

Approval Date: December 4, 2025

**CHATEAUX DE BARDMOOR CONDOMINIUM
ASSOCIATION – No. 3
APPROVED BUDGET
January 1, 2026 - December 31, 2026**

Chateaux De Bardmoor, Inc #3
APPROVED Budget
for 01/01/2026 to 12/31/2026

Board Signature: Erika Broadman
Approval Date: 12/04/2025

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	177,625.00	177,499.68	183,007.00	3.03%
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	68.07	0.00	0.00%
1070-Cable Incentive	0.00	0.00	0.00	0.00%
1800-Operating Interest	0.00	3.11	0.00	0.00%
1900-Special Assessment	0.00	0.00	0.00	0.00%
TOTAL OPERATING INCOME	177,625.00	177,570.86	183,007.00	3.03%
OTHER INCOME				
1900-Special Assessment	0.00	0.00	0.00	0.00%
1995-Unallocated Rsv Interest	0.00	2,259.84	0.00	0.00%
TOTAL OTHER INCOME	0.00	2,259.84	0.00	0.00%
TOTAL INCOME	177,625.00	179,830.70	183,007.00	3.03%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2010-Reimbursable Unit Expense	0.00	0.00	0.00	0.00%
2037-Hurricane Milton Expenses	0.00	677.23	0.00	0.00%
2045-Bldg Maintenance & Repair	4,000.00	3,998.16	4,000.00	0.00%
2070-Grounds Contract	26,775.00	26,260.79	26,115.00	-2.46%
2071-Landscaping	500.00	500.00	500.00	0.00%
2073-Palm Tree Pruning	1,200.00	1,196.00	1,200.00	0.00%
2074-Irrigation	500.00	500.00	500.00	0.00%
2075-Gutter Cleaning & Repair	1,200.00	1,200.00	1,200.00	0.00%
2080-Termite Control	1,100.00	1,020.43	1,100.00	0.00%
TOTAL MAINTENANCE & REPAIR	35,275.00	35,352.61	34,615.00	-1.87%
UTILITIES				
4015-Water/Sewer	16,750.00	17,621.95	19,385.00	15.73%
4040-Trash Removal	0.00	0.00	1,388.00	100.00%
4041-Trash Pick Up	0.00	0.00	2,829.00	100.00%
4070-Cable TV	20,232.00	20,030.76	21,232.00	4.94%
TOTAL UTILITIES	36,982.00	37,652.71	44,834.00	21.23%

Chateaux De Bardmoor, Inc #3
APPROVED Budget
for 01/01/2026 to 12/31/2026

Board Signature: *Jrika Boardman*
Approval Date: 12/04/2025

	2025 Annual Budget	2025 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Increase (Decrease)
ADMINISTRATIVE				
5010-Management Fee	6,249.00	6,248.99	6,563.00	5.02%
5011-Administrative	1,400.00	1,309.34	1,400.00	0.00%
5015-Division Fees	92.00	92.00	92.00	0.00%
5030-Legal Expense	250.00	493.37	350.00	40.00%
5035-Recreation Expense	17,168.00	17,167.32	17,507.00	1.97%
5040-Insurance	54,780.00	48,012.78	51,322.00	-6.31%
5060-COA Maintenance Fee	565.00	564.96	620.00	9.73%
5065-Bardmoor Blvd	725.00	690.00	725.00	0.00%
TOTAL ADMINISTRATIVE	81,229.00	74,578.76	78,579.00	-3.26%
TOTAL OPERATING EXPENSES	153,486.00	147,584.08	158,028.00	2.96%
RESERVE FUNDING				
9010-Painting	2,306.00	2,306.04	2,537.00	10.02%
9011-Flat Roof Painting	35.00	35.04	0.00	-100.00%
9020-Roofing	14,237.00	14,237.04	15,931.00	11.90%
9030-Paving	2,051.00	2,051.04	2,253.00	9.85%
9089-Gutters	562.00	561.96	611.00	8.72%
9090-Deferred Maintenance	4,948.00	4,947.96	3,647.00	-26.29%
9095-Reserve Interest	0.00	2,259.84	0.00	0.00%
TOTAL RESERVE FUNDING	24,139.00	26,398.92	24,979.00	3.48%
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	177,625.00	173,983.00	183,007.00	3.03%
NET(INCOME LESS DISBURSEMENTS)	0.00	5,847.70	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

Board Signature: Erika Boardman
Approval Date: 12/04/2025

Description	Class Type	% of Own	# Units	% Own by Class	2025 Monthly	2025 Annual	2026 Cable/ Rec/ COA Maint/ Bardmoor	2026 Base Fee	2026	2026
							Fee		Proposed Monthly	Proposed Annual
Maintenance Fee	MN1	4.170000%	13	54%	622.98	7,475.76	145.23	496.66	641.89	100,134.84
Maintenance Fee	MN2	4.570000%	10	46%	669.29	8,031.48	145.23	544.30	689.53	82,743.60
Totals			23	100%						182,878.44
Number of Payments Each Year			12							

