

	2022 Approved Budget	2023 Approved Budget				
		Bar 4	Bar 5	Bar 6	Bar 7	TOTAL
		18	26	26	22	92
INCOME						
4000 · Maintenance/Reserve Fees	\$ 338,340	74,781	107,940	108,010	91,383	382,114
4050 · Master Association Fees	\$ 283,688	58,450	84,428	84,428	71,439	298,747
4199 · Use of Surplus Funds	\$ -	0	0	0	0	0
4075 · Rental Application Fees	\$ -	0	0	0	0	0
4080 · Sales Application Fee Income	\$ -	0	0	0	0	0
4099 · Late Fees	\$ -	0	0	0	0	0
Total INCOME	\$ 622,028	133,232	192,368	192,438	162,823	680,861
ADMINISTRATIVE						
6005 · Legal Fees	\$ 201	39	57	57	48	200
6007 · Division Filing Fees	\$ 435	85	123	123	104	436
6009 · Auditing/Accounting Fees	\$ 326	64	92	92	78	325
6011 · Office Expense	\$ 1,500	147	212	212	179	750
6013 · Website Expense	\$ 800	117	170	170	143	600
6015 · Insurance	\$ 87,793	28,183	41,749	40,709	33,742	140,000
6017 · Flood Insurance	\$ 51,647	10,370	14,978	14,978	12,674	53,000
Total ADMINISTRATIVE	\$ 142,702	39,005	57,381	56,341	46,969	195,311
MAINTENANCE						
6201 · General Maintenance	\$ 20,000	2,935	4,239	4,239	3,587	15,000
6202 · Fire Mgt System	\$ 7,000	1,957	2,826	2,826	2,391	10,000
6203 · Fire Alarm / Exting Service	\$ 3,000	0	0	0	0	0
6204 · Termite Warranty	\$ 2,551	499	721	721	610	2,550
6205 · Janitorial - Contract	\$ 10,000	2,543	3,674	3,674	3,109	13,000
6206 · Roof Cleaning - Contract	\$ 16,334	1,565	2,261	2,261	1,913	8,000
6212 · Sidewalk Powerwashing	\$ 6,500	1,174	1,696	1,696	1,435	6,000
6208 · Sidwalk and Driveways	\$ 5,000	587	848	848	717	3,000
6211 · Dryver Vent Cleaning	\$ -	489	707	707	598	2,500
Total MAINTENANCE	\$ 70,385	11,749	16,971	16,971	14,360	60,050
UTILITIES						
6601 · Electric	\$ 3,000	978	1,413	1,413	1,196	5,000
6605 · Water/Sewer	\$ 57,000	10,174	14,696	14,696	12,435	52,000
Total UTILITIES	\$ 60,000	11,152	16,109	16,109	13,630	57,000
	\$ 273,087	61,906	90,460	89,420	74,959	312,361
9001 · Master Association	\$ 283,688	58,450	84,428	84,428	71,439	298,747
9005 · Transfer to Reserve	\$ 65,255	12,875	17,480	18,590	16,424	65,369
	\$ 348,943	71,326	101,908	103,018	87,864	364,116
	(2)	-	-	-	-	4,384
2023 Annual Maintenance Fees						
		7402	7399	7401	7401	
2023 Quarterly Maintenance Fees						
		1850	1850	1850	1850	
2022 Annual Maintenance Fees						
		6768	6732	6768	6780	
2022 Quarterly Maintenance Fees						
		1692	1683	1692	1695	
Change from Previous Year						
Annual Maintenance Fees						
		634	667	633	621	
Quarterly Maintenance Fees						
		158	167	158	155	

Signature: Fred Neri

Date: 12/15/22

BARBADOS AT CARRICK BEND CIRCLE 4 2023 RESERVE SCHEDULE

updated 11-11-22										
	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/22	Oct 2022 Funding	Est. Expenses	Trx.	Est. 12/31/22 Balance	Amount Yet to be Funded	2023 Funding Requirement
Paint Reserve	8	7	28,174	2,640	880	-	-	3,520	24,654	3,522
Roof Reserve	40	37	350,000	24,060	2,188	-	-	26,248	323,752	8,750
Fire Equipment	10	1	6,500	5,747	150	-	-	5,897	603	603
Unallocated Interest	1	1		478	12	-	-	490		
Total			384,674	32,925	3,230	-	-	36,155	349,009	12,875

BARBADOS AT CARRICK BEND CIRCLE 5 2023 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/22	Oct 2022 Funding	Est. Expenses	Trx.	Est. 12/31/22 Balance	Amount Yet to be Funded	2023 Funding Requirement
Paint Reserve	8	7	40,696	3,816	3,028	-	-	6,844	33,852	4,836
Roof Reserve	40	37	500,000	48,868	3,028	-	-	51,896	448,104	12,111
Fire Equipment	10	1	6,500	5,834	133	-	-	5,967	533	533
Unallocated Interest				532	22	-	-	554		
Total			547,196	59,050	6,211	-	-	65,261	482,489	17,480

BARBADOS AT CARRICK BEND CIRCLE 6 2023 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/22	Oct 2022 Funding	Est. Expenses	Trx.	Est. 12/31/22 Balance	Amount Yet to be Funded	2023 Funding Requirement
Paint Reserve	8	7	40,696	3,816	1,272	-	-	5,088	35,608	5,087
Roof Reserve	40	37	500,000	49,808	3,021	-	-	52,829	447,171	12,086
Fire Equipment	10	1	10,000	8,229	354	-	-	8,583	1,417	1,417
Unallocated Interest				463	25	-	-	488		
Total			550,696	62,316	4,672	-	-	66,988	484,195	18,590

BARBADOS AT CARRICK BEND CIRCLE 7 2023 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/22	Oct 2022 Funding	Est. Expenses	Trx.	Est. 12/31/22 Balance	Amount Yet to be Funded	2023 Funding Requirement
Paint Reserve	8	7	34,435	3,228	1,076	-	-	4,304	30,131	4,304
Roof Reserve	40	37	425,000	40,893	2,578	-	-	43,471	381,529	10,312
Fire Equipment	10	1	10,000	7,831	361	-	-	8,192	1,808	1,808
Unallocated Interest				1,934	20	-	-	1,954		
Total			469,435	53,885	4,035	-	-	57,920	413,468	16,424

BARBADOS AT CARRICK BEND CIRCLE SUMMARY 2023 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/22	Oct 2022 Funding	Est. Expenses	Trx.	Est. 12/31/22 Balance	Amount Yet to be Funded	2023 Funding Requirement
Paint Reserve	8	8	144,000	13,500	6,256	-	-	19,756	124,244	15,531
Roof Reserve	40	38	1,775,000	163,630	10,815	-	-	174,445	1,600,555	42,120
Fire Equipment	10	2	33,000	27,640	998	-	-	28,638	4,362	2,181
Unallocated Interest				3,407	79	-	-	3,486		
Total			1,952,000	208,177	18,148	-	-	226,325	1,729,161	59,831

Signature: *Fred Nori*

Date: 12/15/22