

Chateaux De Bardmoor, Inc #10  
 Approved Budget  
 for 01/01/2025 to 12/31/2025

Board Signature: Frank Bonura  
 Approval Date: 12-5-24

|                                       | 2024 Annual<br>Budget | 2024 Projected<br>Expenses | 2025 Proposed<br>w/Partial<br>Reserves | 2025 Proposed<br>w/Full Reserves | 2025 %<br>Increase<br>(Decrease) |
|---------------------------------------|-----------------------|----------------------------|----------------------------------------|----------------------------------|----------------------------------|
| <b>INCOME</b>                         |                       |                            |                                        |                                  |                                  |
| <b>OPERATING INCOME</b>               |                       |                            |                                        |                                  |                                  |
| 1010-Maintenance Fees                 | 64,998.00             | 64,997.76                  | 70,702.00                              | 128,153.00                       | 8.78%                            |
| 1018-Prepaid Assessments              | 0.00                  | 0.00                       | 0.00                                   | 0.00                             | 0.00%                            |
| 1050-Application Fees                 | 0.00                  | 0.00                       | 0.00                                   | 0.00                             | 0.00%                            |
| 1060-Late Fees                        | 0.00                  | 0.00                       | 0.00                                   | 0.00                             | 0.00%                            |
| 1070-Cable Incentive                  | 0.00                  | 0.00                       | 0.00                                   | 0.00                             | 0.00%                            |
| 1800-Operating Interest               | 0.00                  | 3.47                       | 0.00                                   | 0.00                             | 0.00%                            |
| 1900-Special Assessment               | 0.00                  | 0.00                       | 0.00                                   | 0.00                             | 0.00%                            |
| <b>TOTAL OPERATING INCOME</b>         | <b>64,998.00</b>      | <b>65,001.23</b>           | <b>70,702.00</b>                       | <b>128,153.00</b>                | <b>8.78%</b>                     |
| <b>OTHER INCOME</b>                   |                       |                            |                                        |                                  |                                  |
| 1900-Special Assessment               | 0.00                  | 0.00                       | 0.00                                   | 0.00                             | 0.00%                            |
| 1995-Unallocated Rsv Interest         | 0.00                  | 889.52                     | 0.00                                   | 0.00                             | 0.00%                            |
| <b>TOTAL OTHER INCOME</b>             | <b>0.00</b>           | <b>889.52</b>              | <b>0.00</b>                            | <b>0.00</b>                      | <b>0.00%</b>                     |
| <b>TOTAL INCOME</b>                   | <b>64,998.00</b>      | <b>65,890.75</b>           | <b>70,702.00</b>                       | <b>128,153.00</b>                | <b>8.78%</b>                     |
| <b>EXPENSES &amp; RESERVE FUNDING</b> |                       |                            |                                        |                                  |                                  |
| <b>MAINTENANCE &amp; REPAIR</b>       |                       |                            |                                        |                                  |                                  |
| 2010-Reimbursable Unit Expense        | 0.00                  | 0.00                       | 0.00                                   | 0.00                             | 0.00%                            |
| 2045-Bldg Maintenance & Repair        | 1,200.00              | 1,227.23                   | 1,200.00                               | 1,200.00                         | 0.00%                            |
| 2070-Grounds Contract/Trash           | 6,029.00              | 6,231.02                   | 6,545.00                               | 6,545.00                         | 8.56%                            |
| 2071-Landscaping                      | 500.00                | 375.00                     | 500.00                                 | 500.00                           | 0.00%                            |
| 2073-Palm Tree Pruning                | 100.00                | 100.00                     | 100.00                                 | 100.00                           | 0.00%                            |
| 2074-Irrigation                       | 300.00                | 250.00                     | 300.00                                 | 300.00                           | 0.00%                            |
| <b>TOTAL MAINTENANCE &amp; REPAIR</b> | <b>8,129.00</b>       | <b>8,183.25</b>            | <b>8,645.00</b>                        | <b>8,645.00</b>                  | <b>6.35%</b>                     |
| <b>UTILITIES</b>                      |                       |                            |                                        |                                  |                                  |
| 4015-Water/Sewer                      | 6,190.00              | 5,408.70                   | 5,680.00                               | 5,680.00                         | -8.24%                           |
| 4070-Cable TV                         | 6,585.00              | 6,576.84                   | 7,036.00                               | 7,036.00                         | 6.85%                            |
| <b>TOTAL UTILITIES</b>                | <b>12,775.00</b>      | <b>11,985.54</b>           | <b>12,716.00</b>                       | <b>12,716.00</b>                 | <b>-0.46%</b>                    |

