

Chateaux De Bardmoor, Inc #8
Approved Budget
for 01/01/2025 to 12/31/2025

Board Signature: _____

Approval Date: _____

Jeff S. Kay
12-5-24

	2024 Annual Budget	2024 Projected Expenses	2025 Proposed w/Full Reserves	2025 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	109,562.00	109,524.00	123,066.00	12.33%
1018-Prepaid Assessments	0.00	0.00	0.00	0.00%
1050-Application Fees	0.00	0.00	0.00	0.00%
1060-Late Fees	0.00	0.00	0.00	0.00%
1070-Cable Incentive	0.00	0.00	0.00	0.00%
1800-Operating Interest	0.00	5.70	0.00	0.00%
1900-Special Assessment	0.00	0.00	0.00	0.00%
TOTAL OPERATING INCOME	109,562.00	109,529.70	123,066.00	12.33%
OTHER INCOME				
1900-Special Assessment	0.00	0.00	0.00	0.00%
1995-Unallocated Rsv Interest	0.00	1,531.66	0.00	0.00%
TOTAL OTHER INCOME	0.00	1,531.66	0.00	0.00%
TOTAL INCOME	109,562.00	111,061.36	123,066.00	12.33%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2010-Reimbursable Unit Expense	0.00	0.00	0.00	0.00%
2045-Bldg Maintenance & Repair	4,000.00	2,959.70	3,500.00	-12.50%
2070-Grounds Contract/Trash	13,296.00	13,866.24	14,560.00	9.51%
2071-Landscaping/Tree Serv	750.00	500.00	600.00	-20.00%
2073-Palm Tree Pruning	350.00	256.00	350.00	0.00%
2074-Irrigation	250.00	225.00	250.00	0.00%
2080-Termite Sentricon	800.00	800.00	800.00	0.00%
TOTAL MAINTENANCE & REPAIR	19,446.00	18,606.94	20,060.00	3.16%
UTILITIES				
4015-Water/Sewer	12,363.00	11,267.99	11,832.00	-4.30%
4070-Cable TV	12,500.00	13,153.80	14,075.00	12.60%
TOTAL UTILITIES	24,863.00	24,421.79	25,907.00	4.20%

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ADMINISTRATIVE

5010-Management Fee	4,346.00	4,345.56	4,346.00	0.00%
5011-Administrative	1,350.00	1,064.90	1,200.00	-11.11%
5015-Division Fees	64.00	64.00	64.00	0.00%
5030-Legal Fees	500.00	309.05	500.00	0.00%
5035-Recreation Expense	11,576.00	11,575.44	11,943.00	3.17%
5040-Insurance	32,000.00	31,152.00	33,750.00	5.47%
5060-COA Maintenance Fee	393.00	393.00	393.00	0.00%
5065-Bardmoor Blvd	480.00	480.00	520.00	8.33%
TOTAL ADMINISTRATIVE	50,709.00	49,383.95	52,716.00	3.96%
TOTAL OPERATING EXPENSES	95,018.00	92,412.68	98,683.00	3.86%

RESERVE FUNDING

9010-Painting	2,563.00	2,562.96	375.00	-85.37%
9020-Roofing	6,198.00	6,198.00	17,060.00	175.25%
9021-Flat Roof	2,543.00	2,543.04	3,842.00	51.08%
9030-Paving	1,906.00	1,905.96	2,265.00	18.84%
9080-Termite	0.00	0.00	0.00	0.00%
9087-Water Pipes	0.00	0.00	0.00	0.00%
9089-Gutters	959.00	959.04	456.00	-52.45%
9090-Deferred Maintenance	375.00	375.00	385.00	2.67%
9095-Reserve Interest	0.00	1,531.66	0.00	0.00%
TOTAL RESERVE FUNDING	14,544.00	16,075.66	24,383.00	67.65%

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	109,562.00	108,488.34	123,066.00	12.33%
NET(INCOME LESS DISBURSEMENTS)	0.00	2,573.02	0.00	0.00%

Chateaux De Bardmoor, Inc #8
Maintenance Fees

Board Signature: _____

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

Approval Date: _____

Description	Class Type	% of Own	# Units	% Own by Class	2025 Cable/ Rec/ COA Maint/					
					2024 Monthly	2024 Annual	Bardmoor Fee	2025 Base Fees	2025	2025
									Proposed Monthly	Proposed Annual
Maintenance Fee	MN1	6.230000%	15	93.450000%	569.00	6,828.00	140.27	499.10	639.00	115,020.00
Maintenance Fee	MN2	6.550000%	1	6.550000%	592.00	7,104.00	140.27	524.74	665.00	7,980.00
Totals			16	100.000000%						123,000.00

Number of Payments Each Year

12

Chateaux De Bardmoor, Inc #8

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 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	12,896.00	11,239.20	1,281.48	0.00	12,520.68	375.32	7	1	375.00	0.00
9020-Roofing	125,161.00	37,839.46	3,099.00	0.00	40,938.46	84,222.54	15	8	17,060.00	0.00
9021-Flat Roof	52,192.00	16,344.30	1,271.52	0.00	17,615.82	34,576.18	15	9	3,842.00	0.00
9030-Paving	12,300.00	9,081.66	952.98	0.00	10,034.64	2,265.36	10	1	2,265.00	0.00
9080-Termite	0.00	32.81		0.00	32.81	(32.81)	0	0	0.00	0.00
9087-Water Pipes	44,825.00	44,824.28	0.00	0.00	44,824.28	0.72	20	3	0.00	0.00
9089-Gutters	15,575.00	14,639.93	479.52	0.00	15,119.45	455.55	20	1	456.00	0.00
9090-Deferred Maintenance	13,260.00	12,687.49	187.50	0.00	12,874.99	385.01	5	1	385.00	0.00
9095-Unallocated Interest	14,588.97	16,745.01	762.35	0.00	17,507.36	(2,918.39)			0.00	0.00
Totals									24,383.00	0.00

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 2023