RESOURCE PROPERTY MANAGEMENT

Approval Date: December 4, 2025

CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION - COA, INC.

APPROVED BUDGET

January 1, 2026 - December 31, 2026

Chateaux De Bardmoor Condominum Association, Inc
APPROVED Budget
for 01/01/2026 to 12/31/2026

Board Signature: [illegible]

Approval Date: 12/04/25

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Association Fees	133,067.00	133,377.96	136,348.00	2.47%
1041-Key Income	0.00	56.57	0.00	0.00%
1050-Application Fees	0.00	942.86	0.00	0.00%
1070-Condo #6 Rec Fees	14,892.00	14,581.20	15,223.00	2.22%
1077-Clubhouse Rental	0.00	7,435.00	0.00	0.00%
1800-Operating Interest	0.00	3.51	0.00	0.00%
TOTAL OPERATING INCOME	147,959.00	156,397.10	151,571.00	2.44%
OTHER INCOME				
1995-Unallocated Rsv Interest	0.00	1,392.98	0.00	0.00%
TOTAL OTHER INCOME	0.00	1,392.98	0.00	0.00%
TOTAL INCOME	147,959.00	157,790.08	151,571.00	2.44%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2020-Pool Service Contract	11,340.00	10,980.00	11,340.00	0.00%
2021-Pool Supplies	600.00	597.15	600.00	0.00%
2045-Bldg Maintenance & Repair	4,000.00	5,167.58	5,168.00	29.20%
2055-Custodian	8,020.00	7,638.00	8,020.00	0.00%
2070-Grounds Contact	8,820.00	8,201.99	8,602.00	-2.47%
2071-Landscaping - Tree Trimming	500.00	494.52	500.00	0.00%
2073-Palm Tree Prunning	900.00	2,472.00	1,500.00	66.67%
2074-Sprinkler	950.00	220.11	950.00	0.00%
2080-Pest Control	500.00	500.00	500.00	0.00%
TOTAL MAINTENANCE & REPAIR	35,630.00	36,271.35	37,180.00	4.35%
UTILITIES				
4010-Electric	18,900.00	17,826.89	19,000.00	0.53%
4015-Water/Sewer Rec Hall	745.00	1,208.23	1,330.00	78.52%
4070-Cable Pass Through	0.00	0.00	0.00	0.00%
TOTAL UTILITIES	19,645.00	19,035.12	20,330.00	3.49%
ADMINISTRATIVE				
5011-Administrative	3,500.00	3,730.73	3,915.00	11.86%
5012-Tax Preparation	450.00	430.00	450.00	0.00%
5016-License/Permits	250.00	236.25	250.00	0.00%
5030-Legal Fees	750.00	731.21	750.00	0.00%
5037-Sales and Use Tax	750.00	1,024.80	1,200.00	60.00%
5040-Insurance Rec	48,000.00	44,531.90	50,000.00	4.17%
TOTAL ADMINISTRATIVE	53,700.00	50,684.89	56,565.00	5.34%
TOTAL OPERATING EXPENSES	108,975.00	105,991.36	114,075.00	4.68%

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Increase (Decrease)
RESERVE FUNDING				
9010-Painting	174.00	174.00	220.00	26.44%
9020-Roofing	3,647.00	3,647.04	3,755.00	2.96%
9030-Parking Lot	1,380.00	1,380.00	1,438.00	4.20%
9052-Common Water Lines	17,461.00	17,460.96	19,416.00	11.20%
9053-Window Replacement	714.00	714.00	742.00	3.92%
9070-Pool Repair	1,499.00	1,499.04	2,353.00	56.97%
9071-Pool Deck	47.00	47.04	48.00	2.13%
9072-Clubhouse Improvements	369.00	369.00	0.00	-100.00%
9073-Mechanical	6,693.00	6,693.00	285.00	-95.74%
9090-Deferred Maintenance	1,000.00	999.96	3,239.00	223.90%
9095-Reserve Interest	0.00	1,392.98	0.00	0.00%
TOTAL RESERVE FUNDING	32,984.00	34,377.02	31,496.00	-4.51%
MISCELLANEOUS DISBURSEMENTS				
10550-Prior Year Expense	0.00	(4,117.95)	0.00	0.00%
10551-Prior Year Transfer	0.00	4,117.95	0.00	0.00%
10555-Prior Year Deficit	6,000.00	0.00	6,000.00	0.00%
10577-Clubhouse Rental - Transfer to Rsv	0.00	7,435.00	0.00	0.00%
10590-Special Assmt Disb	0.00	0.00	0.00	0.00%
TOTAL MISCELLANEOUS DISBURSEMENTS	6,000.00	7,435.00	6,000.00	0.00%
TOTAL DISBURSEMENTS	147,959.00	147,803.38	151,571.00	2.44%
NET(INCOME LESS DISBURSEMENTS)	0.00	9,986.70	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 Condominum Association, Inc
Maintenance Fees
APPROVED Fee Schedule for Year
for 01/01/2026 to 12/31/2026

