

CHATEAUX VERSAILLES CONDOMINIUM

48 Units

APRIL 1, 2025 - MARCH 31, 2026 APPROVED BUDGET

ACCT	REVENUE	2024/2025 ANNUAL BUDGET	2025/2026 APPROVED ANNUAL BUDGET	2025/2026 APPROVED MONTHLY BUDGET
4010	Unit Maintenance Fees	257,472.67	273,599.51	22,799.96
	TOTAL REVENUE	257,472.67	273,599.51	22,799.96
	OPERATING EXPENSES			
5010	Bank / Coupons / Administrative	3,356.85	3,356.85	279.74
5040	Storage Files	220.00	220.00	18.33
5300	Insurance & D&O (April 4)	63,315.20	72,812.48	6,067.71
5400	Lawn Service	10,418.63	10,939.56	911.63
5410	Grounds / Trees / Pest - exterior only (PCS)	3,000.00	6,000.00	500.00
5600	License / Permit / Fees	640.00	640.00	53.33
5800	Management Fee	8,112.00	8,112.00	676.00
5900	Legal	200.00	200.00	16.67
5910	Professional - Tax	370.00	370.00	30.83
6100	Repair / Maintenance - General	300.00	1,200.00	100.00
6110	Repair / Maintenance - Fire Alarms	1,000.00	1,000.00	83.33
6200	Pool Contract	4,000.00	4,000.00	333.33
7001	Electric	9,187.02	9,738.24	811.52
7002	Utilities - Water / Sewer / Trash	60,021.86	63,623.17	5,301.93
7006	Cable	35,423.33	37,194.50	3,099.54
	TOTAL OPERATING EXPENSES	199,564.89	219,406.80	18,283.90
				380.91
	RESERVES COMMON AREAS			
	Reseres - Painting / Cleaning			
9015	Reserves - Paint / Clean Clubhouse	232.71	0.00	0.00
9020	Reserves - Paving / Resurfacing	1,823.56	1,805.71	150.48
9035	Reserves - Roof / Clubhouse	1,072.00	1,098.09	91.51
9040	Reserves - Pool	1,284.88	1,299.00	108.25
9075	Reserve - Termite - Clubhouse	1,896.25	1,489.77	124.15
9078	Reserves - Contingency & Deferred	8,000.00	8,000.00	666.67
	TOTAL COMMON AREA RESERVES	14,309.40	13,692.57	1,141.05
TOTALS		213,874.29	233,099.37	19,424.95
		divided equally by 48 units for common area expenses		404.69

ACCT		RESERVES	2024/2025 ANNUAL BUDGET	2025/2026 APPROVED ANNUAL BUDGET	2025/2025 APPROVED MONTHLY BUDGET
RESERVES BUILDING 1 (8)					
9010	Reserves - Painting / Cleaning		3,080.75	2,450.07	204.17
9030	Reserves - Roof		498.40	697.20	58.10
9070	Reserves - Termites		1,064.57	1,023.25	85.27
9080	Reserves - Unanticipated #1		2,623.00	2,580.00	215.00
9090	Reserves - Insurance Deductible		0.00	0.00	0.00
			7,266.72	6,750.52	562.54
					70.32
plus reserves for bldg 1, mthly fee will be					475.00
RESERVES BUILDING 2 & 3 (16+8=24)					
9011	Reserves - Painting / Cleaning		2,517.58	0.00	0.00
9031	Reserves - Roof		3,078.00	3,078.00	256.50
9050	Reserves - Carpet		1,494.35	1,385.82	115.49
9071	Reserves - Termites		4,000.50	4,968.84	414.07
9081	Reserves - Unanticipated #2/3		9,708.00	10,817.00	901.42
9091	Reserves - Insurance Deductible		1,000.00	0.00	0.00
			21,798.43	20,249.66	1,687.47
					70.31
plus reserves for bldg 2 & 3, mthly fee will be					475.00
RESERVES BUILDING 4 & 5 (8+8=16)					
9012	Reserves - Painting / Cleaning		1,762.11	0.00	0.00
9032	Reserves - Roof		3,183.63	3,463.53	288.63
9060	Reserves - Walkways		157.50	0.00	0.00
9072	Reserves - Termites		3,977.00	3,151.43	262.62
9083	Reserves - Unanticipated #4/5		5,203.00	6,885.00	573.75
9092	Reserves - Insurance Deductible		250.00	0.00	0.00
			14,533.24	13,499.96	1,125.00
					70.31
plus reserves for bldg 4 & 5, mthly fee will be					475.00
BUILDING 2025/2026 MONTHLY FEE					
ONE			3.12500%	475.00	
TWO AND THREE			4.16000%	475.00	
FOUR AND FIVE			6.25000%	475.00	
BUILDING 2024/2025 MONTHLY FEE					
ONE			3.12500%	447.00	
TWO AND THREE			4.16000%	447.00	
FOUR AND FIVE			6.25000%	447.00	

