Resource Property Management

Approval Date: December 4, 2025

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

Chateaux De Bardmoor, Inc #1
APPROVED Budget
for 01/01/2026 to 12/31/2026

Board Signature: Jul Allt

Approval Date: 12/4/2025

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Partially Funded Pooled	2026 % Partially Funded Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	505,394.00	505,389.84	592,916.32	17.32%
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	108.51	0.00	0.00%
1070-Cable Incentive	0.00	0.00	0.00	0.00%
1800-Operating Interest	0.00	5.27	0.00	0.00%
TOTAL OPERATING INCOME	505,394.00	505,503.62	592,916.32	17.32%
OTHER INCOME				
1900-Special Assessment	0.00	0.00	0.00	0.00%
1995-Unallocated Rsv Interest	0.00	1,961.06	0.00	0.00%
TOTAL OTHER INCOME	0.00	1,961.06	0.00	0.00%
TOTAL INCOME	505,394.00	507,464.68	592,916.32	17.32%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2010-Reimbursable Unit Expense	0.00	0.00	0.00	0.00%
2037-Hurricane Milton Expenses	0.00	308.43	0.00	0.00%
2045-Bldg Maintenance & Repair	8,000.00	8,755.16	10,000.00	25.00%
2070-Grounds Contract/Trash	70,325.00	68,974.57	68,590.00	-2.47%
2071-Landscaping/Tree Trim/Rem	6,000.00	9,983.26	10,000.00	66.67%
2073-Palm Tree Pruning	3,500.00	3,500.00	3,000.00	-14.29%
2074-Irrigation	900.00	898.90	1,300.00	44.44%
2078-Gutter Repairs	1,000.00	1,000.00	1,000.00	0.00%
2080-Termite Control	500.00	500.00	500.00	0.00%
TOTAL MAINTENANCE & REPAIR	90,225.00	93,920.32	94,390.00	4.62%
UTILITIES				
4015-Water/Sewer	42,700.00	45,116.88	50,000.00	17.10%
4040-Trash Removal	0.00	0.00	3,622.00	100.00%
4041-Trash Pick Up	0.00	0.00	7,380.00	100.00%
4070-Cable TV	52,778.00	52,254.12	55,390.00	4.95%
TOTAL UTILITIES	95,478.00	97,371.00	116,392.00	21.90%

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Partially Funded Pooled	2026 % Partially Funded Increase (Decrease)
ADMINISTRATIVE				
5010-Management Fee	16,292.00	16,291.56	17,106.00	5.00%
5011-Administrative	1,800.00	1,968.50	2,000.00	11.11%
5015-Division Fees	240.00	240.00	240.00	0.00%
5030-Professional Fees	1,000.00	999.27	1,000.00	0.00%
5035-Recreation Expense	44,785.00	44,784.36	45,670.32	1.98%
5040-Insurance	162,000.00	147,022.50	138,400.00	-14.57%
5060-COA Maintenance Fee	1,474.00	1,473.96	1,618.00	9.77%
5065-Bardmoor Blvd	2,100.00	1,800.00	2,100.00	0.00%
5096-Bad Debt	0.00	232.52	0.00	0.00%
TOTAL ADMINISTRATIVE	229,691.00	214,812.67	208,134.32	-9.39%
TOTAL OPERATING EXPENSES	415,394.00	406,103.99	418,916.32	0.85%
RESERVE FUNDING				
9010-Painting	0.00	0.00	15,000.00	100.00%
9020-Roofing	0.00	0.00	125,000.00	100.00%
9030-Paving	0.00	0.00	4,000.00	100.00%
9089-Gutters	0.00	0.00	10,000.00	100.00%
9090-Deferred Maintenance	90,000.00	90,000.00	20,000.00	-100.00%
9095-Reserve Interest	0.00	1,961.06	0.00	0.00%
TOTAL RESERVE FUNDING	90,000.00	91,961.06	174,000.00	296.95%
MISCELLANEOUS DISBURSEMENTS				
10550-Prior Year Expense	0.00	0.00	0.00	0.00%
10560-LOC-Interest on Draw	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	505,394.00	498,065.05	592,916.32	53.58%
NET(INCOME LESS DISBURSEMENTS)	0.00	9,399.63	0.00	0.00%

Chateaux De Bardmoor, Inc #1
APPROVED Reserve Plan
for 01/01/2026 to 12/31/2026

Board Signature: [signature]

