

	Approved Budget	Bar 4	Bar 5	Bar 6	Bar 7	TOTAL	Shared	Specific	
		18	26	26	22	92			
		0.196	0.283	0.283	0.239				
INCOME									
4000 · Maintenance/Reserve Fees	\$ 459,384	122,231	176,502	176,497	149,342	624,571	x	x	
4050 · Master Association Fees	\$ 313,436	70,379	101,659	101,659	86,019	359,716		x	
4199 · Use of Surplus Funds	\$ -	3,528	3,950	1,872	0	9,350			use of surplus to keep fees even
4075 · Rental Application Fees	\$ -	0	0	0	0	0			
4080 · Sales Application Fee Income	\$ -	0	0	0	0	0			
4070 · Background Check Fee	\$ -								
4099 · Late Fees	\$ -	0	0	0	0	0			
Total INCOME	\$ 772,820	196,138	282,111	280,028	235,361	993,638			
ADMINISTRATIVE									
6005 · Legal Fees	\$ 500	196	283	283	239	1,000	x		Increased to reflect usage
6007 · Division Filing Fees	\$ 61	98	141	141	120	500	x		increased to reflect \$4/unit fee
6009 · Auditing/Accounting Fees	\$ 415	98	141	141	120	500	x		Increased to reflect usage
6011 · Office Expense	\$ 1,000	391	565	565	478	2,000	x		Increased to reflect usage
6013 · Website Expense	\$ 650	176	254	254	215	900	x		increased due to BOD emails
6015 · Insurance	\$ 213,150	50,934	73,571	73,571	62,252	260,328	x		Estimate based on other neighborhood's 2024 renewals
6017 · Flood Insurance	\$ 65,000	17,043	25,197	23,144	16,886	82,270	x		12% increase per building
Total ADMINISTRATIVE	\$ 280,776	68,935	100,153	98,100	80,310	347,498			
MAINTENANCE									
6201 · General Maintenance	\$ 17,760	4,891	7,065	7,065	5,978	25,000	x		Increased to reflect usage/roof leaks
6202 · Fire Mgt System	\$ 10,000	2,935	4,239	4,239	3,587	15,000	x		5 year inspections due in 2024 to be billed in 2025
6205 · Janitorial - Contract	\$ 13,200	2,935	4,239	4,239	3,587	15,000	x		slight increase planned due to inflation
6206 · Roof Cleaning - Contract	\$ 8,000	1,565	2,261	2,261	1,913	8,000	x		no increase planned
6212 · Sidewalk Powerwashing	\$ 5,600	1,174	1,696	1,696	1,435	6,000	x		no increase planned
6211 · Dryver Vent Cleaning	\$ -	489	707	707	598	2,500	x		done every other year. due in 2025
Total MAINTENANCE	\$ 54,560	13,989	20,207	20,207	17,098	71,500			
UTILITIES									
6601 · Electric	\$ 6,000	1,174	1,696	1,696	1,435	6,000	x		10% increase over 2024 year end estimate
6605 · Water/Sewer	\$ 52,000	14,674	21,196	21,196	17,935	75,000	x		10% increase over 2024 year end estimate
Total UTILITIES	\$ 58,000	15,848	22,891	22,891	19,370	81,000			
	\$ 393,336	98,772	143,251	141,197	116,778	499,998			
9001 · Master Association	\$ 313,436	70,379	101,659	101,659	86,019	359,716		x	
9005 · Transfer to Reserve	\$ 66,048	26,987	37,201	37,171	32,564	133,924		x	Roof lifespan decreased to 20 years due to ins. Requirements
	\$ 379,484	97,366	138,860	138,830	118,583	493,640			
	-	-	-	-	-	-			
Annual Maintenance Fees		10701	10698	10698	10698				
Quarterly Maintenance Fees		2675	2675	2675	2675				2675
Annual Maintenance Fees		8400	8400	8400	8400				
Quarterly Maintenance Fees		2100	2100	2100	2100				
Change from Previous Year									
Annual Maintenance Fees		2301	2298	2298	2298				
Quarterly Maintenance Fees		575	575	575	575				

Signature: 

Date: 12-5-24

Barbados at Carrick Bend Circle

Budget Worksheet

BARBADOS AT CARRICK BEND CIRCLE 4 RESERVE SCHEDULE										
	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/24	Oct 2024 Funding	Est. Expenses	Trx.	Est. 12/31/24 Balance	Amount Yet to be Funded	Funding Requirement
Paint Reserve	8	4	28,174	10,212		-	-	10,212	17,962	4,491
Roof Reserve	20	14	350,000	35,056		-	-	35,056	314,944	22,496
Fire Equipment	10	1	6,500	6,500				6,500	0	0
Unallocated Interest	1	1		1,862		-	-	1,862		
Total			384,674	53,629	-	-	-	53,629	332,907	26,987

BARBADOS AT CARRICK BEND CIRCLE 5 RESERVE SCHEDULE										
	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/24	Oct 2024 Funding	Est. Expenses	Trx.	Est. 12/31/24 Balance	Amount Yet to be Funded	Funding Requirement
Paint Reserve	8	4	40,696	14,540		-	-	14,540	26,156	6,539
Roof Reserve	20	14	500,000	70,734				70,734	429,266	30,662
Fire Equipment	10	1	6,500	6,500				6,500	0	0
Unallocated Interest		1		2,855		-	-	2,855		
Total			547,196	94,628	-	-	-	94,628	455,422	37,201

BARBADOS AT CARRICK BEND CIRCLE 6 RESERVE SCHEDULE										
	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/24	Oct 2024 Funding	Est. Expenses	Trx.	Est. 12/31/24 Balance	Amount Yet to be Funded	Funding Requirement
Paint Reserve	8	4	40,696	14,753		-	-	14,753	25,943	6,486
Roof Reserve	20	14	500,000	70,403				70,403	429,597	30,685
Fire Equipment	10	1	10,000	10,000				10,000	0	0
Unallocated Interest		1		7,195			-	7,195		
Total			550,696	102,351	-	-	-	102,351	455,540	37,171

BARBADOS AT CARRICK BEND CIRCLE 7 RESERVE SCHEDULE										
	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/24	Oct 2024 Funding	Est. Expenses	Trx.	Est. 12/31/24 Balance	Amount Yet to be Funded	Funding Requirement
Paint Reserve	8	4	34,435	12,482		-	-	12,482	21,953	5,488
Roof Reserve	20	14	425,000	44,674				44,674	380,326	27,166
Fire Equipment	10	1	10,000	10,090				10,090	(90)	(90)
Unallocated Interest		1		3,954		-	-	3,954		
Total			469,435	71,200	-	-	-	71,200	402,189	32,564

BARBADOS AT CARRICK BEND CIRCLE SUMMARY RESERVE SCHEDULE										
	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/24	Oct 2024 Funding	Est. Expenses	Trx.	Est. 12/31/24 Balance	Amount Yet to be Funded	Funding Requirement
Paint Reserve	8	4	144,000	51,986		-	-	51,986	92,014	23,004
Roof Reserve	20	14	1,775,000	220,867		-	-	220,867	1,554,133	111,010
Fire Equipment	10	1	33,000	33,090		-	-	33,090	(90)	(90)
Unallocated Interest				15,866		-	-	15,866		
Total			1,952,000	321,808	-	-	-	321,808	1,646,058	133,924

Signature: 

Date: 12-5-24