

Approval Date: December 4, 2025

**CHATEAUX DE BARDMOOR CONDOMINIUM
ASSOCIATION – No. 2
APPROVED BUDGET
January 1, 2026 - December 31, 2026**

Chateaux De Bardmoor, Inc #2
APPROVED Budget
for 01/01/2026 to 12/31/2026

Board Signature: _____

Approval Date: _____

[Signature]
12/4/2025

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Fully Funded Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	163,789.00	163,728.00	170,899.00	4.34%
1060-Late Fees	0.00	49.32	0.00	0.00%
1070-Cable Incentive	0.00	0.00	0.00	0.00%
1800-Operating Interest	0.00	4.95	0.00	0.00%
TOTAL OPERATING INCOME	163,789.00	163,782.27	170,899.00	4.34%
OTHER INCOME				
1995-Unallocated Rsv Interest	0.00	732.23	0.00	0.00%
TOTAL OTHER INCOME	0.00	732.23	0.00	0.00%
TOTAL INCOME	163,789.00	164,514.50	170,899.00	4.34%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2045-Bldg Maintenance & Repair	2,500.00	2,549.33	2,750.00	10.00%
2070-Grounds Contract	16,947.00	16,621.81	28,500.00	68.17%
2071-Landscaping	1,600.00	1,596.99	1,600.00	0.00%
2073-Palm Tree Pruning	2,700.00	2,594.00	2,750.00	1.85%
2074-Irrigation	750.00	742.12	850.00	13.33%
2075-Sprinkler Timer/Amp	0.00	0.00	0.00	0.00%
2080-Termite Control	500.00	500.00	500.00	0.00%
TOTAL MAINTENANCE & REPAIR	24,997.00	24,604.25	36,950.00	47.82%
UTILITIES				
4015-Water/Sewer	12,045.00	12,119.46	13,330.00	10.67%
4040-Trash Removal	0.00	321.92	966.00	
4041-Trash Pick Up	0.00	656.00	1,968.00	
4070-Cable TV	14,075.00	13,934.40	14,770.00	4.94%
TOTAL UTILITIES	26,120.00	27,031.78	31,034.00	18.81%

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Fully Funded Increase (Decrease)
ADMINISTRATIVE				
5010-Management Fee	4,346.00	4,345.77	4,565.00	5.04%
5011-Administrative	900.00	918.31	1,000.00	11.11%
5015-Division Fees	64.00	64.00	64.00	0.00%
5030-Legal/Audit Fees	500.00	497.62	500.00	0.00%
5035-Recreation Expense	11,943.00	11,942.52	12,180.00	1.98%
5040-Insurance	37,700.00	33,180.56	30,700.00	-18.57%
5060-COA Maintenance Fee	393.00	393.00	431.00	9.67%
5065-Bardmoor Blvd	520.00	480.00	520.00	0.00%
TOTAL ADMINISTRATIVE	56,366.00	51,821.78	49,960.00	-11.37%
TOTAL OPERATING EXPENSES	107,483.00	103,457.81	117,944.00	9.73%
RESERVE FUNDING				
9010-Painting	2,519.00	2,519.04	2,691.00	6.83%
9020-Roofing & Gutter 8357 - 8363 Candlewood	49,236.00	49,236.00	4,407.00	-91.05%
9021-Roofing & Gutter 8426 - 8428 Brentwood	0.00	0.00	3,629.00	100.00%
9022-Roofing & Gutter 8430 - 8432 Brentwood	0.00	0.00	3,629.00	100.00%
9023-Roofing & Gutter 8365 - 8371 Candlewood	0.00	0.00	3,428.00	100.00%
9024-Roofing & Gutter 8409 - 8415 Annwood	0.00	0.00	28,583.00	100.00%
9030-Paving	1,124.00	1,124.04	1,393.00	23.93%
9072-Landscaping	168.00	168.00	0.00	-100.00%
9080-Termite	202.00	201.96	0.00	-100.00%
9089-Gutters	2,506.00	2,505.96	360.00	-85.63%
9090-Deferred Maintenance	551.00	551.04	4,835.00	777.50%
9095-Reserve Interest	0.00	732.23	0.00	0.00%
TOTAL RESERVE FUNDING	56,306.00	57,038.27	52,955.00	-5.95%
MISCELLANEOUS DISBURSEMENTS				
10550-Prior Year Expense	0.00	0.00	0.00	0.00%
TOTAL MISCELLANEOUS DISBURSEMENTS	0.00	0.00	0.00	0.00%
TOTAL DISBURSEMENTS	163,789.00	160,496.08	170,899.00	4.34%
NET(INCOME LESS DISBURSEMENTS)	0.00	4,018.42	0.00	0.00%

State Mandated Budget Items

Rent for recreational/other commonly used facility	N/A
Taxes upon association property	N/A

Chateaux De Bardmoor, Inc #2
 Maintenance Fees
 APPROVED Fee Schedule for Year
 for 01/01/2026 to 12/31/2026

Board Signature: 

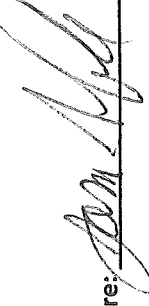
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Maintenance Fees With Fully Funded Reserves