Approval Date: 12/4/2025

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	2026 Optional Partial Funding
9010-Painting	43,957.00	3,319.35	0.00	0.00	3,319.35	40,637.65	7	2	20,319.00	15,000.00
9020-Roofing	623,201.00	0.00	0.00	0.00	0.00	623,201.00	15	2	311,601.00	125,000.00
9030-Paving	51,652.00	26,330.02	0.00	0.00	26,330.02	25,321.98	20	2	12,661.00	4,000.00
9089-Gutters	39,140.00	1,114.42	0.00	0.00	1,114.42	38,025.58	20	3	12,675.00	10,000.00
9090-Deferred Maintenance	61,150.00	86,167.22	37,500.00	0.00	123,667.22	(62,517.22)	10	0	0.00	20,000.00
9095-Unallocated Interest		18,947.85		0.00	18,947.85	(18,947.85)			0.00	0.00
Totals									**357,256.00**	**174,000.00**

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 waived for the period.

Chateaux De Bardmoor, Inc #1
Maintenance Fees
Proposed Fee Schedule for Year
for 01/01/2026 to 12/31/2026

Board Signature: [signature]

Approval Date: 12/4/2025

Maintenance Fees With Partially Funded Reserves

Description	Class Type	% of Own	# Units	% Own by Class	2025 Monthly	2025 Annual	2026 Cable/Rec/ COA Maint/ Bardmoor Fee	2026 Base Fee	2026 Proposed Monthly	2026 Proposed Annual
Maintenance Fee	MN1	1.382000%	14	19.3%	606.04	7,272.48	145.53	562.17	707.70	118,893.60
Maintenance Fees	MN2	1.671500%	16	26.7%	703.56	8,442.72	145.53	679.94	825.46	158,488.32
Maintenance Fees	MN3	1.796900%	30	53.9%	745.81	8,949.72	145.53	730.95	876.47	315,529.20
Totals			60	100.0%						592,911.12

Number of Payments Each Year	12

APPROVED Budget
for 01/01/2026 to 12/31/2026

	Notes
INCOME	
OPERATING INCOME	
1010-Maintenance Fees	17.32% increase with partially funded reserves
1018-Prepaid Assessments	N/A
1050-Application Fees	N/A
1060-Late Fees	unbudgeted
1070-Cable Incentive	N/A
1800-Operating Interest	unbudgeted
OTHER INCOME	
1900-Special Assessment	N/A
1995-Unallocated Rsv Interest	unbudgeted
EXPENSES & RESERVE FUNDING	
MAINTENANCE & REPAIR	
2010-Reimbursable Unit Expense	N/A
2037-Hurricane Milton Expenses	unbudgeted line item
2045-Bldg Maintenance & Repair	repairs as needed
2070-Grounds Contract/Trash	Sunrise Landscape contract
2071-Landscaping/Tree Trim/Rem	landscape extras and hardwood trimming
2073-Palm Tree Pruning	annual palm trimming
2074-Irrigation	irrigation repairs as needed - to include $425 for annual sprinkler timer reimbursement
2078-Gutter Repairs	gutter repairs as needed
2080-Termite Control	pest control as needed
UTILITIES	
4015-Water/Sewer	projected 10% increase
4040-Trash Removal	Waste Pro dumpster services - $5.03 per door
4041-Trash Pick Up	new line item for new trash removal contract with trash fairies for trash pick up from driveways - $10.25 per door
4070-Cable TV	Spectrum contract - 5% annual increase plus allowance for fees
ADMINISTRATIVE	
5010-Management Fee	RPM contract - 5% increase
5011-Administrative	office expenses, postage, copies, coupons, etc.
5015-Division Fees	annual division fees
5030-Professional Fees	legal fees as needed
5035-Recreation Expense	recreation expense per COA budget actual
5040-Insurance	projected 10% increase based on actual 2025 renewal or $121,270 plus allowance for financing
5060-COA Maintenance Fee	COA fee per actual budget
5065-Bardmoor Blvd	bardmoor blvd fee
5096-Bad Debt	unbudgeted
RESERVE FUNDING	
9010-Painting	Provides 3% inflation factor.
9020-Roofing	Provides 3% inflation factor.
9030-Paving	Provides 3% inflation factor.
9089-Gutters	Provides 3% inflation factor.
9090-Deferred Maintenance	Maintaining current funding level of $90,000 based on established monthly transfer pattern of $7,500 for deferred maintenance reserve contributions. Consistent reserve funding for future major maintenance needs.
9095-Reserve Interest	Using current year projected total of $1,961 as baseline for reserve interest earnings. This represents interest earned on reserve account balances that gets transferred back to reserves to maintain funding levels. Amount based on consistent monthly interest earnings pattern observed throughout 2025.
MISCELLANEOUS DISBURSEMENTS	