

Barbados at Carrick Bend Circle
2022 Adopted Budget

updated 7/25/2021	2021 Approved Budget	Actual Through 9/30/20					Estimated Total Through 2021					2022 Proposed Budget				
		Bar 4	Bar 5	Bar 6	Bar 7	TOTAL	Bar 4	Bar 5	Bar 6	Bar 7	TOTAL	Bar 4	Bar 5	Bar 6	Bar 7	TOTAL
		18	26	26	22	92	18	26	26	22	92	18	26	26	22	92
INCOME																
4000 - Maintenance/Reserve Fees	\$ 293,243	42,964	61,435	62,059	53,501	219,959	57,285	81,913	82,745	71,335	293,278	66,303	94,907	95,765	81,365	338,340
4050 - Master Association Fees	\$ 278,714	40,898	50,075	59,075	49,987	200,036	54,531	66,767	78,767	66,649	266,714	55,504	80,173	80,173	67,838	283,688
4199 - Use of Surplus Funds	\$ -	5,315	7,678	7,678	6,496	27,167	5,315	7,678	7,678	6,496	27,167	0	0	0	0	0
4075 - Rental Application Fees	\$ -	200	1,000	1,000	300	2,500	0	300	200	300	800	0	0	0	0	0
4080 - Sales Application Fee Income	\$ -	100	500	100	0	700	0	300	300	200	800	0	0	0	0	0
4099 - Late Fees	\$ -	48	96	97	146	387	0	96	141	49	286	0	0	0	0	0
Total INCOME	\$ 571,957	89,525	120,784	130,008	110,430	450,748	117,131	157,054	169,831	145,029	589,045	121,807	175,079	175,938	149,203	622,028
ADMINISTRATIVE																
6005 - Legal Fees	\$ -	39	57	57	48	200	0	0	0	0	0	39	57	57	48	200
6007 - Division Filing Fees	\$ 436					0	12	17	17	15	61	85	123	123	104	436
6009 - Auditing/Accounting Fees	\$ 300					0	51	73	73	62	260	64	92	92	78	325
6011 - Office Expense	\$ 1,500	79	191	135	118	523	225	325	400	325	1,275	293	424	424	359	1,500
6013 - Website Expense	\$ 750	147	212	212	179	750	147	212	212	179	750	157	226	226	191	800
6015 - Insurance	\$ 71,500					0	13,500	19,500	19,500	16,500	87,791	17,177	24,811	24,811	20,994	87,791
6017 - Flood Insurance	\$ 45,432	6,677	12,144	4,593	0	23,414	9,677	12,144	14,131	11,000	46,952	10,105	14,596	14,596	12,350	51,647
Total ADMINISTRATIVE	\$ 119,918	6,941	12,603	4,997	346	24,887	23,612	32,272	34,334	28,081	137,089	27,919	40,328	40,328	34,124	142,699
MAINTENANCE																
6201 - General Maintenance	\$ 18,000	825	3,418	1,350	1,127	6,720	3,000	3,500	3,400	2,900	12,800	3,913	5,652	5,652	4,783	20,000
6202 - Fire Mgt System	\$ 7,500	1,104	1,354	853	1,661	4,972	1,200	1,700	900	1,800	5,600	1,370	1,978	1,978	1,674	7,000
6203 - Fire Alarm / Exting Service	\$ 2,500	611	883	883	747	3,125	611	883	883	747	3,124	587	848	848	717	3,000
6204 - Termite Warranty	\$ 2,551	499	721	721	610		499	721	721	610	2,551	499	721	721	610	2,551
6205 - Janitorial - Contract	\$ 4,500	235	339	339	287	1,200	400	500	500	400	1,800	1,957	2,826	2,826	2,391	10,000
6206 - Roof Cleaning - Contract	\$ 16,335	0	0	0	0	0	3,196	4,616	4,616	3,906	16,335	3,196	4,616	4,616	3,906	16,335
6212 - Sidewalk Powerwashing												978	1,413	1,413	1,196	5,000
6209 - Lighting	\$ 15,000	3,590	5,309	5,309	4,492	18,700	3,590	5,309	5,309	4,492	18,700	0	0	0	0	0
6208 - Sidwalk and Driveways	\$ -	1,252	1,809	1,809	1,530	6,400	1,252	1,809	1,809	1,530	6,400	1,272	1,837	1,837	1,554	6,500
6210 - Mailboxes	\$ -	2,400	3,467	3,467	2,934	12,269	2,400	3,467	3,467	2,934	12,269	0	0	0	0	0
6211 - Dryver Vent Cleaning	\$ -	655	946	946	801	3,348	655	946	946	801	3,348	0	0	0	0	0
Total MAINTENANCE	\$ 66,386	11,172	18,246	15,677	14,189	56,734	16,804	23,451	22,551	20,120	82,927	13,771	19,892	19,892	16,831	70,386

