Approval Date: **December 4, 2025**

CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION – No. 8
APPROVED BUDGET
January 1, 2026 - December 31, 2026

Chateaux De Bardmoor, Inc #8
APPROVED Budget
for 01/01/2026 to 12/31/2026

Approved: Jeff S. Ky

Date: 12-4-2025

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	123,066.00	123,000.00	130,287.00	5.87%
1018-Prepaid Assessments	0.00	0.00	0.00	0.00%
1050-Application Fees	0.00	0.00	0.00	0.00%
1060-Late Fees	0.00	33.57	0.00	0.00%
1070-Cable Incentive	0.00	0.00	0.00	0.00%
1800-Operating Interest	0.00	6.15	0.00	0.00%
1900-Special Assessment	0.00	0.00	0.00	0.00%
TOTAL OPERATING INCOME	123,066.00	123,039.72	130,287.00	5.87%
OTHER INCOME				
1900-Special Assessment	0.00	0.00	0.00	0.00%
1995-Unallocated Rsv Interest	0.00	1,696.89	0.00	0.00%
TOTAL OTHER INCOME	0.00	1,696.89	0.00	0.00%
TOTAL INCOME	123,066.00	124,736.61	130,287.00	5.87%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2010-Reimbursable Unit Expense	0.00	0.00	0.00	0.00%
2045-Bldg Maintenance & Repair	3,500.00	3,487.57	5,000.00	42.86%
2046-Gutter Cleaning	0.00	0.00	1,800.00	100.00%
2070-Grounds Contract	14,560.00	14,280.34	14,200.00	-2.47%
2071-Landscaping/Tree Serv	600.00	360.00	1,800.00	200.00%
2073-Palm Tree Pruning	350.00	256.00	350.00	0.00%
2074-Irrigation	250.00	239.20	500.00	100.00%
2080-Termite Sentricon	800.00	480.00	800.00	0.00%
TOTAL MAINTENANCE & REPAIR	20,060.00	19,103.11	24,450.00	21.88%
UTILITIES				
4015-Water/Sewer	11,832.00	12,169.46	13,385.00	13.13%
4040-Trash Removal	0.00	0.00	966.00	100.00%
4041-Trash Pick Up	0.00	0.00	1,968.00	100.00%
4070-Cable TV	14,075.00	13,934.20	14,768.00	4.92%
TOTAL UTILITIES	25,907.00	26,103.66	31,087.00	19.99%
ADMINISTRATIVE				
5010-Management Fee	4,346.00	4,346.01	4,565.00	5.04%
5011-Administrative	1,200.00	1,714.51	1,850.00	54.17%
5015-Division Fees	64.00	64.00	64.00	0.00%
5030-Legal Fees	500.00	500.00	500.00	0.00%
5035-Recreation Expense	11,943.00	11,942.52	12,179.00	1.98%
5040-Insurance	33,750.00	33,413.28	31,000.00	-8.15%
5060-COA Maintenance Fee	393.00	393.00	431.00	9.67%
5065-Bardmoor Blvd	520.00	480.00	520.00	0.00%
TOTAL ADMINISTRATIVE	52,716.00	52,853.32	51,109.00	-3.05%
TOTAL OPERATING EXPENSES	98,683.00	98,060.09	106,646.00	8.07%

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Increase (Decrease)
RESERVE FUNDING				
9010-Painting	375.00	375.00	386.00	2.93%
9020-Roofing	17,060.00	17,060.04	12,606.00	-26.11%
9021-Flat Roof	3,842.00	3,842.04	4,614.00	20.09%
9030-Paving	2,265.00	2,265.00	369.00	-83.71%
9080-Termite	0.00	0.00	0.00	0.00%
9087-Water Pipes	0.00	0.00	0.00	0.00%
9089-Gutters	456.00	456.00	467.00	2.41%
9090-Deferred Maintenance	385.00	384.96	5,199.00	1,250.39%
9095-Reserve Interest	0.00	1,696.89	0.00	0.00%
TOTAL RESERVE FUNDING	24,383.00	26,079.93	23,641.00	-3.04%
MISCELLANEOUS DISBURSEMENTS				
10550-Prior Year Expense	0.00	0.00	0.00	0.00%
10590-Special Assmt Disb	0.00	0.00	0.00	0.00%
TOTAL MISCELLANEOUS DISBURSEMENTS	0.00	0.00	0.00	0.00%
TOTAL DISBURSEMENTS	123,066.00	124,140.02	130,287.00	5.87%
NET(INCOME LESS DISBURSEMENTS)	0.00	596.59	0.00	0.00%

State Mandated Budget Items

Rent for recreational/other commonly used facility	N/A
Taxes upon association property	N/A
Taxes upon leased areas	N/A
Operating Capital	N/A
Security provisions	N/A

Chateaux De Bardmoor, Inc #8
Maintenance Fees
APPROVED Fee Schedule for Year
for 01/01/2026 to 12/31/2026

Approved: [signature]

