

Fairways at Bonaventure Condominium Association, Inc.
Approved Budget with General and Structural Reserves for period
July 1st 2025 - June 30th 2026

Description	2025-2026
	Approved Budget w/ General and Structural Reserves
Revenues	
Maintenance Fees	1,976,810.59
Contra Revenue - Bad Debt	0.00
Fines	0.00
Screening Fees	2,000.00
Late Fees	2,000.00
California Courts Reimbursement Income	30,000.00
Decal / Pool Key Income	0.00
Bank Interest Income	10,000.00
Cable TV Income	13,371.43
Miscellaneous Income	0.00
Total Revenues	2,034,182.02
Administrative Expenses	
Office / Administrative Expenses	15,000.00
Accounting / Professional Fees	6,100.00
Legal / Professional Fees	5,000.00
License, Permits, Fees & Taxes	3,500.00
Total Administrative Expenses	29,600.00
Insurance	
Insurance	568,189.92
Total Insurance Expenses	568,189.92
Contract Services	
Personnel	274,821.58
Elevator Repairs	5,000.00
Management Service Contract	36,612.16
Lawn Maintenance	50,000.00
Landscape Extras	5,000.00
Tree Maintenance	8,690.00
Irrigation - Repairs and Maintenance	12,000.00
Elevator Maintenance Contract	9,640.00
Camera System Maintenance	5,056.00
Pest Control	10,000.00
Fire Alarm and Sprinkler Inspections	5,500.00
Alarm Monitoring	2,800.00
Pool Maintenance	18,720.00
AC Drain Line Stack Cleaning	15,000.00
Dryer Vent Stack Cleaning	8,000.00
Total Contract Services	466,839.74
Repairs & Maintenance	
Repairs & Maintenance	50,000.00
Maintenance Supplies	10,000.00
Roof Repairs & Maintenance	2,000.00
AC Repairs & Maintenance	500.00
Pool Repairs	5,000.00
Total Repairs & Maintenance	67,500.00
Utilities	
Electricity	33,500.00
Water & Sewer	230,000.00
Cable TV	187,932.36
Trash Removal	41,940.00
Telephone	1,900.00
Total Utilities	495,272.36
Reserves*	
Pooled Reserves - SIRS	251,780.00
Pooled Reserves-General (Non-SIRS)	155,000.00
Total Reserves	406,780.00
Total Expenses	2,034,182.02
Net Income (Loss)	0.00

Regular Monthly Assessment	
Unit A	\$747
Unit B	\$799
Unit C	\$987


MATIAS COLOMBO
VP