Board Signature: ____________

Approval Date: 12/04/25

Maintenance Fees With Fully Funded Reserves

Description	Class Type	# Units	2025 Monthly	2025 Annual	2026 Proposed Monthly	2026 Proposed Annual
Rec & COA Fee	1	60	3,854.86	34,183.01	3,940.69	47,288.32
Rec & COA Fee	2	16	1,027.96	9,115.47	1,050.85	12,610.22
Rec & COA Fee	3	23	1,477.69	13,103.49	1,510.60	18,127.19
Rec & COA Fee	7	42	2,698.40	23,928.10	2,758.49	33,101.83
Rec & COA Fee	8	16	1,027.96	9,115.47	1,050.85	12,610.22
Rec & COA Fee	9	8	513.98	4,557.73	525.43	6,305.11
Rec & COA Fee	10	8	513.98	4,557.73	525.43	6,305.11
Totals		**173**				**136,348.00**

Number of Payments Each Year	12

Phase	Admin/ Legal Fees	Units	COA Fee	REC Fee
1	4,665.00	60	1,618.00	45,670.32
2	4,665.00	16	431.00	12,179.22
3	4,665.00	23	620.00	17,507.19
7	4,665.00	42	1,133.00	31,968.83
8	4,665.00	16	431.00	12,179.22
9	4,665.00	8	216.00	6,089.11
10	4,665.00	8	216.00	6,089.11
		173	4,665.00	131,683.00

*Note Condo 6 has 20 units - Rec Fee = 1,268.62 15,223.00 Annually

Chateaux De Bardmoor Condominum Association, Inc

Board Signature: [signature]

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

Approval Date: 12/04/25

Reserve Item	Repair / Replace Cost	2025 funding less exp as of 07/31/2025	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	3,152.00	2,639.64	72.50	0.00	2,712.14	439.86	7	2	220.00
9020-Roofing	56,650.00	2,560.82	1,519.56	0.00	4,080.38	52,569.62	15	14	3,755.00
9030-Parking Lot	15,915.00	3,837.11	575.00	0.00	4,412.11	11,502.89	15	8	1,438.00
9052-Common Water Lines	134,244.00	88,136.62	7,275.44	0.00	95,412.06	38,831.94	10	2	19,416.00
9053-Window Replacement	20,946.00	4,324.62	297.50	0.00	4,622.12	16,323.88	29	22	742.00
9070-Pool Repair	45,320.00	4,692.24	624.56	0.00	5,316.80	40,003.20	20	17	2,353.00
9071-Pool Deck	1,640.00	1,572.44	19.56	0.00	1,592.00	48.00	15	1	48.00
9072-Clubhouse Improvements	24,700.00	24,545.83	153.75	0.00	24,699.58	0.42	29	23	0.00
9073-Mechanical	23,000.00	19,640.71	2,788.75	0.00	22,429.46	570.54	11	2	285.00
9090-Deferred Maintenance	9,270.00	5,614.19	416.69	0.00	6,030.88	3,239.12	1	1	3,239.00
9095-Unallocated Interest	0.00	1,036.44	0.00	0.00	1,036.44	(1,036.44)	0	0	0.00
Totals									**31,496.00**

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 of 2025.

* 9030 Parking Lot is shared by all associations

Chateaux De Bardmoor
Condominum Association, Inc
APPROVED Budget Notes
for 01/01/2026 to 12/31/2026

	Notes
INCOME	
OPERATING INCOME	
1010-Association Fees	2.47% increase with fully funded reserves
1041-Key Income	unbudgeted
1050-Application Fees	unbudgeted
1070-Condo #6 Rec Fees	Condo 6 rec fees
1077-Clubhouse Rental	unbudgeted
1800-Operating Interest	unbudgeted
OTHER INCOME	
1995-Unallocated Rsv Interest	unbudgeted
EXPENSES & RESERVE FUNDING	
MAINTENANCE & REPAIR	
2020-Pool Service Contract	Pool contract with Triangle - projected 5% increase
2021-Pool Supplies	pool repairs as needed
2045-Bldg Maintenance & Repair	misc repairs as needed
2055-Custodian	janitorial contractt
2070-Grounds Contact	new contract with Sunrise Landscape
2071-Landscaping - Tree Trimming	tree trimming as needed
2073-Palm Tree Prunning	annual palm trimming
2074-Sprinkler	irrigation repairs as needed
2080-Pest Control	pest control services as needed
UTILITIES	
4010-Electric	projected 7% increase
4015-Water/Sewer Rec Hall	projected 10% increase
4070-Cable Pass Through	Pass through billing.
ADMINISTRATIVE	
5011-Administrative	mailings, postage, office supplies, coupons, etc projected 5% increase
5012-Tax Preparation	annual tax prep
5016-License/Permits	permits and licenses
5030-Legal Fees	legal fees as needed
5037-Sales and Use Tax	income tax based on clubhouse rental income
5040-Insurance Rec	projected 10% increase
RESERVE FUNDING	
9010-Painting	fully funded with 3% inflation
9020-Roofing	fully funded with 3% inflation
9030-Parking Lot	fully funded with 3% inflation
9052-Common Water Lines	fully funded with 3% inflation
9053-Window Replacement	fully funded with 3% inflation
9070-Pool Repair	fully funded with 3% inflation
9071-Pool Deck	fully funded with 3% inflation
9072-Clubhouse Improvements	fully funded with 3% inflation
9073-Mechanical	fully funded with 3% inflation
9090-Deferred Maintenance	fully funded with 3% inflation
9095-Reserve Interest	unbudgeted
MISCELLANEOUS DISBURSEMENTS	
10550-Prior Year Expense	
10551-Prior Year Transfer	
10555-Prior Year Deficit	
10577-Clubhouse Rental - Transfer to Rsv	
10590-Special Assmt Disb	