

Village Homes in Bonaventure
2025 PROPOSED BUDGET
BASED ON 339 UNITS
JANUARY 1, 2026 TO DECEMBER 31, 2026

<u>INCOME</u>	<u>MONTHLY</u>	<u>ANNUALLY</u>
'4020-0000 ASSESSMENT INCOME	\$7,403.76	\$88,845.12
'4030-0000 RESERVE ASSESSMENTS	\$363.21	\$4,358.52
'4061-0000 CABLE TV INCOME	\$1,617.01	\$19,404.13
TOTAL INCOME	<u>\$9,383.98</u>	<u>\$112,607.77</u>
 <u>EXPENSES</u>		
'5001-0000 MANAGEMENT FEES	2,600.00	31,200.00
'5010-0000 LEGAL AND PROFESSIONAL	150.00	1,800.00
'5030-0000 INSURANCE - EXPENSE	2,750.00	33,000.00
'5041-0000 CORPORATE ANNUAL REPORT	5.10	61.25
'5050-0000 ELECTRICITY	125.00	1,500.00
'6009-0000 GENERAL REPAIRS & MAINTENANCE	240.00	2,880.00
'6010-0000 LANDSCAPE MAINTENANCE	1,680.00	20,160.00
'6018-0000 SPRINKLER SUPP/REPAIRS	100.00	1,200.00
'6040-0000 TREE TRIMMING	300.00	3,600.00
'6045-0000 LANDSCAPE REPLACEMENT	100.00	1,200.00
'6065-0000 SECURITY EQUIPMENT	204.00	2,448.00
'7000-0000 PRINTING AND POSTAGE	250.00	3,000.00
'8000-0000 RESERVE TRANSFER	363.21	4,358.52
'8004-0000 PRESSURE CLEANING	416.67	5,000.00
'8080-0000 MISCELLANEOUS EXPENSE	100.00	1,200.00
TOTAL EXPENSES	<u>\$9,383.98</u>	<u>\$112,607.77</u>

APPROVED BY

DATE

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Village Homes in Bonaventure

A	B	C	D	E	F	G	H
ITEM	Estimated Replacement Cost	Funds Collected As of 12/25	Fundable Reserves (B - C)	Estimated Life Expectancy	Estimated Remaining Life	Yearly Amount (D / F)	Monthly Amount (G/12)
General 3020 ** trx from 3011	\$15,000.00	\$15,000.00	\$0.00	1	1	\$0.00	\$0.00
Basketball court resurfacing 3024	\$23,000.00	\$22,451.95	\$548.05	20	1	\$548.05	\$45.67
Parking lot resurfacing 3031	\$4,000.00	(\$3,374.36)	\$7,374.36	20	19	\$388.12	\$32.34
Tennis court resurfacing 3034	\$27,200.00	\$27,200.00	\$0.00	20	1	\$0.00	\$0.00
Basketball court & tennis fencing 3053	\$35,000.00	\$23,702.04	\$11,297.96	20	9	\$1,255.33	\$104.61
Sprinkler system/Irrigation 3065	\$15,000.00	\$14,688.65	\$311.35	20	1	\$311.35	\$25.95
Tot lots 3074	\$75,000.00	\$52,272.73	\$22,727.27	30	21	\$1,082.25	\$90.19
Basketball/Tennis Courts 3096	\$5,000.00	(\$414.14)	\$5,414.14	10	7	\$773.45	\$64.45
TOTAL						\$4,358.55	\$363.21

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Village Homes in Bonaventure

Last Period

8

Number of Units

339

ACCOUNT	DESCRIPTION	ACTUAL YTD		BUDGET YTD		BUDGET VARIANCE	MONTHLY BUDGET	YEARLY BUDGET	Average	PROPOSED MONTHLY	PROPOSED ANNUAL	BY UNIT MONTHLY	Notes
		Last Month	Year To Date	Last Month	Year To Date Budget								
'4020-0000	ASSESSMENT INCOME	52,238.01		52,229.73	8.28	7,461.39		89,536.68	6,529.75	7,403.76	88,845.12	21.84	
'4030-0000	RESERVE ASSESSMENTS	2,146.06		2,146.06	0.00	306.58		3,678.96	268.26	363.21	4,358.52	1.07	
'4061-0000	CABLE TV INCOME	4,842.88		10,514.00	-5,671.12	1,502.00		18,024.00	605.36	1,617.01	19,404.13	4.77	
	TOTAL INCOME	64,699.25		64,889.79	-190.54	9,269.97		111,239.64	8,087.41	9,383.98	112,607.77	27.68	
'5001-0000	MANAGEMENT FEES	17,614.66		18,055.03	440.37	2,579.29		30,951.48	2,201.83	2,600.00	31,200.00	7.67	
'5010-0000	LEGAL AND PROFESSIONAL	0.00		700.00	700.00	100.00		1,200.00	0.00	150.00	1,800.00	0.44	
'5030-0000	INSURANCE - EXPENSE	18,754.37		21,000.00	2,245.63	3,000.00		36,000.00	2,344.30	2,750.00	33,000.00	8.11	
'5041-0000	CORPORATE ANNUAL REPORT	35.70		35.70	0.00	5.10		61.20	4.46	5.10	61.25	0.02	
'5050-0000	ELECTRICITY	808.30		840.00	31.70	120.00		1,440.00	101.04	125.00	1,500.00	0.37	
'6009-0000	GENERAL REPAIRS & MAINTENANCE	2,426.74		840.00	-1,586.74	120.00		1,440.00	303.34	240.00	2,880.00	0.71	
'6010-0000	LANDSCAPE MAINTENANCE	11,648.00		11,760.00	112.00	1,680.00		20,160.00	1,456.00	1,680.00	20,160.00	4.96	
'6018-0000	SPRINKLER SUPP/REPAIRS	2,310.00		210.00	-2,100.00	30.00		360.00	288.75	100.00	1,200.00	0.29	
'6040-0000	TREE TRIMMING	5,950.00		1,458.31	-4,491.69	208.33		2,499.96	743.75	300.00	3,600.00	0.88	
'6045-0000	LANDSCAPE REPLACEMENT	0.00		1,050.00	1,050.00	150.00		1,800.00	0.00	100.00	1,200.00	0.29	
'6065-0000	SECURITY EQUIPMENT	1,091.76		1,428.00	336.24	204.00		2,448.00	136.47	204.00	2,448.00	0.60	
'7000-0000	PRINTING AND POSTAGE	1,799.13		1,750.00	-49.13	250.00		3,000.00	224.89	250.00	3,000.00	0.74	
'8000-0000	RESERVE TRANSFER	2,146.06		2,146.06	0.00	306.58		3,678.96	268.26	363.21	4,358.52	1.07	
'8004-0000	PRESSURE CLEANING	0.00		2,916.69	2,916.69	416.67		5,000.04	0.00	416.67	5,000.00	1.23	
'8080-0000	MISCELLANEOUS EXPENSE	4,152.07		700.00	-3,452.07	100.00		1,200.00	519.01	100.00	1,200.00	0.29	
	TOTAL EXPENSES	72,055.71		64,889.79	-7,165.92	9,269.97		111,239.64	9,006.96	9,383.98	112,607.77	27.68	
	NET INCOME	-7,356.46		0.00	6,975.38	0.00		0.00	-919.56	0.00	0.00	0.00	