

BORDEAUX VILLAGE ASSN #3 INC.

42 Units

JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

NEWS FEES WILL BE \$

\$ 564.00

2025

ACCT	REVENUE	2024 APPROVED ANNUAL	APPROVED ANNUAL	2025 MONTHLY
4010	Unit Maintenance Fees	\$242,540	\$283,719	\$23,643
4500	Application Income	\$500	\$500	\$42
	TOTAL REVENUE	\$243,040	\$284,219	\$23,685
	OPERATING EXPENSES			
5010	Office Administrative	\$3,310	\$3,400	\$283
5020	Lock Box/Coupon	\$357	\$357	\$30
5015	Website	\$595	\$750	\$63
5040	Storage Fees @11 Boxes	\$530	\$585	\$49
5200	Pest Control	\$2,300	\$2,365	\$197
5300	Insurance-Property/Appraisal	\$80,000	\$96,000	\$8,000
5310	Insurance - Flood	\$40,000	\$40,000	\$3,333
5400	Lawn Service Contract	\$19,000	\$19,800	\$1,650
5410	Landscaping / Grounds	\$7,600	\$7,600	\$633
5420	Irrigation	\$1,300	\$1,300	\$108
5430	Tree Trimming	\$3,300	\$3,300	\$275
5600	License / Permit - Fees / Fire	\$390	\$390	\$33
5610	Division Fees	\$168	\$168	\$14
5800	Management Fees Exp. 12/24 - 30 day not	\$9,300	\$10,800	\$900
5900	Professional / Legal	\$1,200	\$4,600	\$383
5910	Professional / CPA- Tax Prep	\$450	\$450	\$38
6100	Building Maintenance / Repairs	\$8,500	\$20,000	\$1,667
6160	Aquatic / Lake Maintenance	\$1,440	\$1,440	\$120
7000	Electric	\$1,000	\$1,000	\$83
7001	Water & Sewer	\$30,000	\$30,000	\$2,500
7003	Trash Removal	\$7,800	\$14,076	\$1,173
	TOTAL OPERATING EXPENSES	\$218,540	\$258,381	\$21,532
	RESERVES			
9015	Reserves - Pooled	\$24,500	\$25,838	\$2,153
	TOTAL RESERVES	\$24,500	\$25,838	\$2,153
	TOTAL EXPENSES	\$243,040	\$284,219	\$23,685
			\$0	

YOUR NEW MONTHLY MAINTENANCE FEE IS: \$ 564.00

**RESERVE ANALYSIS
BORDEAUX VILLAGE ASSN #3 INC.
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES	Current Replacement cost	Current Reserves 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves - Painting (2018)	\$54,000	\$0	8	1	\$54,000	\$54,000	\$0
Reserves - Paving	\$30,000	\$0	25	16	\$30,000	\$1,875	\$0
Reserves - Roofs (2016)	\$92,000	\$0	20	11	\$92,000	\$8,364	\$0
Reserves - Carports	\$40,000	\$0	25	11	\$40,000	\$3,636	\$0
Reserves - Lake/Bank	\$40,000	\$0	30	2	\$40,000	\$20,000	\$0
Reserves - Def Maintenance		\$0			\$0		
Reserves - Pooled		\$171,982					\$25,838
TOTAL RESERVES	\$256,000	\$171,982			\$256,000	\$87,875	\$25,838