**ADMINISTRATIVE**

|                                |           |           |           |           |        |
|--------------------------------|-----------|-----------|-----------|-----------|--------|
| 5010-Management Fee            | 2,171.00  | 2,170.56  | 2,171.00  | 2,171.00  | 0.00%  |
| 5011-Administrative            | 400.00    | 605.63    | 600.00    | 600.00    | 50.00% |
| 5015-Division Fees             | 32.00     | 32.00     | 32.00     | 32.00     | 0.00%  |
| 5030-Legal Fees                | 200.00    | 66.30     | 200.00    | 200.00    | 0.00%  |
| 5032-Accrued Collection Income | 0.00      | 0.00      | 0.00      | 0.00      | 0.00%  |
| 5035-Recreation Expense        | 5,788.00  | 5,787.24  | 5,971.00  | 5,971.00  | 3.16%  |
| 5040-Insurance                 | 21,935.00 | 21,690.00 | 24,900.00 | 24,900.00 | 13.52% |
| 5060-COA Maintenance Fee       | 197.00    | 197.04    | 197.00    | 197.00    | 0.00%  |
| 5065-Bardmoor Blvd             | 240.00    | 240.00    | 270.00    | 270.00    | 12.50% |
| 5095-LOC Interest Payment      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00%  |
| 5096-Bad Debt                  | 0.00      | 0.00      | 0.00      | 0.00      | 0.00%  |
| TOTAL ADMINISTRATIVE           | 30,963.00 | 30,788.77 | 34,341.00 | 34,341.00 | 10.91% |
| TOTAL OPERATING EXPENSES       | 51,867.00 | 50,957.56 | 55,702.00 | 55,702.00 | 7.39%  |

**RESERVE FUNDING**

|                           |           |           |           |           |          |
|---------------------------|-----------|-----------|-----------|-----------|----------|
| 9010-Painting             | 879.00    | 879.00    | 0.00      | 921.00    | -100.00% |
| 9020-Roofing              | 9,417.00  | 9,417.00  | 10,000.00 | 46,918.00 | 6.19%    |
| 9021-Flat Roof            | 1,911.00  | 1,911.00  | 5,000.00  | 23,420.00 | 161.64%  |
| 9030-Paving               | 546.00    | 546.00    | 0.00      | 580.00    | -100.00% |
| 9080-Termite              | 35.00     | 35.04     | 0.00      | 36.00     | -100.00% |
| 9089-Gutters              | 343.00    | 342.96    | 0.00      | 452.00    | -100.00% |
| 9090-Deferred Maintenance | 0.00      | 0.00      | 0.00      | 124.00    | 0.00%    |
| 9095-Reserve Interest     | 0.00      | 889.52    | 0.00      | 0.00      | 0.00%    |
| TOTAL RESERVE FUNDING     | 13,131.00 | 14,020.52 | 15,000.00 | 72,451.00 | 14.23%   |

**MISCELLANEOUS DISBURSEMENTS**

|                                   |           |           |           |            |       |
|-----------------------------------|-----------|-----------|-----------|------------|-------|
| 10550-Prior Year Expense          | 0.00      | 0.00      | 0.00      | 0.00       | 0.00% |
| 10590-Special Assmt Disb          | 0.00      | 0.00      | 0.00      | 0.00       | 0.00% |
| TOTAL MISCELLANEOUS DISBURSEMENTS | 0.00      | 0.00      | 0.00      | 0.00       | 0.00% |
| TOTAL DISBURSEMENTS               | 64,998.00 | 64,978.08 | 70,702.00 | 128,153.00 | 8.78% |
| NET(INCOME LESS DISBURSEMENTS)    | 0.00      | 912.66    | 0.00      | 0.00       | 0.00% |

