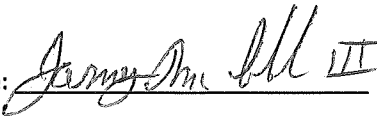


Chateaux De Bardmoor, Inc #2
Approved Budget
for 01/01/2025 to 12/31/2025

Board Signature: 
Approval Date: 11/21/2024

	2024 Annual Budget	2024 Projected Expenses	2025 Proposed w/Partial Reserves	2025 Proposed w/Full Reserves	2025 % Increase (Decrease)
INCOME					
OPERATING INCOME					
1010-Maintenance Fees	137,752.00	137,760.00	147,483.00	163,789.00	18.90%
1060-Late Fees	0.00	50.00	0.00	0.00	0.00%
1070-Cable Incentive	0.00	0.00	0.00	0.00	0.00%
1800-Operating Interest	0.00	4.65	0.00	0.00	0.00%
TOTAL OPERATING INCOME	137,752.00	137,814.65	147,483.00	163,789.00	18.90%
OTHER INCOME					
1995-Unallocated Rsv Interest	0.00	758.07	0.00	0.00	0.00%
TOTAL OTHER INCOME	0.00	758.07	0.00	0.00	0.00%
TOTAL INCOME	137,752.00	138,572.72	147,483.00	163,789.00	18.90%
EXPENSES & RESERVE FUNDING					
MAINTENANCE & REPAIR					
2045-Bldg Maintenance & Repair	2,600.00	2,422.30	2,500.00	2,500.00	-3.85%
2070-Grounds Contract/Trash	15,492.00	16,140.00	16,947.00	16,947.00	9.39%
2071-Landscaping	2,000.00	1,500.00	1,600.00	1,600.00	-20.00%
2073-Palm Tree Pruning	3,000.00	2,575.00	2,700.00	2,700.00	-10.00%
2074-Irrigation	750.00	725.00	750.00	750.00	0.00%
2075-Sprinkler Timer/Amp	0.00	0.00	0.00	0.00	0.00%
2080-Termite Control	500.00	500.00	500.00	500.00	0.00%
TOTAL MAINTENANCE & REPAIR	24,342.00	23,862.30	24,997.00	24,997.00	2.69%
UTILITIES					
4015-Water/Sewer	12,138.00	11,467.99	12,045.00	12,045.00	-0.77%
4070-Cable TV	13,045.00	13,153.80	14,075.00	14,075.00	7.90%
TOTAL UTILITIES	25,183.00	24,621.79	26,120.00	26,120.00	3.72%
ADMINISTRATIVE					
5010-Management Fee	4,346.00	4,345.44	4,346.00	4,346.00	0.00%
5011-Administrative	875.00	972.09	900.00	900.00	2.86%
5015-Division Fees	64.00	64.00	64.00	64.00	0.00%
5030-Legal/Audit Fees	500.00	3,675.00	500.00	500.00	0.00%
5035-Recreation Expense	11,576.00	11,575.44	11,943.00	11,943.00	3.17%
5040-Insurance	33,000.00	34,275.00	37,700.00	37,700.00	14.24%
5060-COA Maintenance Fee	393.00	393.00	393.00	393.00	0.00%
5065-Bardmoor Blvd	480.00	480.00	520.00	520.00	8.33%
TOTAL ADMINISTRATIVE	51,234.00	55,779.97	56,366.00	56,366.00	10.02%
TOTAL OPERATING EXPENSES	100,759.00	104,264.06	107,483.00	107,483.00	6.67%

RESERVE FUNDING

9010-Painting	2,363.00	2,363.04	0.00	2,519.00	6.60%
9020-Roofing	32,204.00	32,204.04	40,000.00	49,236.00	52.89%
9030-Paving	1,065.00	1,065.00	0.00	1,124.00	5.54%
9072-Landscaping	164.00	164.04	0.00	168.00	2.44%
9080-Termite	197.00	197.04	0.00	202.00	2.54%
9089-Gutters	467.00	467.04	0.00	2,506.00	436.62%
9090-Deferred Maintenance	533.00	533.04	0.00	551.00	3.38%
9095-Reserve Interest	0.00	758.07	0.00	0.00	0.00%
TOTAL RESERVE FUNDING	36,993.00	37,751.31	40,000.00	56,306.00	52.21%

