

Barbados at Tarpon Cove Drive  
Budget Worksheet

		2026 Proposed Budget					Shared	Specific	Notes
		2025 Approved Budget	Bar 1	Bar 2	Bar 3	2026 Proposed			
			18	18	12	48			
INCOME									
40-4000-01-00	Maint/ Rsv Fees - Bar 1	335,476	132,127	132,128	88,053	352,307	X	X	
40-4050-01-00	Master Assoc Fees - Bar 1	187,878	71,303	71,303	47,536	190,143	X		
	Use of Surplus Funds	2,184	0	0	0	0			
40-4005-03-00	Application Fees - Bar 3	0	0	0	0	0			
40-4040-03-00	Background Check Fee - Bar 3	0	0	0	0	0			
40-4025-01-00	Late Fees - Bar 1	0	0	0	0	0			
Total INCOME		525,338	203,430	203,431	135,589	542,450			
ADMINISTRATIVE									
51-5030-01-00	Legal	501	188	188	125	500	X		No change for 2026
51-5110-01-00	Audit /Accounting Fees	806	300	300	200	800	X		increased based on 2025 tax filing
54-5118-01-00	Fees to Division	251	94	94	63	250	X		includes \$4 unit fee to division
54-5457-01-00	Office Expense	1,101	563	563	375	1,500	X		No change for 2026
54-5458-01-00	Website Expense	750	281	281	188	750	X		No change for 2026
55-5550-01-00	Insurance Expense	145,758	50,325	50,325	33,550	134,200	X		decrease based on 2025 renewal
55-5551-01-00	Flood Insurance	59,896	24,939	24,939	16,626	66,505	X		12% annual increase per building
Total ADMINISTRATIVE		209,063	76,689	76,689	51,126	204,505			
UTILITIES									
58-5801-01-00	Electricity	2,000	938	938	625	2,500	X		estimated 2025 year end + 10%
58-5880-01-00	Water / Sewer	35,000	13,875	13,875	9,250	37,000	X		estimated 2025 year end + 10%
Total UTILITIES		37,000	14,813	14,813	9,875	39,500			
MAINTENANCE									
60-6201-01-00	General Maintenance	20,360	7,500	7,500	5,000	20,000	X		increased based on estimated usage
60-6202-01-00	Fire Mgmt System	5,000	2,438	2,438	1,625	6,500	X		5 year fire inspections due in 2025
60-6205-01-00	Janitorial - Contract Bar	6,501	2,438	2,438	1,625	6,500	X		slight inflation increase planned for 2025
60-6206-01-00	Roof Cleaning - Contract	10,000	3,750	3,750	2,500	10,000	X		slight inflation increase planned for 2025
60-6208-01-00	Driveway Cleaning - Bar	3,600	1,350	1,350	900	3,600	X		No change for 2025
Total MAINTENANCE		45,461	17,475	17,475	11,650	46,600			
TOTAL EXPENSES		291,524	108,977	108,977	72,651	290,605			
TRANSFERS									
79-9001-01-00	Master Assoc Transfer Exp	187,878	71,303	71,303	47,536	190,143	X		\$150/unit increase from Master Assoc.
79-9005-01-00	Transfer to Reserves	46,450	23,150	23,151	15,402	61,703	X		roof reserve lifespan decreased from 30 to 20 years based on new insurance requirements
Total TRANSFERS		234,128	94,454	94,454	62,937	251,845			
Net Surplus/(Deficit)		(314)	0	0	0	0			
2026 Annual Maintenance Fees									
		\$ 11,302	\$ 11,302	\$ 11,299					
2026 Quarterly Maintenance Fees		\$ 2,825	\$ 2,825	\$ 2,825	\$ 2,825				
2025 Annual Maintenance Fees									
		\$ 10,900	\$ 10,900	\$ 10,900	\$ 10,900				
2025 Quarterly Maintenance Fees		\$ 2,725	\$ 2,725	\$ 2,725	\$ 2,725				
Change from Previous Year Annual Maintenance Fees									
		\$ 402	\$ 402	\$ 402	\$ 399				
Quarterly Maintenance Fees		\$ 100	\$ 100	\$ 100	\$ 100				

Signature:  Date: 12/09/25

(Date Initial (Dec 8, 2025 10:22:52 EST))