Chateaux De Bardmoor, Inc #3
APPROVED Reserve Plan
for 01/01/2026 to 12/31/2026

Board Signature:

Erika Boardman

Approval Date:

12/04/2025

Reserve Item	Repair / Replace Cost	2025 funding less exp as of 07/31/2025	Anticipated funding 08/01/2025 - 12/31/2025	Anticipated exp 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	15,845.00	9,809.63	960.81	0.00	10,770.44	5,074.56	7	2	2,537.00
9011-Flat Roof Painting	1,193.00	1,178.27	14.56	0.00	1,192.83	0.17	1	1	0.00
9020-Roofing	232,667.00	163,011.99	5,932.06	0.00	168,944.05	63,722.95	20	4	15,931.00
9030-Paving	20,833.00	13,219.75	854.56	0.00	14,074.31	6,758.69	16	3	2,253.00
9089-Gutters	20,224.00	12,655.32	234.19	0.00	12,889.51	7,334.49	20	12	611.00
9090-Deferred Maintenance	27,320.00	14,317.94	2,061.69	0.00	16,379.63	10,940.37	10	3	3,647.00
9095-Unallocated Interest		20,095.66		0.00	20,095.66	(20,095.66)			0.00
Totals									24,979.00

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 #3
APPROVED Budget NOTES
for 01/01/2026 to 12/31/2026

INCOME

OPERATING INCOME

1010-Maintenance Fees
 1018-Prepaid Assessments
 1050-Application Fees

Notes

3.03% increase with fully funded reserves
 N/A
 Unbudgeted.

1060-Late Fees
 1070-Cable Incentive

Income item not previously budgeted in 2025 (\$0 budget). Despite actual collections of \$39.72 in July and projected total of \$68.09, maintaining conservative approach of not budgeting late fee income. Late fees are unpredictable and should not be relied upon for operational funding. Any collections will be recorded as positive variance.
 N/A

1800-Operating Interest
 1900-Special Assessment

Income item not previously budgeted (2025 budget was \$0). Despite earning consistent interest income averaging \$0.26/month with \$3.10 projected total, conservative approach maintains no budget for 2026 to avoid overestimating income.
 N/A

OTHER INCOME

1900-Special Assessment

N/A
 Income item not previously budgeted in 2025 (\$0 budget). While actual interest income of \$2,260 is being earned, conservative budgeting practice for unpredictable interest income suggests not budgeting this revenue. Any interest earned will be recorded as positive variance to budget.

1995-Unallocated Rsv Interest

EXPENSES & RESERVE FUNDING

MAINTENANCE & REPAIR

2010-Reimbursable Unit Expense
 2037-Hurricane Milton Expenses
 2045-Bldg Maintenance & Repair
 2070-Grounds Contract
 2071-Landscaping
 2073-Palm Tree Pruning
 2074-Irrigation
 2075-Gutter Cleaning & Repair
 2080-Termite Control

N/A
 unbudgeted - remove line
 general repairs as needed
 Sunrise Landscape contract
 landscape extras as needed
 palm trimming as needed
 irrigation repairs as needed
 gutter cleaning and repair as needed
 pest control as needed

UTILITIES

4015-Water/Sewer
 4040-Trash Removal
 4041-Trash Pick Up
 4070-Cable TV

projected 10% increase
 waste pro dumpster service - \$5.03 per door/monthly
 trash fairies curb side trash removal - \$10.25 per door/monthly
 Spectrum contract - 6% annual increase

ADMINISTRATIVE

5010-Management Fee
 5011-Administrative
 5015-Division Fees
 5030-Legal Expense
 5035-Recreation Expense
 5040-Insurance
 5060-COA Maintenance Fee
 5065-Bardmoor Blvd

managemnet contract - 5% annual increase
 office expenses, postage, mailings, copies, coupons, etc.
 annual division fees
 legal expenses as needed
 recreation expense per COA budget actual
 projected 10% increase
 per COA budget actual
 Bardmoor Blvd fee

RESERVE FUNDING

9010-Painting
 9011-Flat Roof Painting
 9020-Roofing
 9030-Paving
 9089-Gutters
 9090-Deferred Maintenance
 9095-Reserve Interest

fully funded
 no longer funded
 fully funded
 fully funded
 fully funded
 deferred maint
 unbudgeted

MISCELLANEOUS DISBURSEMENTS

10550-Prior Year Expense
 10590-Special Assmt Disb

N/A
 N/A