

**Approval Date: December 4, 2025**

**CHATEAUX DE BARDMOOR CONDOMINIUM  
ASSOCIATION – No. 10  
APPROVED BUDGET  
January 1, 2026 - December 31, 2026**

Chateaux De Bardmoor, Inc #10  
APPROVED Budget  
for 01/01/2026 to 12/31/2026

Board Signature: Frank Bourne  
Approval Date: DEC 4 2025

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Increase (Decrease)
<b>INCOME</b>				
<b>OPERATING INCOME</b>				
1010-Maintenance Fees	70,702.00	70,702.08	70,702.00	0.00%
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	0.27	0.00	0.00%
1070-Cable Incentive	0.00	0.00	0.00	0.00%
1800-Operating Interest	0.00	4.22	0.00	0.00%
TOTAL OPERATING INCOME	70,702.00	70,706.57	70,702.00	0.00%
<b>OTHER INCOME</b>				
1900-Special Assessment	0.00	0.00	0.00	0.00%
1995-Unallocated Rsv Interest	0.00	418.32	0.00	0.00%
TOTAL OTHER INCOME	0.00	418.32	0.00	0.00%
TOTAL INCOME	70,702.00	71,124.89	70,702.00	0.00%
<b>EXPENSES &amp; RESERVE FUNDING</b>				
<b>MAINTENANCE &amp; REPAIR</b>				
2010-Reimbursable Unit Expense	0.00	0.00	0.00	0.00%
2045-Bldg Maintenance & Repair	1,200.00	1,199.68	1,242.00	3.50%
2070-Grounds Contract	6,545.00	6,618.78	6,385.00	-2.44%
2071-Landscaping	500.00	500.00	500.00	0.00%
2073-Palm Tree Pruning	100.00	157.00	175.00	75.00%
2074-Irrigation	300.00	925.00	500.00	66.67%
TOTAL MAINTENANCE & REPAIR	8,645.00	9,400.46	8,802.00	1.82%
<b>UTILITIES</b>				
4015-Water/Sewer	5,680.00	5,965.07	6,560.00	15.49%
4040-Trash Removal	0.00	201.20	485.00	
4041-Trash Pick Up	0.00	410.00	985.00	
4070-Cable TV	7,036.00	6,967.20	7,385.00	4.96%
TOTAL UTILITIES	12,716.00	13,543.47	15,415.00	21.23%

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Increase (Decrease)
<b>ADMINISTRATIVE</b>				
5010-Management Fee	2,171.00	2,170.56	2,280.00	5.02%
5011-Administrative	600.00	872.76	600.00	0.00%
5015-Division Fees	32.00	32.00	32.00	0.00%
5030-Legal Fees	200.00	200.00	200.00	0.00%
5032-Accrued Collection Income	0.00	0.00	0.00	0.00%
5035-Recreation Expense	5,971.00	5,970.72	6,173.00	3.38%
5040-Insurance	24,900.00	19,350.65	21,165.00	-15.00%
5060-COA Maintenance Fee	197.00	197.04	216.00	9.64%
5065-Bardmoor Blvd	270.00	240.00	270.00	0.00%
5096-Bad Debt	0.00	0.00	0.00	0.00%
TOTAL ADMINISTRATIVE	34,341.00	29,033.73	30,936.00	-9.92%
TOTAL OPERATING EXPENSES	55,702.00	51,977.66	55,153.00	-0.99%
<b>RESERVE FUNDING</b>				
9010-Painting	0.00	0.00	1,619.00	100.00%
9020-Roofing	10,000.00	9,999.96	3,875.00	-61.25%
9021-Flat Roof	5,000.00	5,000.04	1,565.00	-68.70%
9030-Paving	0.00	0.00	770.00	100.00%
9080-Pest Control	0.00	0.00	0.00	0.00%
9089-Gutters	0.00	0.00	890.00	100.00%
9090-Deferred Maintenance	0.00	0.00	6,830.00	100.00%
9095-Reserve Interest	0.00	418.32	0.00	0.00%
TOTAL RESERVE FUNDING	15,000.00	15,418.32	15,549.00	3.66%
<b>MISCELLANEOUS DISBURSEMENTS</b>				
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	70,702.00	67,395.98	70,702.00	0.00%
NET(INCOME LESS DISBURSEMENTS)	0.00	3,728.91	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 #10  
Maintenance Fees  
APPROVED Fee Schedule for Year  
for 01/01/2026 to 12/31/2026

Approved: Paul Brown  
Date: Dec 4 2025

Maintenance Fees With Fully Funded Reserves

Description	Class Type	% of Own	# Units	Class	% Own by	2026 Cable/ Rec/ COA		2026 Proposed Monthly	2026 Proposed Annual
						Monthly	2025 Annual		
Maintenance Fee	MN1	12.500000%	8	100.00000%		736.48	8,837.76	146.29	590.19
Totals			8	100.00000%					