Chateaux De Bardmoor, Inc #10

Maintenance Fees

Approved Fee Schedule for Year  
for 01/01/2025 to 12/31/2025

Board Signature: Tracy Bauer

Approval Date: 12-5-24

Maintenance Fees With Partially Funded Reserves

| Description     | Class Type | % of Own   | # Units | % Own by Class | 2024 Monthly | 2024 Cable/<br>Rec/ COA<br>Maint/<br>Bardmoor<br>Fee | 2024 Base<br>Fees | 2024<br>Proposed<br>Monthly | 2024<br>Proposed<br>Annual |
|-----------------|------------|------------|---------|----------------|--------------|------------------------------------------------------|-------------------|-----------------------------|----------------------------|
| Maintenance Fee | MN1        | 12.500000% | 8       | 100.00000%     | 677.06       | 137.54                                               | 598.94            | 736.48                      | 70,702.00                  |
| Totals          |            |            |         |                | 8            | 100.00000%                                           |                   |                             | 70,702.00                  |

Number of Payments Each Year

12

Maintenance Fees With Fully Funded Reserves

| Description     | Class Type | % of Own   | # Units | % Own by Class | 2024 Monthly | 2025 Cable/<br>Rec/ COA<br>Maint/<br>Bardmoor<br>Fee | 2025 Base<br>Fees | 2025<br>Proposed<br>Monthly | 2025<br>Proposed<br>Annual |
|-----------------|------------|------------|---------|----------------|--------------|------------------------------------------------------|-------------------|-----------------------------|----------------------------|
| Maintenance Fee | MN1        | 12.500000% | 8       | 100.00000%     | 677.06       | 137.54                                               | 1,197.39          | 1,334.93                    | 128,153.00                 |
| Totals          |            |            |         |                | 8            | 100.00000%                                           |                   |                             | 128,153.00                 |

Number of Payments Each Year

12

Chateaux De Bardmoor, Inc #10

Approved Reserve Plan  
for 01/01/2025 to 12/31/2025

| Reserve Item              | Repair /<br>Replace Cost | 2024 funding<br>less exp as of 06/30/2024 | Anticipated<br>funding<br>12/31/2024 | Anticipated<br>exp<br>07/01/2024 -<br>12/31/2024 | Estimated<br>Reserve<br>Balance on<br>01/01/2025 | Remaining<br>Unreserved<br>Funds | Est New<br>Life | Rem Life<br>Yrs | 2025<br>Reserve<br>Required | 2025<br>Optional<br>Partial<br>Funding |
|---------------------------|--------------------------|-------------------------------------------|--------------------------------------|--------------------------------------------------|--------------------------------------------------|----------------------------------|-----------------|-----------------|-----------------------------|----------------------------------------|
| 9010-Painting             | 5,827.00                 | 1,702.47                                  | 439.50                               | 0.00                                             | 2,141.97                                         | 3,685.03                         | 7               | 4               | 921.00                      | 0.00                                   |
| 9020-Roofing              | 65,872.00                | 59,245.68                                 | 4,708.50                             | 45,000.00                                        | 18,954.18                                        | 46,917.82                        | 15              | 1               | 46,918.00                   | 10,000.00                              |
| 9021-Flat Roof            | 26,602.00                | 17,226.08                                 | 955.50                               | 15,000.00                                        | 3,181.58                                         | 23,420.42                        | 15              | 1               | 23,420.00                   | 5,000.00                               |
| 9030-Paving               | 5,900.00                 | 2,724.69                                  | 273.00                               | 0.00                                             | 2,997.69                                         | 2,902.31                         | 15              | 5               | 580.00                      | 0.00                                   |
| 9080-Termite              | 1,236.00                 | 1,182.59                                  | 17.52                                | 0.00                                             | 1,200.11                                         | 35.89                            | 1               | 1               | 36.00                       | 0.00                                   |
| 9089-Gutters              | 7,345.00                 | 6,270.51                                  | 171.48                               | 0.00                                             | 6,441.99                                         | 903.01                           | 20              | 2               | 452.00                      | 0.00                                   |
| 9090-Deferred Maintenance | 4,125.00                 | 4,000.51                                  | 0.00                                 | 0.00                                             | 4,000.51                                         | 124.49                           | 1               | 1               | 124.00                      | 0.00                                   |
| 9095-Unallocated Interest |                          | 3,650.43                                  |                                      | 0.00                                             | 3,650.43                                         | (3,650.43)                       |                 |                 | 0.00                        | 0.00                                   |
| <b>Totals</b>             |                          |                                           |                                      |                                                  |                                                  |                                  |                 |                 | <b>72,451.00</b>            | <b>15,000.00</b>                       |

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.