Date: 12-04-2025

Maintenance Fees With Fully Funded Reserves

Description	Class Type	% of Own	# Units	% Own by Class	2025 Monthly	2025 Annual	2026 Cable/ Rec/ COA Maint/ Bardmoor Fee	2026 Base Fees	2026 Proposed Monthly	2026 Proposed Annual
Maintenance Fee	MN1	6.230000%	15	93.450000%	639.00	7,668.00	145.30	531.57	677.00	121,860.00
Maintenance Fee	MN2	6.550000%	1	6.550000%	665.00	7,980.00	145.30	558.87	704.00	8,448.00
Totals			**16**	**100.000000%**						**130,308.00**

Number of Payments Each Year 12

Chateaux De Bardmoor, Inc #8

APPROVED Reserve Plan
for 01/01/2026 to 12/31/2026

Approved: Jeffy S. Kay

Date: 12-04-2025

Reserve Item	Repair / Replace Cost	2026 funding less exp as of 07/31/2026	Anticipated funding 08/01/2025 - 12/31/2025	Anticipated exp 08/01/2025 - 12/31/2025	Estimated Reserve Balance on 01/01/2026	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2026 Reserve Required
9010-Painting	13,282.00	12,739.47	156.25	0.00	12,895.72	386.28	7	1	386.00
9020-Roofing	146,242.00	50,890.15	7,108.31	0.00	57,998.46	88,243.54	15	7	12,606.00
9021-Flat Roof	53,758.00	19,856.97	1,600.81	0.00	21,457.78	32,300.22	15	7	4,614.00
9030-Paving	12,669.00	11,355.93	943.75	0.00	12,299.68	369.32	10	1	369.00
9080-Termite	0.00	32.81	0.00	0.00	32.81	(32.81)	0	0	0.00
9087-Water Pipes	44,824.28	44,824.28	0.00	0.00	44,824.28	0.00	20	2	0.00
9089-Gutters	16,042.00	15,385.41	190.00	0.00	15,575.41	466.59	20	1	467.00
9090-Deferred Maintenance	13,260.00	2,702.47	160.44	0.00	2,862.91	10,397.09	5	2	5,199.00
9095-Unallocated Interest	14,588.97	18,542.04	0.00	0.00	18,542.04	(3,953.07)			0.00
Totals									23,641.00

The Association's board of directors estimated the remaining useful lives and replacement costs of the reserve items. The estimates were based on internal projections.

The Association's current policy is to not allocate interest monthly unless a motion is made by the Board of Directors.

The association's reserves were not waived for the period 2025

Chateaux De Bardmoor, Inc #8
APPROVED Budget Notes
for 01/01/2026 to 12/31/2026

	Notes	
INCOME		
OPERATING INCOME		
1010-Maintenance Fees	5.87% increase with fully funded reserves	
1018-Prepaid Assessments		
1050-Application Fees	N/A	
1060-Late Fees	unbudgeted	
1070-Cable Incentive		
1800-Operating Interest	unbudgeted	
OTHER INCOME		
1900-Special Assessment		
1995-Unallocated Rsv Interest	unbudgeted	
EXPENSES & RESERVE FUNDING		
MAINTENANCE & REPAIR		
2010-Reimbursable Unit Expense		
2045-Bldg Maintenance & Repair	repairs as needed - add line item for gutter cleaning in the amount of $1500	
2070-Grounds Contract	Sunrise Landscape Contract	
2071-Landscaping/Tree Serv	landscape extras as needed to include mulch and hardwood tree trimming as needed	
2073-Palm Tree Pruning	annual palm tree trimming	
2074-Irrigation	irrigation repairs as needed	
2080-Termite Sentricon	pest control as needed	
UTILITIES		
4015-Water/Sewer	projected 10% increase	
4040-Trash Removal	waste pro dumpster - $5.03 per door/monthly	
4041-Trash Pick Up	trash fairies curb side pick up - $10.25 per door/monthly	
4070-Cable TV	spectrum contract - 6% increase	
ADMINISTRATIVE		
5010-Management Fee	5% annaul increase	
5011-Administrative	office expenses, copies, postage, mailings, coupons, year end financial prep etc.	
5015-Division Fees	annual division fees	
5030-Legal Fees	legal fees as needed	
5035-Recreation Expense	COA rec expense per budget actual	
5040-Insurance	projected 10% increase	
5060-COA Maintenance Fee	COA fee per budget actual	
5065-Bardmoor Blvd	bardmoor blvd fee	
RESERVE FUNDING		
9010-Painting	3% inflation	
9020-Roofing	3% inflation	
9021-Flat Roof	3% inflation	
9030-Paving	3% inflation	
9087-Water Pipes	3% inflation	
9089-Gutters	3% inflation	
9090-Deferred Maintenance	Maintaining current funding level of $385 for deferred maintenance reserve contributions. Component is due for replacement with current fund balance of $2,702.47 available.	
9095-Reserve Interest	unbudgeted	
MISCELLANEOUS DISBURSEMENTS		
10550-Prior Year Expense		0
10590-Special Assmt Disb		0