



December 3, 2020

**CHATEAUX DE BARDMOOR COA
CONDOMINIUM ASSOCIATION, INC.
APPROVED 2021 BUDGET**

CHATEAUX DE BARDMOOR COA
APPROVED Budget
For 1/01/2021 to 12/31/2021

Board Signature: 

Date: 12/3/20

	2020 Annual Budget	2020 Projected Expenses	2021 Proposed w/Full Reserves	2021 % Increase (Decrease)
INCOME				
1010-Associaton Fees	80,832.00	80,820.00	81,528.00	0.86%
1040-Miscellaneous	0.00	1,770.00	0.00	0.00%
1070-Condo #6 Rec Fees	8,784.00	0.00	8,865.00	0.92%
1800-Operating Interest	0.00	6.64	0.00	0.00%
OPERATING INCOME	89,616.00	82,596.64	90,393.00	0.87%

OTHER INCOME				
1995-Reserve Interest	0.00	1,214.96	0.00	0.00%
TOTAL OTHER INCOME	0.00	1,214.96	0.00	0.00%
TOTAL INCOME	89,616.00	83,811.60	90,393.00	0.87%

EXPENSES & RESERVE FUNDING

MAINTENANCE & REPAIR				
2020-Pool Service Contract	3,725.00	4,135.55	5,400.00	44.97%
2021-Pool Supplies	1,025.00	1,000.00	1,025.00	0.00%
2045-Bldg Maintenance & Repair	4,080.00	4,319.85	4,200.00	2.94%
2055-Custodian	6,678.00	6,408.00	6,552.00	-1.89%
2070-Grounds Contact	7,098.00	7,097.40	7,240.00	2.00%
2071-Landscaping-Tree Trimming	650.00	980.00	750.00	15.38%
2073-Palm Tree Pruning	1,000.00	680.00	800.00	-20.00%
2074-Sprinkler	1,500.00	1,492.80	1,500.00	0.00%
2080-Pest Control	400.00	400.00	400.00	0.00%
TOTAL MAINTENANCE & REPAIR	26,156.00	26,513.60	27,867.00	6.54%

UTILITIES				
4010-Electric	14,805.00	14,433.74	15,155.00	2.36%
4015-Water/Sewer Rec Hall	575.00	580.17	616.00	7.13%
TOTAL UTILITIES	15,380.00	15,013.91	15,771.00	2.54%

CHATEAUX DE BARDMOOR COA
APPROVED Budget
For 1/01/2021 to 12/31/2021

	2020	2020	2021	2021 %
	Annual	Projected	Proposed	Increase
	Budget	Expenses	w/Full	(Decrease)
			Reserves	
ADMINISTRATIVE				
5011-Administrative	2,100.00	1,743.48	2,100.00	0.00%
5012-Tax Preparation	275.00	380.00	380.00	38.18%
5016-License/Permits	237.00	236.25	237.00	0.00%
5030-Legal Fees	2,750.00	2,737.16	2,750.00	0.00%
5037-Sales and Use Tax	400.00	372.87	400.00	0.00%
5040-Insurance Rec	15,475.00	16,537.16	17,450.00	12.76%
TOTAL ADMINISTRATIVE	21,237.00	22,006.92	23,317.00	9.79%
TOTAL OPERATING EXPENSES	62,773.00	63,534.43	66,955.00	6.66%

RESERVE FUNDING

9010-Painting	0.00	0.00	108.00	100.00%
9020-Roofing	3,129.00	3,129.00	3,446.00	10.13%
9030-Parking Lot	0.00	0.00	0.00	0.00%
9052-Common Water Lines	11,580.00	11,580.00	12,076.00	4.28%
9053-Window Replacement	623.00	623.04	643.00	3.21%
9070-Pool Repair	6,310.00	6,309.96	1,139.00	-81.95%
9072-Clubhouse Improvements	228.00	228.00	459.00	101.32%
9073-Mechanical	3,236.00	3,236.04	3,425.00	5.84%
9090-Deferred Maintenance	1,737.00	1,737.00	2,142.00	23.32%
9095-Unallocated Rsv Interest	0.00	1,214.96	0.00	0.00%
TOTAL RESERVE FUNDING	26,843.00	28,058.00	23,438.00	-12.68%

MISCELLAENOUS DISBURSMENTS

TOTAL MISC DISBURSEMENTS	0.00	0.00	0.00	0.00%
TOTAL DISBURSEMENTS	89,616.00	91,592.43	90,393.00	0.87%
NET(INCOME LESS DISBURSEMENTS)	0.00	(7,780.83)	0.00	0.00%

State Mandated Budget Items

Rent for recreational/other commonly used facility	N/A
Taxes upon association property	N/A
Taxes upon leased areas	N/A
Operating Capital	N/A
Security provisions	N/A

CHATEAUX DE BARDMOOR COA
 Maintenance Fees
 APPROVED Fee Schedule for Year
 1/01/2021 to 12/31/2021