Description	Class Type	% of Own	# Units	% Own by Class	2025				2026 Cable/ Rec/ COA Maint/			2026	
					Monthly	2025 Annual	Bardmoor Fee	2026 Base Fee	Proposed Monthly	Proposed Annual			
Maintenance Fees	MN1	6.191000%	12	74.29%	846.00	10,152.00	145.32	737.75	883.00	127,152.00			
Maintenance Fees	MN2	6.426000%	4	25.70%	873.00	10,476.00	145.32	765.75	911.00	43,728.00			
Totals			<u>16</u>	<u>100.00%</u>							<u>170,880.00</u>		

Number of Payments Each Year 12

Chateaux De Bardmoor, Inc #2
APPROVED Reserve Plan
for 01/01/2026 to 12/31/2026

Board Signature: 

Approval Date: 12/4/25

Reserve Item	Repair / Replace Cost	2025 funding less exp as of 07/31/2025	Anticipated funding 08/01/2025 - 12/31/2025	Anticipated exp 01/01/2025 - 12/31/2025	Estimated Reserve Balance on 01/01/2026	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2026 Reserve Required
9010-Painting	11,806.00	5,374.05	1,049.56	0.00	6,423.61	5,382.39	7	2	2,691.00
9020-Roofing 8357 - 8363 Candlewood	61,700.00	0.00	0.00	0.00	0.00	61,700.00	18	14	4,407.00
9021-Roofing - 8426 - 8428 Brentwood	61,700.00	0.00	0.00	0.00	0.00	61,700.00	18	17	3,629.00
9022-Roofing 8430 - 8432 Brentwood	61,700.00	0.00	0.00	0.00	0.00	61,700.00	18	17	3,629.00
9023-Roofing 8365 - 8371 Candlewood	61,700.00	0.00	0.00	0.00	0.00	61,700.00	18	18	3,428.00
9024-Roofing 8409 - 8415 Annwood	53,700.00	57,049.16	20,515.00	52,447.04	25,117.12	28,582.88	18	1	28,583.00
9030-Paving	12,532.00	5,098.33	468.31	0.00	5,566.64	6,965.36	15	5	1,393.00
9072-Landscaping	5,795.00	5,724.87	70.00	0.00	5,794.87	0.13	1	1	0.00
9080-Termite	6,960.00	6,875.80	84.19	0.00	6,959.99	0.01	1	1	0.00
9089-Gutter	10,609.00	3,090.94	1,044.19	0.00	4,135.13	6,473.87	18	18	360.00
9090-Deferred Maintenance	18,840.00	8,940.14	229.56	0.00	9,169.70	9,670.30	5	2	4,835.00
9095-Unallocated Interest	10,782.39	1,072.08		0.00	1,072.08	9,710.31			0.00
Totals									52,955.00

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 2025

Chateaux De Bardmoor, Inc #2
APPROVED Budget
for 01/01/2026 to 12/31/2026

	Notes
INCOME	
OPERATING INCOME	
1010-Maintenance Fees	4.34% with fully funeded reserves
1060-Late Fees	unbudgeted
1070-Cable Incentive	N/A
1800-Operating Interest	unbudgeted
OTHER INCOME	
1995-Unallocated Rsv Interest	unbudgeted
EXPENSES & RESERVE FUNDING	
MAINTENANCE & REPAIR	
2045-Bldg Maintenance & Repair	repairs as needed
2070-Grounds Contract/Trash	Sunrise Landscape contract
2071-Landscaping	landscape extras as needed
2073-Palm Tree Pruning	annual palm trimming as needed
	irrigation repairs as needed - includes annual electic reimbursement in the amount of
2074-Irrigation	\$100 for timers
2075-Sprinkler Timer/Amp	remove line item
2080-Termite Control	pest control as needed
UTILITIES	
4015-Water/Sewer	projected 10% increase
4040-Trash Removal	waste pro dumpster \$5.03 per door
4041-Trash Pick Up	trash fairies curbside trash pick up \$10.25 per door
4070-Cable TV	spectrum contract - 6% increase
ADMINISTRATIVE	
5010-Management Fee	RPM contract - 5% annual increase
5011-Administrative	office expenses, copies, mailings, postage, coupons, etc
5015-Division Fees	annual division fees \$4 per door
5030-Legal/Audit Fees	legal fees as needed
5035-Recreation Expense	per COA budget
	projected 10% increase based on actual 2025 renewal of \$26,550 plus allowance for
5040-Insurance	financing
5060-COA Maintenance Fee	per COA budget
5065-Bardmoor Blvd	bardmoor blvd fee
RESERVE FUNDING	
9010-Painting	fully funded
9020-Roofing & Gutter 8357 - 8363	
Candlewood	fully funded
9021-Roofing & Gutter 8426 - 8428	
Brentwood	fully funded
9022-Roofing & Gutter 8430 - 8432	
Brentwood	fully funded
9023-Roofing & Gutter 8365 - 8371	
Candlewood	fully funded
9024-Roofing & Gutter 8409 - 8415	
Annwood	fully funded
9030-Paving	fully funded
9072-Landscaping	no longer funded
9080-Termite	no longer funded
9089-Gutters	no longer funded
9090-Deferred Maintenance	deferred maintenance
9095-Reserve Interest	unbudgeted
MISCELLANEOUS DISBURSEMENTS	
10550-Prior Year Expense	N/A