


**Chateaux De Bardmoor Condominium
Association, Inc
Approved Budget
for 01/01/2025 to 12/31/2025**

Board Signature: 

Approval Date: 12/15/24

	2024 Annual Budget	2024 Projected Expenses	2025 Proposed w/Full Reserves	2025 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Association Fees	129,409.00	129,408.96	133,378.00	3.07%
1041-Key Income	0.00	231.00	0.00	0.00%
1070-Condo #6 Rec Fees	14,469.00	14,469.24	14,581.00	0.77%
1800-Operating Interest	0.00	2.39	0.00	0.00%
TOTAL OPERATING INCOME	143,878.00	144,111.59	147,959.00	2.84%
OTHER INCOME				
1995-Unallocated Rsv Interest	0.00	1,542.24	0.00	0.00%
TOTAL OTHER INCOME	0.00	1,542.24	0.00	0.00%
TOTAL INCOME	143,878.00	145,653.82	147,959.00	2.84%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2020-Pool Service Contract	11,700.00	10,800.00	11,340.00	-3.08%
2021-Pool Supplies	250.00	562.34	600.00	140.00%
2045-Bldg Maintenance & Repair	4,000.00	3,940.01	4,000.00	0.00%
2055-Custodian	8,173.00	7,638.00	8,020.00	-1.87%
2070-Grounds Contact	8,217.00	8,427.40	8,820.00	7.34%
2071-Landscaping - Tree Trimming	500.00	500.00	500.00	0.00%
2073-Palm Tree Pruning	2,000.00	562.75	900.00	-55.00%
2074-Sprinkler	950.00	875.00	950.00	0.00%
2080-Pest Control	500.00	500.00	500.00	0.00%
TOTAL MAINTENANCE & REPAIR	36,290.00	33,805.50	35,630.00	-1.82%
UTILITIES				
4010-Electric	18,524.00	17,984.28	18,900.00	2.03%
4015-Water/Sewer Rec Hall	800.00	707.83	745.00	-6.88%
4070-Cable Pass Through	0.00	0.12	0.00	0.00%
TOTAL UTILITIES	19,324.00	18,692.23	19,645.00	1.66%
ADMINISTRATIVE				
5011-Administrative	3,500.00	3,448.88	3,500.00	0.00%
5012-Tax Preparation	400.00	415.00	450.00	12.50%
5016-License/Permits	175.00	236.60	250.00	42.86%
5030-Legal Fees	750.00	605.31	750.00	0.00%
5037-Sales and Use Tax	1,000.00	436.45	750.00	-25.00%
5040-Insurance Rec	44,641.00	41,800.00	45,000.00	0.80%
TOTAL ADMINISTRATIVE	50,466.00	46,942.24	50,700.00	0.46%
TOTAL OPERATING EXPENSES	106,080.00	99,439.97	105,975.00	-0.10%

RESERVE FUNDING

9010-Painting	144.00	144.00	174.00	20.83%
9020-Roofing	5,201.00	5,201.04	3,647.00	-29.88%
9030-Parking Lot	1,330.00	1,329.96	1,380.00	3.76%
9052-Common Water Lines	14,986.00	14,985.96	17,461.00	16.52%
9053-Window Replacement	689.00	689.04	714.00	3.63%
9070-Pool Repair	1,516.00	1,515.96	1,499.00	-1.12%
9071-Pool Deck	45.00	45.00	47.00	4.44%
9072-Clubhouse Improvements	418.00	417.96	369.00	-11.72%
9073-Mechanical	602.00	602.04	6,693.00	1,011.79%
9090-Deferred Maintenance	1,000.00	999.96	1,000.00	0.00%
9095-Reserve Interest	0.00	1,542.24	0.00	0.00%
TOTAL RESERVE FUNDING	25,931.00	27,473.16	32,984.00	27.20%

MISCELLANEOUS DISBURSEMENTS

10555-Prior Year Deficit	11,867.00	0.00	6,000.00	-49.44%
10590-Special Assmt Disb	0.00	0.00	0.00	0.00%
TOTAL MISCELLANEOUS DISBURSEMENTS	11,867.00	0.00	6,000.00	-49.44%
TOTAL DISBURSEMENTS	143,878.00	126,913.13	144,959.00	0.75%
NET(INCOME LESS DISBURSEMENTS)	0.00	18,740.70	3,000.00	100.00%

Chateaux De Bardmoor Condominium Association, Inc

Maintenance Fees

Board Signature: _____

**Approved Fee Schedule for Year
for 01/01/2025 to 12/31/2025**

Approval Date: _____

Maintenance Fees With Fully Funded Reserves

Description	Class Type	# Units	2024		2025	
			Monthly	Annual	Proposed Monthly	Proposed Annual
Rec & COA Fee	1	60	3,740.14	34,183.01	3,854.86	46,258.27
Rec & COA Fee	2	16	997.37	9,115.47	1,027.96	12,335.54
Rec & COA Fee	3	23	1,433.72	13,103.49	1,477.69	17,732.34
Rec & COA Fee	7	42	2,618.10	23,928.10	2,698.40	32,380.79
Rec & COA Fee	8	16	997.37	9,115.47	1,027.96	12,335.54
Rec & COA Fee	9	8	498.69	4,557.73	513.98	6,167.77
Rec & COA Fee	10	8	498.69	4,557.73	513.98	6,167.77
Totals		173				133,378.00

Number of Payments Each Year 12

Phase	Admin/ Legal Fees	Units	COA Fee	REC Fee
1	4,250.00	60	1,474.00	44,784.27
2	4,250.00	16	393.00	11,942.54
3	4,250.00	23	565.00	17,167.34
7	4,250.00	42	1,032.00	31,348.79
8	4,250.00	16	393.00	11,942.54
9	4,250.00	8	197.00	5,970.77
10	4,250.00	8	197.00	5,970.77
		173	4,251.00	129,127.00

*Note Condo 6 has 20 units - Rec Fee = 1,215.10 14,581.00 Annually

Chateaux De Bardmoor Condominium Association, Inc

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
9010-Painting	3,060.00	2,466.14	72.00	0.00	2,538.14	521.86	7	3	174.00
9020-Roofing	55,000.00	42,912.06	2,600.52	45,212.00	300.58	54,699.42	15	15	3,647.00
9030-Parking Lot	15,450.00	2,367.09	664.98	0.00	3,032.07	12,417.93	15	9	1,380.00
9052-Common Water Lines	130,334.00	70,458.04	7,492.98	0.00	77,951.02	52,382.98	10	3	17,461.00
9053-Window Replacement	20,336.00	3,563.64	344.52	0.00	3,908.16	16,427.84	29	23	714.00
9070-Pool Repair	24,810.00	3,059.78	757.98	0.00	3,817.76	20,992.24	15	14	1,499.00
9071-Pool Deck	1,592.00	1,522.50	22.50	0.00	1,545.00	47.00	15	1	47.00
9072-Clubhouse Improvements	21,385.00	19,061.23	208.98	6,363.23	12,906.98	8,478.02	29	23	369.00
9073-Mechanical	21,272.00	7,584.74	301.02	0.00	7,885.76	13,386.24	11	2	6,693.00
9090-Deferred Maintenance	9,000.00	7,499.60	499.98	0.00	7,999.58	1,000.42	1	1	1,000.00
9095-Unallocated Interest	5,941.96	0.00	0.00	5,941.96	(5,941.96)	11,883.92	0	0	0.00
Totals									32,984.00

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.

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 of 2024.

* 9030 Parking Lot is shared by all associations