

Approval Date: December 4, 2025

**CHATEAUX DE BARDMOOR CONDOMINIUM
ASSOCIATION – No. 9
APPROVED BUDGET
January 1, 2026 - December 31, 2026**

Chateaux De Bardmoor, Inc #9
APPROVED Budget
 for 01/01/2026 to 12/31/2026

Board Signature: 
 Approval Date: 12-4-25

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Fully Funded	2026 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	63,657.00	63,696.00	68,491.00	7.59%
1018-Prepaid Assessments	0.00	0.00	0.00	0.00%
1050-Application Fee	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	0.84	0.00	0.00%
TOTAL OPERATING INCOME	63,657.00	63,696.84	68,491.00	7.59%
OTHER INCOME				
1900-Special Assessment	0.00	0.00	0.00	0.00%
1995-Unallocated Rsv Interest	0.00	447.02	0.00	0.00%
TOTAL OTHER INCOME	0.00	447.02	0.00	0.00%
TOTAL INCOME	63,657.00	64,143.86	68,491.00	7.59%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2010-Reimbursable Unit Expense	0.00	0.00	0.00	0.00%
2045-Bldg Maintenance & Repair	1,300.00	1,300.00	3,700.00	184.62%
2070-Grounds Contract	6,700.00	6,777.46	6,535.00	-2.46%
2071-Landscaping	200.00	200.00	200.00	0.00%
2073-Palm Tree Pruning	450.00	448.00	450.00	0.00%
2074-Sprinkler Repair	300.00	295.68	300.00	0.00%
TOTAL MAINTENANCE & REPAIR	8,950.00	9,021.14	11,185.00	24.97%
UTILITIES				
4015-Water/Sewer	5,765.00	5,975.07	6,575.00	14.05%
4040-Trash Removal	0.00	0.00	485.00	100.00%
4041-Trash Pick Up	0.00	0.00	985.00	100.00%
4070-Cable TV	7,036.00	6,967.20	7,385.00	4.96%
TOTAL UTILITIES	12,801.00	12,942.27	15,430.00	20.54%
ADMINISTRATIVE				
5010-Management Fee	2,103.00	2,102.76	2,208.00	4.99%
5011-Administrative	800.00	733.89	800.00	0.00%
5015-Division Fees	32.00	32.00	32.00	0.00%
5030-Legal Expense	200.00	200.00	200.00	0.00%
5035-Recreation Expense	5,971.00	5,970.72	6,173.00	3.38%
5040-Insurance	26,180.00	20,582.48	21,516.00	-17.82%
5060-COA Maintenance Fee	197.00	197.04	216.00	9.64%
5065-Bardmoor Blvd	270.00	240.00	270.00	0.00%
TOTAL ADMINISTRATIVE	35,753.00	30,058.89	31,415.00	-12.13%

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Fully Funded	2026 % Increase (Decrease)
CONTINGENCY				
6010-Contingency	0.00	0.00	0.00	0.00%
TOTAL CONTINGENCY	0.00	0.00	0.00	0.00%
TOTAL OPERATING EXPENSES	57,504.00	52,022.30	58,030.00	0.91%
RESERVE FUNDING				
9010-Painting	723.00	723.00	895.00	23.79%
9020-Roofing	2,992.00	2,991.96	3,202.00	7.02%
9021-Flat Roof	568.00	567.96	603.00	6.16%
9030-Paving	602.00	602.04	639.00	6.15%
9089-Gutters	368.00	368.04	410.00	11.41%
9090-Deferred Maintenance	900.00	900.00	4,712.00	423.56%
9095-Reserve Interest	0.00	447.02	0.00	0.00%
TOTAL RESERVE FUNDING	6,153.00	6,600.02	10,461.00	70.01%
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	63,657.00	58,622.32	68,491.00	7.59%
NET(INCOME LESS DISBURSEMENTS)	0.00	5,521.54	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 #9
 Maintenance Fees
 APPROVED Fee Schedule for Year
 for 01/01/2026 to 12/31/2026

Approved:



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/		2026 Base Fees	2026 Proposed	
							Bardmoor Fee			Monthly	Annual
Maintenance Fee	MN1	12.227000%	4	48.908000%	652.00	7,824.00	146.29		554.77	701.00	33,648.00
Maintenance Fee	MN2	12.773000%	4	51.092000%	675.00	8,100.00	146.29		579.54	726.00	34,848.00
Totals			8	100.000000%							68,496.00

Number of Payments Each Year

12

Chateaux De Bardmoor, Inc #9
 APPROVED Reserve Plan
 for 01/01/2026 to 12/31/2026

Approved: _____

Date: _____

12-4-25

Reserve Item	Repair / Replace Cost	2025 funding less exp as of	Anticipated funding	Anticipated exp	Estimated Reserve Balance on	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2026 Reserve Required
9010-Painting	5,904.00	4,707.26	301.25	0.00	5,008.51	895.49	7	1	895.00
9020-Roofing	63,216.00	23,550.76	1,246.69	0.00	24,797.45	38,418.55	20	12	3,202.00
9021-Flat Roof	14,370.00	6,900.07	236.69	0.00	7,136.76	7,233.24	20	12	603.00
9030-Paving	7,750.00	3,663.94	250.81	0.00	3,914.75	3,835.25	15	6	639.00
9089-Gutters	7,035.00	1,963.97	153.31	0.00	2,117.28	4,917.72	20	12	410.00
9090-Deferred Maintenance	11,380.00	6,292.54	375.00	0.00	6,667.54	4,712.46	6	1	4,712.00
9095-Unallocated Interest		2,638.54		0.00	2,638.54	(2,638.54)			0.00
Totals									10,461.00

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

Chateaux De Bardmoor, Inc #9
APPROVED Budget Notes
for 01/01/2026 to 12/31/2026

	Notes
INCOME	
OPERATING INCOME	
1010-Maintenance Fees	7.59% increase with fully funded reserves
1018-Prepaid Assessments	N/A
1050-Application Fee	N/A
1060-Late Fees	Unbudgeted late fees.
1070-Cable Incentive	N/A
1800-Operating Interest	unbudgeted
OTHER INCOME	
1900-Special Assessment	N/A
1995-Unallocated Rsv Interest	Unbudgeted reserve interest
EXPENSES & RESERVE FUNDING	
MAINTENANCE & REPAIR	
2010-Reimbursable Unit Expense	N/A
2045-Bldg Maintenance & Repair	misc repairs as needed
2070-Grounds Contract	sunrise landscape contrat
2071-Landscaping	landscape extras as needed
2073-Palm Tree Pruning	palm trimming as needed
2074-Sprinkler Repair	irrigation repairs as needed
UTILITIES	
4015-Water/Sewer	projected 10% increase
4040-Trash Removal	waste pro dumpster - \$5.03 per unit monthly
4041-Trash Pick Up	trash fairies curb side trash pick up - \$10.25 per unit monthly
4070-Cable TV	6% increase per Spectrum contract
ADMINISTRATIVE	
5010-Management Fee	5% increase annually in January
5011-Administrative	office expenses, mailings, postage, copies, coupons, etc.
5015-Division Fees	annual division fees
5030-Legal Expense	legal expenses as needed
5035-Recreation Expense	recreation expense per COA budget
5040-Insurance	projected 10% increase
5060-COA Maintenance Fee	COA maint fee
5065-Bardmoor Blvd	Bardmoor blvd fee projected
CONTINGENCY	
6010-Contingency	N/A
RESERVE FUNDING	
9010-Painting	fully funded with 3% inflation
9020-Roofing	fully funded with 3% inflation
9021-Flat Roof	fully funded with 3% inflation
9030-Paving	fully funded with 3% inflation
9089-Gutters	fully funded with 3% inflation
9090-Deferred Maintenance	fully funded with 3% inflation
9095-Reserve Interest	unbudgeted
MISCELLANEOUS DISBURSEMENTS	
10550-Prior Year Expense	N/A
10590-Special Assmt Disb	N/A