Barbados at Tarpon Cove Drive  
Budget Worksheet

BARBADOS AT TARPON COVE DRIVE 1 2026 RESERVE SCHEDULE											
07/25/25											
Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2025	Oct 2025 Funding	Est. Expenses	Trx.	Est. 12/31/2025 Balance	Amount Yet to be Funded	2026 Funding Requirement	2026 Quarterly Funding
Paving	10	1	\$ 12,000	\$ 9,316			\$ 2,684	\$ 12,000	\$ (0)	\$ (0)	\$ (0)
Painting	8	1	\$ 33,452	\$ 20,872			\$ 10,406	\$ 31,278	\$ 2,174	\$ 2,174	\$ 543
Roof	20	12	\$ 266,250	\$ 46,425	\$ 4,094		\$ -	\$ 50,518	\$ 215,732	\$ 17,978	\$ 4,494
Exterior Building	4	1	\$ 7,500	\$ 7,500			\$ -	\$ 7,500	\$ -	\$ -	\$ -
Electric Panel	20	20	\$ 60,000	\$ -				\$ -	\$ 60,000	\$ 3,000	\$ 750
Fire Alarm Inspec.	5	1	\$ 3,000	\$ 3,001				\$ 3,001	\$ (1)	\$ (1)	\$ (0)
Unallocated Interest				\$ 13,090		\$ 11,836		\$ 1,254			
											\$ -
Total			\$ 382,202	\$ 100,204	\$ 4,094	\$ 11,836	\$ 13,090	\$ 105,551	\$ 277,904	\$ 23,150	\$ 5,788
											-
BARBADOS AT TARPON COVE DRIVE 2 2026 RESERVE SCHEDULE											
											-
Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2025	Oct 2025 Funding	Est. Expenses	Trx.	Est. 12/31/2025 Balance	Amount Yet to be Funded	2026 Funding Requirement	2026 Quarterly Funding
Paving	10	1	\$ 12,001	\$ 10,072			\$ 1,929	\$ 12,001	\$ (0)	\$ (0)	\$ (0)
Painting	8	1	\$ 30,000	\$ 19,082	\$ 317		\$ 9,622	\$ 29,021	\$ 979	\$ 979	\$ 245
Roof	20	12	\$ 266,250	\$ 50,514	\$ 4,029		\$ -	\$ 54,542	\$ 211,708	\$ 17,642	\$ 4,411
Exterior Building	4	1	\$ 7,500	\$ 7,500			\$ -	\$ 7,500	\$ (0)	\$ (0)	\$ (0)
Electric Panel	20	20	\$ 72,000	\$ -				\$ -	\$ 72,000	\$ 3,600	\$ 900
Fire Alarm Inspec.	5	1	\$ 3,000	\$ 2,071				\$ 2,071	\$ 930	\$ 930	\$ 232
Unallocated Interest				\$ 11,551		\$ 11,551		\$ (0)	\$ -		
											\$ -
Total			\$ 390,751	\$ 100,789	\$ 4,345	\$ 11,551	\$ 11,551	\$ 105,134	\$ 285,616	\$ 23,151	\$ 5,788
											-
BARBADOS AT TARPON COVE DRIVE 3 2026 RESERVE SCHEDULE											
											-
Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2025	Oct 2025 Funding	Est. Expenses	Trx.	Est. 12/31/2025 Balance	Amount Yet to be Funded	2026 Funding Requirement	2026 Quarterly Funding
Paving	10	1	\$ 8,000	\$ 6,820			\$ 1,181	\$ 8,001	\$ (1)	\$ (1)	\$ (0)
Painting	8	1	\$ 20,000	\$ 13,661	\$ 460		\$ 4,182	\$ 18,303	\$ 1,698	\$ 1,698	\$ 424
Roof	20	12	\$ 177,500	\$ 28,568	\$ 2,714		\$ -	\$ 31,282	\$ 146,218	\$ 12,185	\$ 3,046
Exterior Building	4	1	\$ 5,000	\$ 5,000				\$ 5,000	\$ -	\$ -	\$ -
Electric Panel	20	20	\$ 30,400	\$ -				\$ -	\$ 30,400	\$ 1,520	\$ 380
Fire Alarm Inspec.	5	1	\$ 2,000	\$ 2,000				\$ 2,000	\$ -	\$ -	\$ -
Unallocated Interest				\$ 5,363		\$ 5,363		\$ 0	\$ -		
											\$ -
Total			\$ 242,900	\$ 61,412	\$ 3,174	\$ 5,363	\$ 5,363	\$ 64,585	\$ 178,315	\$ 15,402	\$ 3,850

Signature:  Date: 12/09/25

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