Rec & COA Fees With Fully Funded Reserves


Description	Phase	# Units	2020		2021	2021
			Monthly	2020 Annual	Proposed Monthly	Proposed Annual
Rec & COA Fee	1	60	2,336.00	28,032.00	2,356.00	28,275.61
Rec & COA Fee	2	16	623.00	7,476.00	628.00	7,540.16
Rec & COA Fee	3	23	896.00	10,752.00	903.00	10,838.98
Rec & COA Fee	7	42	1,635.00	19,620.00	1,649.00	19,792.92
Rec & COA Fee	8	16	623.00	7,476.00	628.00	7,540.16
Rec & COA Fee	9	8	311.00	3,732.00	314.00	3,770.08
Rec & COA Fee	10	8	311.00	3,732.00	314.00	3,770.08
Totals		173				81,528.00

Number of Payments Each Year 12

Phase	Admin/ Legal Fees	Units	COA Fee	REC Fee
1	4,850.00	60	1,682.00	26,593.61
2	4,850.00	16	449.00	7,091.16
3	4,850.00	23	645.00	10,193.98
7	4,850.00	42	1,177.00	18,615.92
8	4,850.00	16	449.00	7,091.16
9	4,850.00	8	224.00	3,546.08
10	4,850.00	8	224.00	3,546.08
		173	4,850.00	76,678.00

*Note Condo 6 has 20 units - Rec Fee = 738.71 8,864.56 Annually

CHATEAUX DE BARDMOOR COA

Board Signature: 
 Date: 12/3/20

APPROVED Reserve Plan
 for 1/01/2021 to 12/31/2021

Reserve Item	Repair/ Replace Cost	2020 funding less exp as of 5/31/2020	Anticipated exp 6/01/2020- 12/31/2020	Estimated Reserve Balance on 1/01/2021	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2021 Reserve Required
9010-Painting	2,800.00	2,042.06	0.00	2,042.06	757.94	7	7	108.00
9020-Roofing	42,900.00	29,115.42	0.00	29,115.42	13,784.58	15	4	3,446.00
9030-Parking Lot	0.00	1,702.11	0.00	1,702.11	(1,702.11)	7	0	0.00
9052-Common Water Lines	119,274.00	34,740.00	0.00	34,740.00	84,534.00	10	7	12,076.00
9053-Window Replacement	18,611.00	1,246.04	0.00	1,246.04	17,364.96	30	27	643.00
9070-Pool Repair	28,047.00	26,907.66	0.00	26,907.66	1,139.34	15	1	1,139.00
9072-Clubhouse Improvements	19,570.00	12,065.51	4,900.00	7,165.51	12,404.49	30	27	459.00
9073-Mechanical	19,467.00	9,191.64	0.00	9,191.64	10,275.36	12	3	3,425.00
9090-Deferred Maintenance	7,500.00	3,215.62	0.00	3,215.62	4,284.38	5	2	2,142.00
9095-Unallocated Rsv Interest	0.00	4,133.27	0.00	4,133.27	(4,133.27)	0	0	0.00
Totals								<u><u>23,438.00</u></u>

CHATEAUX DE BARDMOOR COA
APPROVED Budget
For 1/01/2021 to 12/31/2021

Notes

INCOME

1010-Associaton Fees	0.86% to fully fund reserves
1040-Miscellaneous	key income
1070-Condo #6 Rec Fees	CB6 contribution for clubhouse
1800-Operating Interest	unbudgeted as income

OTHER INCOME

1995-Reserve Interest	unbudgeted as income
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EXPENSES & RESERVE FUNDING

MAINTENANCE & REPAIR

2020-Pool Service Contract	Monthly pool service - going from 2 times a week to 3
2021-Pool Supplies	Pool equipment and repairs
2045-Bldg Maintenance & Repair	misc repairs and general maintenance
2055-Custodian	\$530 raised to \$546 effective Nov 1
2070-Grounds Contact	2% annual increase Willow Tree monthly landscape
2071-Landscaping-Tree Trimming	Hardwood tree trimming as needed
2073-Palm Tree Pruning	annual palm tree trimming
2074-Sprinkler	irrigation repairs
2080-Pest Control	pest control for clubhouse

UTILITIES

4010-Electric	5% projected increase
4015-Water/Sewer Rec Hall	6.25% projected increase

ADMINISTRATIVE

5011-Administrative	mailouts, postage, monthly financials, coupons, website, etc.
5012-Tax Preparation	CPA annual tax prep
5016-License/Permits	corp filing and pool permit
5030-Legal Fees	general counsel expenses
5037-Sales and Use Tax	clubhouse rental tax
5040-Insurance Rec	actual increase plus projected 4.75% finance charge - October renewal

RESERVE FUNDING

9010-Painting	fully funded reserve
9020-Roofing	fully funded reserve
9030-Parking Lot	fully funded reserve
9052-Common Water Lines	fully funded reserve
9053-Window Replacement	fully funded reserve
9070-Pool Repair	fully funded reserve
9072-Clubhouse Improvements	fully funded reserve
9073-Mechanical	fully funded reserve
9090-Deferred Maintenance	fully funded reserve
9095-Unallocated Rsv Interest	fully funded reserve

MISCELLAENOUS DISBURSMENTS