	270.00	12.50%
TOTAL ADMINISTRATIVE	29,908.00	33,103.32	35,753.00	19.54%

CONTINGENCY

6010-Contingency	0.00	0.00	0.00	0.00%
TOTAL CONTINGENCY	0.00	0.00	0.00	0.00%
TOTAL OPERATING EXPENSES	51,009.00	53,659.36	57,504.00	12.73%

RESERVE FUNDING

9010-Painting	639.00	639.00	723.00	13.15%
9020-Roofing	2,855.00	2,855.04	2,992.00	4.80%
9021-Flat Roof	537.00	537.00	568.00	5.77%
9030-Paving	570.00	570.00	602.00	5.61%
9089-Gutters	352.00	351.96	368.00	4.55%
9090-Deferred Maintenance	0.00	0.00	900.00	100.00%
9095-Reserve Interest	0.00	427.92	0.00	0.00%
TOTAL RESERVE FUNDING	4,953.00	5,380.92	6,153.00	24.23%

MISCELLANEOUS DISBURSEMENTS

10550-Prior Year Expense	0.00	0.00	0.00	0.00%
10590-Special Assmt Disb	0.00	0.00	0.00	0.00%
TOTAL MISCELLANEOUS DISBURSEMENTS	0.00	0.00	0.00	0.00%
TOTAL DISBURSEMENTS	55,962.00	59,040.28	63,657.00	13.75%
NET(INCOME LESS DISBURSEMENTS)	0.00	(2,593.96)	0.00	0.00%

Chateaux De Bardmoor, Inc #9
Maintenance Fees
Proposed Fee Schedule for Year
for 01/01/2025 to 12/31/2025

Description	Class Type	% of Own	# Units	% Own by		2025 Cable/ Rec/ COA		2025			
				Class		2024 Monthly	2024 Annual	Bardmoor Maint/ Fee	2025 Base Fees	Proposed Monthly	2025 Proposed Annual
Maintenance Fee	MN1	12.227000%	4	48.908000%		573.00	6,876.00	140.35	511.32	652.00	31,296.00
Maintenance Fee	MN2	12.773000%	4	51.092000%		593.00	7,116.00	140.35	534.16	675.00	32,400.00
Totals											
			8	100.000000%							63,696.00
Number of Payments Each Year			12								

Chateaux De Bardmoor, Inc #9
Proposed Reserve Plan
for 01/01/2025 to 12/31/2025

Reserve Item	Repair / Replace Cost	2024 funding less exp as of 06/30/2024	Anticipated funding 12/31/2024	Anticipated exp 12/31/2024	Estimated Reserve Balance on 01/01/2025	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2025 Reserve Required
9010-Painting	5,732.00	3,966.01	319.50	0.00	4,285.51	1,446.49	7	2	723.00
9020-Roofing	61,375.00	21,047.40	1,427.52	0.00	22,474.92	38,900.08	20	13	2,992.00
9021-Flat Roof	13,952.00	6,300.26	268.50	0.00	6,568.76	7,383.24	20	13	568.00
9030-Paving	7,525.00	3,027.75	285.00	0.00	3,312.75	4,212.25	15	7	602.00
9089-Gutters	6,830.00	1,873.26	175.98	0.00	2,049.24	4,780.76	20	13	368.00
9090-Deferred Maintenance	7,500.00	6,600.15	0.00	0.00	6,600.15	899.85	6	1	900.00
9095-Unallocated Interest		2,181.15		0.00	2,181.15	(2,181.15)			0.00
Totals									6,153.00

The Association's board of directors estimated the remaining useful lives and replacement costs of the reserve items. The estimates were based on internal projections.