

BROADMOOR VILLAS CONDOMINIUM

14 Units

JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 APPROVED MONTHLY
4010	Unit Maintenance Fees	\$102,072	\$105,397	\$8,783
4100	Special Assessment	\$0		\$0
4300	Laundry Income	\$700	\$700	\$58
	TOTAL REVENUE	\$102,772	\$106,097	\$8,841
	OPERATING EXPENSES			
5010	Bank / Coupons / Administrative	\$3,000	\$3,000	\$250
5200	Pest Control	\$2,500	\$2,500	\$208
5300	Insurance (September)	\$45,000	\$45,000	\$3,750
5400	Lawn Service Contract	\$4,000	\$4,000	\$333
5610	License/ Permits / Fees	\$125	\$125	\$10
5800	Management Fee Exp. 12/25 - 30 day notice	\$8,400	\$8,400	\$700
5900	Legal	\$300	\$300	\$25
5910	Taxes & Audit	\$425	\$425	\$35
6100	Repair / Maintenance Building	\$6,000	\$6,000	\$500
6110	Security / Telephone	\$2,000	\$2,000	\$167
7001	Electric	\$950	\$950	\$79
7002	Water & Sewer	\$17,500	\$19,928	\$1,661
7006	Cable TV Exp 8/24 6% Inc	\$12,572	\$13,469	\$1,122
8100	M/M Savings Transfer	\$0	\$0	\$0
	TOTAL OPERATING EXPENSES	\$102,772	\$106,097	\$8,841

TOTAL EXPENSES	\$102,772	\$106,097	\$8,841
-----------------------	------------------	------------------	----------------

\$0

UNIT	%	Cable	2025 FEES	Increase
101	5.79%	\$76.34	\$519.89	\$13.22
102	7.38%	\$76.34	\$641.69	\$16.43
103	7.23%	\$76.34	\$630.20	\$16.13
104	7.23%	\$76.34	\$630.20	\$16.13
105	7.23%	\$76.34	\$630.20	\$16.13
106	7.23%	\$76.34	\$630.20	\$16.13
107	7.38%	\$76.34	\$641.69	\$16.43
201	6.85%	\$76.34	\$601.09	\$15.36
202	7.38%	\$76.34	\$641.69	\$16.43
203	7.23%	\$76.34	\$630.20	\$16.13
204	7.23%	\$76.34	\$630.20	\$16.13
205	7.23%	\$76.34	\$630.20	\$16.13
206	7.23%	\$76.34	\$630.20	\$16.13
207	7.38%	\$76.34	\$641.69	\$16.43

Approved 11/6/24

**RESERVE ANALYSIS
BROADMOOR VILLAS CONDOMINIUM
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Roof	\$100,800	\$0	20	7	\$100,800	\$14,400	\$0
A/C Removal	\$0	\$0	20	7	\$0	\$0	\$0
Painting	\$18,000	\$0	10	7	\$18,000	\$2,571	\$0
Asphalt	\$12,000	\$0	15	13	\$12,000	\$923	\$0
Savings Account		\$9,710					\$0
<u>TOTALS</u>		<u>\$9,710</u>			<u>\$130,800</u>	<u>\$17,895</u>	<u>\$0</u>