Resource Property Management

Approval Date: December 4, 2025

CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION – No. 7
APPROVED BUDGET
January 1, 2026 - December 31, 2026

Chateaux De Bardmoor, Inc #7
APPROVED Budget
for 01/01/2026 to 12/31/2026

Approved [signature]
Date 12/4/25

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Fully Funded Increase
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	340,257.00	340,296.00	412,011.00	21.09%
1050-Application Fees	0.00	0.00	0.00	0.00%
1060-Late Fees	0.00	0.00	0.00	0.00%
1070-Cable Incentive	0.00	0.00	0.00	0.00%
1800-Operating Interest	0.00	4.48	0.00	0.00%
TOTAL OPERATING INCOME	340,257.00	340,300.48	412,011.00	21.09%
OTHER INCOME				
1900-Special Assessment	0.00	0.00	0.00	0.00%
1995-Unallocated Rsv Interest	0.00	1,837.88	0.00	0.00%
TOTAL OTHER INCOME	0.00	1,837.88	0.00	0.00%
TOTAL INCOME	340,257.00	342,138.36	412,011.00	21.09%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2010-Reimbursable Unit Expense	0.00	0.00	0.00	0.00%
2037-Hurricane Milton Expenses	0.00	2,502.59	0.00	0.00%
2045-Bldg Maintenance & Repair	8,000.00	8,000.00	8,000.00	0.00%
2070-Grounds Contract	48,022.00	48,571.56	46,835.00	-2.47%
2071-Landscaping	1,200.00	1,529.45	5,000.00	316.67%
2072-Tree Trimming	2,000.00	0.00	2,000.00	0.00%
2073-Palm Tree Pruning	1,500.00	1,088.00	1,500.00	0.00%
2074-Irrigation	700.00	890.43	1,000.00	42.86%
2075-Sprinkler Timer/Amp	250.00	0.00	0.00	-100.00%
2081-Pest Control	100.00	500.00	500.00	400.00%
TOTAL MAINTENANCE & REPAIR	61,772.00	63,082.03	64,835.00	4.96%
UTILITIES				
4015-Water/Sewer	30,168.00	31,055.83	33,170.00	9.95%
4040-Trash Removal	0.00	1,267.26	2,535.00	100.00%
4041-Trash Pick Up	0.00	2,583.00	5,166.00	100.00%
4070-Cable TV	36,947.00	36,577.80	38,406.00	3.95%
TOTAL UTILITIES	67,115.00	71,483.89	79,277.00	18.12%

Jim Mom 12/4/25

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Fully Funded Increase
ADMINISTRATIVE				
5010-Management Fee	11,406.00	11,405.76	11,976.00	5.00%
5011-Administrative	1,500.00	2,308.24	1,500.00	0.00%
5015-Division Fees	168.00	168.00	168.00	0.00%
5030-Legal Fees	500.00	1,763.23	2,000.00	300.00%
5035-Recreation Expense	31,350.00	31,348.80	31,970.00	1.98%
5040-Insurance	89,000.00	81,920.86	83,550.00	-6.12%
5060-COA Maintenance Fee	1,032.00	1,032.00	1,032.00	0.00%
5065-Bardmoor Blvd	1,300.00	1,260.00	1,300.00	0.00%
5096-Bad Debt	0.00	0.00	0.00	0.00%
TOTAL ADMINISTRATIVE	136,256.00	131,206.89	133,496.00	-2.03%
TOTAL OPERATING EXPENSES	265,143.00	265,772.81	277,608.00	4.70%
RESERVE FUNDING				
9010-Painting	11,014.00	11,013.96	6,007.00	-45.46%
9020-Roofing	29,000.00	29,000.04	59,132.00	103.90%
9030-Paving	3,040.00	3,039.96	3,230.00	6.25%
9058-Water Line Replacement	10,060.00	10,059.96	4,989.00	-50.41%
9080-Termite	0.00	0.00	0.00	0.00%
9089-Gutters	12,000.00	12,000.00	51,000.00	325.00%
9090-Deferred Maintenance	10,000.00	9,999.96	10,045.00	0.45%
9092-Fence	0.00	0.00	0.00	0.00%
9095-Reserve Interest	0.00	1,837.88	0.00	0.00%
TOTAL RESERVE FUNDING	75,114.00	76,951.76	134,403.00	78.93%
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	340,257.00	342,724.57	412,011.00	21.09%
NET(INCOME LESS DISBURSEMENTS)	0.00	(586.21)	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

