

BORDEAUX VILLAGE ASSN #3 INC.

42 Units

JANUARY 1, 2021 - DECEMBER 31, 2021 APPROVED BUDGET

| ACCT | REVENUE | 2020 ANNUAL | 2021 ANNUAL | 2021 MONTHLY |
|-------------|---------------------------------|--------------------|--------------------|---------------------|
| 4010 | Unit Maintenance Fees | \$224,280 | \$232,344 | \$19,362 |
| 4500 | Application Income | \$500 | \$500 | \$42 |
| | TOTAL REVENUE | \$224,780 | \$232,844 | \$19,404 |
| | | | | |
| | OPERATING EXPENSES | | | |
| 5010 | Office Administrative | \$3,600 | \$3,285 | \$274 |
| 5020 | Lock Box/Coupon | \$0 | \$315 | \$26 |
| 5015 | Website | \$400 | \$400 | \$33 |
| 5040 | Storage Fees @11 Boxes | \$450 | \$495 | \$41 |
| 5200 | Pest Control | \$2,505 | \$2,505 | \$209 |
| 5300 | Insurance-Property/Appraisal | \$35,145 | \$41,824 | \$3,485 |
| 5310 | Insurance - Flood | \$45,301 | \$48,522 | \$4,044 |
| 5400 | Lawn Service Contract | \$18,900 | \$18,900 | \$1,575 |
| 5410 | Landscaping / Grounds | \$7,524 | \$7,524 | \$627 |
| 5420 | Irrigation | \$1,500 | \$1,500 | \$125 |
| 5430 | Tree Trimming | \$3,276 | \$3,276 | \$273 |
| 5600 | License / Permit - Fees / Fire | \$670 | \$390 | \$33 |
| 5610 | Division Fees | \$168 | \$168 | \$14 |
| 5800 | Management Fees | \$8,700 | \$8,700 | \$725 |
| 5900 | Professional / Legal | \$1,800 | \$1,800 | \$150 |
| 5910 | Professional / CPA- Tax Prep | \$325 | \$325 | \$27 |
| 6100 | Building Maintenance / Repairs | \$8,000 | \$8,317 | \$693 |
| 6160 | Aquatic / Lake Maintenance | \$1,080 | \$1,000 | \$83 |
| 7000 | Electric | \$600 | \$672 | \$56 |
| 7001 | Water & Sewer | \$34,256 | \$32,156 | \$2,680 |
| 7003 | Trash Removal | \$10,580 | \$10,770 | \$898 |
| | TOTAL OPERATING EXPENSES | \$184,780 | \$192,844 | \$16,070 |
| | | | | |
| | RESERVES | | | |
| 9015 | Reserves - Pooled | \$40,000 | \$40,000 | \$3,333 |
| | TOTAL RESERVES | \$40,000 | \$40,000 | \$3,333 |
| | | | | |
| | TOTAL EXPENSES | \$224,780 | \$232,844 | \$19,404 |
| | | | \$0 | |

YOUR NEW 2021 MONTHLY MAINTENANCE FEE IS **\$461.00**

APPROVED 11/16/20

**RESERVE ANALYSIS
BORDEAUX VILLAGE ASSN #3 INC.
JANUARY 1, 2021- DECEMBER 31, 2021**

| RESERVES | Current Replacement cost | Current Reserves 1/1/2021 | Expected Life Yrs. | Remaining Life Yrs | Unreserved Amounts | 2021 Fully Funded Annual Reserves | 2021 Actual Budgeted Amount |
|-------------------------------|---|--|-------------------------------|-------------------------------|-------------------------------|--|--|
| Reserves - Painting (2018) | \$54,000 | \$0 | 8 | 5 | \$54,000 | \$10,800 | \$0 |
| Reserves - Paving | \$30,000 | \$0 | 25 | 20 | \$30,000 | \$1,500 | \$0 |
| Reserves - Roofs (2016) | \$92,000 | \$0 | 20 | 15 | \$92,000 | \$6,133 | \$0 |
| Reserves - Carports | \$40,000 | \$0 | 25 | 15 | \$40,000 | \$2,667 | \$0 |
| Reserves - Lake/Bank | \$200,000 | \$0 | 30 | 6 | \$200,000 | \$33,333 | \$0 |
| Reserves - Def Maintenance | | \$0 | | | \$0 | | \$0 |
| Reserves - Pooled | | \$113,697 | | | | | \$40,000 |
| TOTAL RESERVES | \$416,000 | | | | | | \$0 |

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