

BORDEAUX VILLAGE ASSOC., No. 2, Inc.

UNITS: 42

JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$336,672	\$350,280	\$29,190
	OTHER:legal & late fees	\$0	\$5,000	\$417
	SPECIAL ASSESSMENT	\$0	\$0	\$0
	TOTAL REVENUE	\$336,672	\$355,280	\$29,607
	OPERATING EXPENSES			
5010	Office Expenses	\$2,000	\$4,163	\$347
	WEBSITE		\$750	
5015	Bank Charges	\$357	\$0	\$0
5200	Pest Control	\$0	\$0	\$0
5300	Insurance	\$118,000	\$118,000	\$9,833
5310	Insurance - Flood	\$34,000	\$37,800	\$3,150
5400	Ground Maint Contract	\$23,400	\$24,000	\$2,000
5410	Ground Maint Extras	\$1,200	\$1,200	\$100
5420	Tree Trimming	\$5,000	\$2,500	\$208
5600	Licenses & Permits	\$250	\$250	\$21
5610	State Corp Fees	\$90	\$90	\$8
5620	Annual Condo Fees	\$168	\$388	\$32
5800	Mgmt Fee Exp. 08/24 - 60 day notic	\$9,900	\$9,900	\$825
5900	Legal & Professional Fees	\$3,000	\$5,000	\$417
5950	Tax Preparation	\$225	\$225	\$19
6100	Building Maint	\$18,406	\$5,000	\$417
6110	Sprinkler Repair/Maint	\$1,200	\$1,200	\$100
6140	Plumbing	\$7,500	\$2,500	\$208
6150	Dryer Vent	\$0	\$0	\$0
6180	Lake Maintenance	\$1,260	\$3,120	\$260
7000	Electric	\$1,575	\$1,605	\$134
7001	Trash	\$17,500	\$7,800	\$650
	Engineering fees	\$0	\$0	\$0
8000	GENERAL CONTINGENCY	\$0	\$37,009	\$3,084
7002	Water/Sewer	\$32,000	\$37,000	\$3,083
8080	STORM REPAIRS	\$0	\$5,000	\$417
	TOTAL OPERATING EXPENSES	\$277,031	\$304,500	\$25,313

4%

RESERVES

9010	Reserves - Painting	\$0	\$0	\$0
9020	Reserves - Paving	\$83,119	\$10,780	\$898
9030	Reserves - Roof	\$299,651	\$40,000	\$3,333
9100	Reserves - Deferred Maintenance	\$0	\$0	\$0
	TOTAL RESERVES	\$382,770	\$50,780	\$4,232

TOTAL EXPENSES

\$659,801	\$355,280	\$29,544
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\$0

APPROVED 12/10/24

YOUR NEW 2025 MONTHLY MAINTENANCE FEE WILL BE: **\$695.00**

LESS THAN FULLY FUNDED RESERVES

WILL NEED 51% MEMBERSHIP VOTE TO WAIVE FULLY FUNDING RESERVED

**RESERVE ANALYSIS
BORDEAUX VILLAGE ASSOC., No. 2, Inc.
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES	Current Replacement cost	Reserves as of 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves - Painting	\$100,000	\$100,000	10	1	\$0	\$0	\$0
Reserves - Paving	\$150,000	\$66,881	20	4	\$83,119	\$20,780	\$10,780
Reserves - Roof	\$425,000	\$125,349	20	6	\$299,651	\$49,942	\$40,000
Reserves - Deferred Maintenance	\$81,806						\$0

TOTALS **\$756,806** **\$292,230** **\$382,770** **\$70,722** **\$50,780**

IF YOU WERE TO FULLY FUND THE RESERVES & INSURANCE YOUR MONTHLY FEE WOULD BE \$ 738.91