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	2021 Approved Budget	Bar 4	Bar 5	Bar 6	Bar 7	TOTAL	Bar 4	Bar 5	Bar 6	Bar 7	TOTAL	Bar 4	Bar 5	Bar 6	Bar 7	TOTAL
UTILITIES																
6601 - Electric	\$ 3,684	489	600	750	627	2,466	625	900	1,000	860	2,760	587	848	848	717	3,000
6605 - Water/Sewer	\$ 55,999	7,274	10,373	10,627	8,474	36,749	9,500	16,000	16,000	14,500	56,000	11,152	16,109	16,109	13,630	57,000
Total UTILITIES	\$ 59,683	7,764	10,973	11,377	9,102	39,215	10,125	16,900	17,000	15,360	58,760	11,739	16,957	16,957	14,348	60,000
	\$ 245,987	25,877	41,822	32,051	23,636	120,836	50,540	72,623	73,885	63,561	278,776	53,430	77,176	77,176	65,303	273,085
9001 - Master Association	\$ 278,714	40,898	59,075	59,075	49,988	209,036	54,531	78,767	78,767	66,650	278,715	55,504	80,173	80,173	67,838	283,688
9005 - Transfer to Reserve	\$ 47,256	7,014	9,483	10,127	8,819	35,442	9,352	12,644	13,502	11,758	47,256	12,874	17,731	18,589	16,062	65,255
	\$ 325,970	47,912	68,558	69,202	58,806	244,478	63,883	91,411	92,269	78,408	325,971	68,378	97,903	98,762	83,900	348,942
	-	15,736	10,404	28,756	27,988	85,433	2,708	(6,980)	3,677	3,060	(15,702)	-	-	-	-	-
2022 Annual Maintenance Fees												6767	6734	6767	6782	
2022 Quarterly Maintenance Fees												1692	1683	1692	1695	
2021 Annual Maintenance Fees												6212	6180	6212	6272	
2021 Quarterly Maintenance Fees												1553	1545	1553	1568	
Change from 2021 to 2022																
Annual Maintenance Fees												555	554	555	510	
Quarterly Maintenance Fees												139	138	139	127	

2022 RESERVE SCHEDULE

BARBADOS AT CARRICK BEND CIRCLE 4 2022 RESERVE SCHEDULE										
8/16/2021										
Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/21	Oct 2021 Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Funding Requirement
Paint Reserve	8	8	28,174	-	-	-	-	-	28,174	3,522
Roof Reserve	40	38	350,000	15,309	2,188		-	17,496	332,504	8,750
Fire Equipment	10	2	6,500	5,146	150			5,297	1,203	602
Unallocated Interest	1	1		-	-	-	-	-		
Total			384,674	20,455	2,338	-	-	22,793	361,881	12,874
BARBADOS AT CARRICK BEND CIRCLE 5 2022 RESERVE SCHEDULE										
Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/21	Oct 2021 Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Funding Requirement
Paint Reserve	8	8	40,696	-	-	-	-	-	40,696	5,087
Roof Reserve	40	38	500,000	36,757	3,028			39,784	460,216	12,111
Fire Equipment	10	2	6,500	5,302	133			5,435	1,065	533
Unallocated Interest				-	-	-	-	-		
Total			547,196	42,058	3,161	-	-	45,219	501,977	17,731

Barbados at Carrick Bend Circle

2022 RESERVE SCHEDULE

BARBADOS AT CARRICK BEND CIRCLE 6 2022 RESERVE SCHEDULE										
Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/21	Oct 2021 Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Funding Requirement
Paint Reserve	8	8	40,696	-	-	-	-	-	40,696	5,087
Roof Reserve	40	38	500,000	37,722	3,022	-	-	40,743	459,257	12,086
Fire Equipment	10	2	10,000	6,813	354	-	-	7,167	2,833	1,416
Unallocated Interest				-	-	-	-	-		
Total			550,696	44,535	3,376	-	-	47,911	502,785	18,589
BARBADOS AT CARRICK BEND CIRCLE 7 2022 RESERVE SCHEDULE										
Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/21	Oct 2021 Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Funding Requirement
Paint Reserve	8	8	34,435	-	-	-	-	-	34,435	4,304
Roof Reserve	40	38	425,000	30,581	2,578	-	-	33,159	391,841	10,312
Fire Equipment	10	2	10,000	6,747	362	-	-	7,109	2,891	1,446
Unallocated Interest				-	-	-	-	-		
Total			469,435	37,328	2,940	-	-	40,268	429,167	16,062
BARBADOS AT CARRICK BEND CIRCLE SUMMARY 2022 RESERVE SCHEDULE										
Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/21	Oct 2021 Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Funding Requirement
Paint Reserve	8	8	144,000	-	-	-	-	-	144,000	18,000
Roof Reserve	40	38	1,775,000	120,368	10,815	-	-	131,183	1,643,817	43,258
Fire Equipment	10	2	33,000	24,008	999	-	-	25,007	7,993	3,996
Unallocated Interest				-	-	-	-	-		
Total			1,952,000	144,376	11,814	-	-	156,190	1,795,810	65,255
Operating Surplus 10831/21					18,653	35,621	5,762	5,699		
Estimated 2020 Surplus/-Deficit					2,708	(6,980)	3,677	3,060		
Available Surplus to transfer to Resreve					21,361	28,641	9,439	8,759		