Maintenance Fees
APPROVED Fee Schedule for Year
for 01/01/2026 to 12/31/2026

Approved Jn Monne

Date 12/4/25

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 Fees	MN1	2.295000%	10	23.0%	656.00	7,872.00	144.26	648.92	793.00	95,160.00
Maintenance Fee	MN2	2.340000%	10	23.4%	666.00	7,992.00	144.26	661.64	806.00	96,720.00
Maintenance Fee	MN3	2.420000%	12	29.0%	684.00	8,208.00	144.26	684.26	829.00	119,376.00
Maintenance Fee	MN4	2.460000%	10	24.6%	693.00	8,316.00	144.26	695.57	840.00	100,800.00
Totals			**42**	**100.0%**						**412,056.00**

Number of Payments Each Year 12

Chateaux De Bardmoor, Inc #7
APPROVED Reserve Plan
for 01/01/2026 to 12/31/2026

Approved Jim Moon

Date 12/4/25

Reserve Item	Repair / Replace Cost	2025 funding less exp as of 06/30/2025	Anticipated funding 07/01/2025 - 12/31/2025	Anticipated exp 07/01/2025 - 12/31/2025	Estimated Reserve Balance on 01/01/2026	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2026 Reserve Required
9010-Painting	37,000.00	19,478.42	5,506.98	0.00	24,985.40	12,014.60	7	2	6,007.00
9020-Roofing	425,000.00	114,841.32	14,500.02	0.00	129,341.34	295,658.66	20	5	59,132.00
9030-Paving	32,628.00	14,957.26	1,519.98	0.00	16,477.24	16,150.76	15	5	3,230.00
9058-Water-Sewer In/Out	25,600.00	5,602.62	5,029.98	0.00	10,632.60	14,967.40	10	3	4,989.00
9080-Termite	2,939.84	2,939.84	0.00	0.00	2,939.84	0.00	10	1	0.00
9089-Gutters	59,000.00	2,000.00	6,000.00	0.00	8,000.00	51,000.00	20	1	51,000.00
9090-Deferred Maintenance	28,500.00	3,409.17	4,999.98	0.00	8,409.15	20,090.85	10	2	10,045.00
9092-Fence	3,722.92	3,722.92	0.00	0.00	3,722.92	0.00	15	4	0.00
9095-Unallocated Interest		3,765.19		0.00	3,765.19	(3,765.19)			0.00
Totals									**134,403.00**

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.

Jim Moon
12/4/25

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

unbudgeted reserve items that may be expressed from acct #9090
roadways
plumbing

Roof replacements are staggered years

Chateaux De Bardmoor, Inc #7
APPROVED Budget Notes
for 01/01/2026 to 12/31/2026

	Notes
INCOME	
OPERATING INCOME	
1010-Maintenance Fees	21.09% increase with fully funded reserves
1050-Application Fees	unbudgeted
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
2045-Bldg Maintenance & Repair	builldng mainteancne and repairs as needed including water, sewar repairs as needed
2070-Grounds Contract	New contract with Sunrise Landscape as of July 2025 - landscape only - trash is now is separate line item
2071-Landscaping	Allowance for plantings, mulch and improvements not included in grounds contract.
2072-Tree Trimming	Annual hardwood tree trimming service as needed
2073-Palm Tree Pruning	Annual palm tree trimming service
2074-Irrigation	irrigation repairs as needed
2075-Sprinkler Timer/Amp	remove this line item
2081-Pest Control	As-needed pest control services to include rats, termites.
UTILITIES	
4015-Water/Sewer	Pinellas County Utilites. Projected 7% increase
4040-Trash Removal	Waste Pro dumpster services - $5.03 x 42 units = $211.21 monthly
4041-Trash Pick Up	new line item for new trash removal contract with trash fairies for trash pick up from driveways - $10.25 x 42 units = $430/month
4070-Cable TV	might be regenogitiatig contract - revist this one - projected 5% increase
ADMINISTRATIVE	
5010-Management Fee	5% increase annually in January
5011-Administrative	coupons, mailings, postage, office expenses, etc. over budget due to administrative cost associated with special assessment
5015-Division Fees	Division fees based on annual $4.00 per door to Division of Condominiums.
5030-Legal Fees	legal fees as needed - over budget in 2025 due to lawsuit
5035-Recreation Expense	COA fee
5040-Insurance	10% increase based on actual 2025 renewal of $73,223 plus allowance for financing
5060-COA Maintenance Fee	COA fee
5065-Bardmoor Blvd	bardmoor fee
5096-Bad Debt	N/A
RESERVE FUNDING	
9010-Painting	fully funded
9020-Roofing	fully funded
9030-Paving	fully funded
9058-Water Line Replacement	fully funded
9080-Termite	this line item will no longer be funded as it has been moved to an operating expense.
9089-Gutters	fully funded
9090-Deferred Maintenance	deferred maint
9092-Fence	this line item will no longer be funded. Any future fence expenses will be taken out of deferred mainteance
9095-Reserve Interest	unbudgeted
MISCELLANEOUS DISBURSEMENTS	
10550-Prior Year Expense	N/A
10590-Special Assmt Disb	N/A