Number of Payments Each Year 12

70,702.00

Chateaux De Bardmoor, Inc #10

Board Signature:

*Frank Brown*

APPROVED Reserve Plan

for 01/01/2026 to 12/31/2026

Approval Date:

DEC 4 2025

Reserve Item	Repair / Replace Cost	2025 funding	Anticipated funding	Anticipated exp	Estimated Reserve	Remaining Unreserved	Est New Life	Rem Life Yrs	2026
		less exp as of 07/31/2025	12/31/2025	12/31/2025	Balance on 01/01/2026	Funds			Reserve Required
9010-Painting	7,000.00	2,141.97	0.00	0.00	2,141.97	4,858.03	7	3	1,619.00
9020-Roofing	65,872.00	0.00	4,166.69	0.00	0.00	65,872.00	17	17	3,875.00
9021-Flat Roof	26,602.00	0.00	2,083.31	0.00	0.00	26,602.00	17	17	1,565.00
9030-Paving	6,077.00	2,997.69	0.00	0.00	2,997.69	3,079.31	15	4	770.00
9080-Pest Control	1,200.07	1,200.07	0.00	0.00	1,200.07	0.00	1	1	0.00
9089-Gutters	15,130.00	0.00	0.00	0.00	0.00	15,130.00	17	17	890.00
9090-Deferred Maintenance	9,250.00	2,420.50	0.00	0.00	2,420.50	6,829.50	1	1	6,830.00
9095-Unallocated Interest		4,282.24	0.00	0.00	4,282.24	(4,282.24)			0.00
Totals									15,549.00

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 2023

**Chateaux De Bardmoor, Inc #10**  
**Approved Budget Notes**  
**for 01/01/2026 to 12/31/2026**

	Notes
<b>INCOME</b>	
<b>OPERATING INCOME</b>	
1010-Maintenance Fees	0% increase with fully funded reserves and roof special assessment funds
1018-Prepaid Assessments	N/A
1050-Application Fees	unbudgeted
1060-Late Fees	unbudgeted
1070-Cable Incentive	N/A
1800-Operating Interest	unbudgeted
<b>OTHER INCOME</b>	
1900-Special Assessment	N/A
1995-Unallocated Rsv Interest	unbudgeted
<b>EXPENSES &amp; RESERVE FUNDING</b>	
<b>MAINTENANCE &amp; REPAIR</b>	
2010-Reimbursable Unit Expense	N/A
2045-Bldg Maintenance & Repair	maintenance and repair to common areas as needed
2070-Grounds Contract/Trash	Sunrise landscape contract
2071-Landscaping	landscaping extras as needed
2073-Palm Tree Pruning	annual palm tree trimming
2074-Irrigation	irrigation repairs as needed
<b>UTILITIES</b>	
4015-Water/Sewer	projected 10% increase
4040-Trash Removal	new line item for waste pro dumpster services - \$5.03 per unit each month
4041-Trash Pick Up	new line item for trash fairies for curbside trash pick up - \$10.25 per unit each month
4070-Cable TV	Provides 5% increase over 2025 actual per Spectrum contract plus fees and taxes.
<b>ADMINISTRATIVE</b>	
5010-Management Fee	5% Increase annually in January
5011-Administrative	office expenses, copies, postage, mailings, coupons, etc. - over budget due to special assessment
5015-Division Fees	processing fees
5030-Legal Fees	Division Fees Charged in December Annually, budgeted as same
5032-Accrued Collection Income	legal expenses as needed
5035-Recreation Expense	N/A adjustment entry.
5040-Insurance	COA recreation expenses per COA budget
5060-COA Maintenance Fee	projected 10% increase based on actual \$19237 2025 renewal
5065-Bardmoor Blvd	used proposed budget from Commons budget
5096-Bad Debt	Bardmoor entrance beautification
	N/A adjustment entry.
<b>RESERVE FUNDING</b>	
9010-Painting	fully funded
9020-Roofing	fully funded starting 2026 - special assessment was done in 2025 to fund the roof replacement which will be done end of 2025 or early 2026
9021-Flat Roof	fully funded starting 2026 - special assessment was done in 2025 to fund the roof replacement which will be done end of 2025 or early 2026
9030-Paving	fully funded
9080-Pest Control	pest control treatment as needed - no longer being funded
9089-Gutters	fully funded starting 2026 - special assessment was done in 2025 to fund the roof replacement which will be done end of 2025 or early 2026 and should cover the gutter replacement
9090-Deferred Maintenance	deferred maintenance
9095-Reserve Interest	unbudgeted
<b>MISCELLANEOUS DISBURSEMENTS</b>	
10550-Prior Year Expense	N/A
10590-Special Assmt Disb	N/A