

BORDEAUX VILLAGE 1
44 UNITS
JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

Acct. #	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 MONTHLY AMOUNT
4010	Member Assessments	\$295,260	\$316,445	\$26,370
4500	Application Fee	\$0		\$0
	TOTAL REVENUE	\$295,260	\$316,445	\$26,370

Acct. #	OPERATING	2024 APPROVED ANNUAL	2025 APPROVED ANNUAL	2025 MONTHLY AMOUNT
5010	Office/Administration	\$4,500	\$4,500	\$375
5020	Lock Box Coupons (\$8.50)	\$374	\$374	\$31
5050	Website	\$595	\$750	\$63
5300	Insurance (May)	\$88,500	\$82,000	\$6,833
5310	Flood Insurance (Oct)	\$42,000	\$42,000	\$3,500
5400	Lawn Service	\$20,500	\$21,000	\$1,750
5401	Grounds / Mulch / Plants	\$3,000	\$4,000	\$333
5410	Tree Timming	\$3,000	\$4,500	\$375
5420	Irrigation	\$1,000	\$1,000	\$83
5500	Termite / Pest Control	\$1,040	\$1,040	\$87
5600	License/Permit Fees	\$80	\$80	\$7
5620	Division Fees	\$176	\$176	\$15
5800	Management Fee Exp 12/24 - 30 day notice	\$9,000	\$10,200	\$850
5900	Legal/Professional Fees	\$3,000	\$2,000	\$167
5910	Taxes & Audit	\$500	\$425	\$35
6100	Repair/Maint. - General	\$20,000	\$22,000	\$1,833
7001	Electricity	\$2,000	\$2,000	\$167
7002	Water & Sewer	\$53,000	\$62,000	\$5,167
7004	Trash	\$21,000	\$25,000	\$2,083
	TOTAL OPERATING EXPENSES	\$273,265	\$285,045	\$23,754

RESERVES

Acct. #	RESERVE	2024 ANNUAL	2025 ANNUAL	2025 MONTHLY AMOUNT
9010	Painting Reserve	\$9,500	\$9,400	\$783
9020	Paving Reserve	\$1,738	\$500	\$42
9030	Roofing Reserve A,B,C, D,E, F	\$6,385	\$14,000	\$1,167
9100	Deferred Maintenance Reserve	\$1,372	\$1,500	\$125
	Pipes and Risers	\$1,000	\$2,000	\$167
	Walkways	\$1,000	\$2,000	\$167
	Electric Panels/Lighting	\$1,000	\$2,000	\$167
	TOTAL RESERVES	\$21,995	\$31,400	\$2,617
		\$0	\$0	\$0
	TOTAL BUDGET:	\$295,260	\$316,445	\$26,370

Approved 11/21/24

New 2025 Monthly Unit Assessment: **\$599**

**BORDEAUX VILLAGE I CONDO
RESERVE ANALYSIS
JANUARY 1, 2025 - DECEMBER 31, 2025**

Item:	ESTIMATED REPLACEMENT COST	CURRENT RESERVES 1/1/2024	Unfunded Balance	Est. Life	Remaining Life	2025 FULLY FUNDED AMOUNT	2025 ACTUAL FUNDED AMOUNT
Painting	\$102,500	\$8,397	\$94,103	10	10	\$9,400	\$9,400
Paving	\$4,000	\$7,388	(\$3,388)	4	4	\$500	\$500
Roofing A thru F	\$225,000	\$16,447	\$208,554	25	15	\$14,000	\$14,000
Deferred Maint.		\$1,500				\$1,500	\$1,500
Pipes and Risers						\$2,000	\$2,000
Walkways						\$2,000	\$2,000
Electric Panels/Lighting						\$2,000	\$2,000
TOTALS	\$331,500	\$33,732	\$299,269			\$31,400	\$31,400