MISCELLANEOUS DISBURSEMENTS

10550-Prior Year Expense	0.00	0.00	0.00	0.00	0.00%
TOTAL MISCELLANEOUS DISBURSEMENTS	0.00	0.00	0.00	0.00	0.00%
TOTAL DISBURSEMENTS	137,752.00	142,015.37	147,483.00	163,789.00	18.90%
NET(INCOME LESS DISBURSEMENTS)	0.00	(3,442.65)	0.00	0.00	0.00%

Chateaux De Bardmoor, Inc #2
Maintenance Fees
Approved Fee Schedule for Year
for 01/01/2025 to 12/31/2025

Maintenance Fees With Partially Funded Reserves

Description	Class Type	% of Own	# Units	% Own by Class	2024 Monthly	2024 Annual	2025 Cable/ Rec/ COA Maint/ Bardmoor	2025 Base	2025	2025
							Fee	Fee	Proposed Monthly	Proposed Annual
Maintenance Fees	MN1	6.191000%	12	74.29%	712.00	8,544.00	140.27	624.63	765.00	110,160.00
Maintenance Fees	MN2	6.426000%	4	25.70%	734.00	8,808.00	140.27	648.34	789.00	37,872.00
Totals			16	100.00%						148,032.00
Number of Payments Each Year			12							

Maintenance Fees With Fully Funded Reserves

Description	Class Type	% of Own	# Units	% Own by Class	2024 Monthly	2024 Annual	2025 Cable/ Rec/ COA Maint/ Bardmoor	2025 Base	2025	2025
							Fee	Fee	Proposed Monthly	Proposed Annual
Maintenance Fees	MN1	6.191000%	12	74.29%	712	8,544.00	140.27	706.07	846.00	121,824.00
Maintenance Fees	MN2	6.426000%	4	25.70%	734	8,808.00	140.27	732.87	873.00	41,904.00
Totals			16	100.00%						163,728.00
Number of Payments Each Year			12							

Chateaux De Bardmoor, Inc #2
Approved 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 07/01/2024 - 12/31/2024	Anticipated exp 07/01/2024 - 12/31/2024	Estimated Reserve Balance on 01/01/2025	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2025 Reserve Required	2025 Optional Partial Funding
9010-Painting	11,462.00	2,723.13	1,181.52	0.00	3,904.65	7,557.35	7	3	2,519.00	0.00
9020-Roofing	174,070.00	59,495.63	16,102.02	0.00	75,597.65	98,472.35	15	2	49,236.00	40,000.00
9030-Paving	12,167.00	4,888.14	532.50	0.00	5,420.64	6,746.36	15	6	1,124.00	0.00
9072-Landscaping	5,795.00	5,544.89	82.02	0.00	5,626.91	168.09	1	1	168.00	0.00
9080-Termite	6,960.00	6,659.51	98.52	0.00	6,758.03	201.97	1	1	202.00	0.00
9089-Gutter	10,300.00	5,053.65	233.52	0.00	5,287.17	5,012.83	18	2	2,506.00	0.00
9090-Deferred Maintenance	18,840.00	18,022.09	266.52	0.00	18,288.61	551.39	2	1	551.00	0.00
9095-Unallocated Interest	10,782.39	378.05		0.00	378.05	10,404.34			0.00	0.00
Totals									56,306.00	40,000.00
Roof	45000	0.00					20	19		
Roofs	129070						20	1		

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.

The Association's current policy is to not allocate interest monthly unless a motion is made by the Board of Directors.

The association's reserves were not waived for the period 2023.

Gutter expense was increased to 10,000.00 and estimated life updated to follow roof replacements MT includes the replacement of roofs on Brentwood in 2024 and Annwood and Candlewood in 2026

Need to determine roof replacement timeline and special assessment timing