RESERVE ANALYSIS
CHATEAUX VERSAILLES CONDOMINIUM
APRIL 1, 2025 - MARCH 31, 2026

ALL BUILDINGS RESERVES	Current Replacement cost	Anticipated Reserves as of 03/31/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025/2026 Fully Funded Annual Reserves	2025/2026 Actual Budgeted Amount
Reserves - Painting	\$7,985	\$8,106	8	1	-\$121	\$0	\$0
Reserves - Paving / Resurfacing (2017)	\$57,320	\$15,788	30	23	\$41,531	\$1,806	\$1,806
Reserves - Roof	\$13,367	\$6,779	18	6	\$6,589	\$1,098	\$1,098
Reserves - Pool	\$13,367	\$4,274	10	7	\$9,093	\$1,299	\$1,299
Reserves - Termites	\$7,571	\$6,081	5	1	\$1,490	\$1,490	\$1,490
Reserves - Contingency & Deferred		\$12,176				\$8,000	\$8,000
Insurance		\$0					\$0
TOTALS	\$99,609	\$53,203			\$58,582	\$13,693	\$13,693

BUILDING 1 RESERVES	Current Replacement cost	Anticipated Reserves as of 03/31/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025/2026 Fully Funded Annual Reserves	2025/2026 Actual Budgeted Amount
Reserves - Painting / Cleaning (2017)	\$16,223	\$13,772	8	1	\$2,450	\$2,450	\$2,450
Reserves - Roof (2008)	\$24,507	\$21,718	20	4	\$2,789	\$697	\$697
Reserves - Termites	\$10,499	\$4,359	10	6	\$6,139	\$1,023	\$1,023
Reserves - Unanticipated #1		\$8,195				\$2,580	\$2,580
Insurance Deductible	\$5,000	\$5,000			\$0	\$0	\$0
TOTALS	\$56,228	\$53,045			\$11,378	\$6,751	\$6,751

BUILDING 2&3 RESERVES	Current Replacement cost	Anticipated Reserves as of 03/31/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025/2026 Fully Funded Annual Reserves	2025/2026 Actual Budgeted Amount
Reserves - Painting / Cleaning	\$43,862	\$45,150	8	1	(\$1,288)	\$0	\$0
Reserves - Roof - (2013)	\$68,248	\$42,813	20	9	\$25,435	\$3,078	\$3,078
Reserves - Carpet/Walkway	\$10,382	\$6,225	7	3	\$4,157	\$1,386	\$1,386
Reserves - Termites (2022)	\$21,630	\$6,723	5	3	\$14,907	\$4,969	\$4,969
Reserves - Unanticipated #2/3		\$17,980				\$10,817	\$10,817
Insurance Deductible	\$15,000	\$12,574				\$0	\$0
TOTALS	\$159,122	\$131,466			\$43,210	\$20,250	\$20,250

BUILDING 4&5 RESERVES	Current Replacement cost	Anticipated Reserves as of 03/31/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025/2026 Fully Funded Annual Reserves	2025/2026 Actual Budgeted Amount
Reserves - Painting / Cleaning	\$30,703	\$31,195	8	1	(\$492)	\$0	\$0
Reserves - Roof 4 & 5 (2013)	\$54,598	\$23,427	20	9	\$31,172	\$3,464	\$3,464
Reserves - Walkways	\$5,408	\$5,573	5	1	(\$165)	\$0	\$0
Reserves - Termites	\$19,467	\$16,316	5	1	\$3,151	\$3,151	\$3,151
Reserves - Unanticipated #4/5		\$7,128				\$6,885	\$6,885
Insurance Deductible	\$10,000	\$458				\$0	\$0
TOTALS	\$120,176	\$84,096			\$33,666	\$13,500	\$13,500

WAIVING OF RESERVES, IN WHOLE OR IN PART OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS
The above costs are estimated and have not been verified by an engineering or reserve study.
DCM recommends a total re-evaluation of these estimates to reflect 2025/2026 cost and current condition of replacement items
Estimated specific replacement costs have been increased by 3% for increase in replacement costs.