

		2026 Proposed Budget				
	2025 Approved Budget	Bar 4	Bar 5	Bar 6	Bar 7	TOTAL
		18	26	26	22	92
INCOME		0.196	0.283	0.283	0.239	
4000 • Maintenance/Reserve Fees	\$ 624,572	121,297	175,207	175,206	148,251	619,961
4050 • Master Association Fees	\$ 359,716	71,303	102,994	102,994	87,149	364,440
4199 • Use of Surplus Funds	\$ 9,350					0
4075 • Rental Application Fees	\$ -					0
4080 • Sales Application Fee Income	\$ -					0
4070 • Background Check Fee	\$ -					0
4099 • Late Fees	\$ -					0
Total INCOME	\$ 993,638	192,600	278,200	278,200	235,400	984,401
ADMINISTRATIVE						
6005 • Legal Fees	\$ 1,000	196	283	283	239	1,000
6007 • Division Filing Fees	\$ 500	98	141	141	120	500
6009 • Auditing/Accounting Fees	\$ 500	98	141	141	120	500
6011 • Office Expense	\$ 2,000	196	283	283	239	1,000
6013 • Website Expense	\$ 900	196	283	283	239	1,000
6015 • Insurance	\$ 260,328	34,239	49,457	49,457	41,848	175,000
6017 • Flood Insurance	\$ 82,270	19,831	27,649	25,660	18,786	100,000
Total ADMINISTRATIVE	\$ 347,498	54,853	78,236	76,247	61,590	279,000
MAINTENANCE						
6201 • General Maintenance	\$ 25,000	4,891	7,065	7,065	5,978	25,000
6202 • Fire Mgt System	\$ 15,000	7,826	11,304	11,304	9,565	40,000
6205 • Janitorial - Contract	\$ 15,000	2,935	4,239	4,239	3,587	15,000
6206 • Roof Cleaning - Contract	\$ 8,000	1,565	2,261	2,261	1,913	8,000
6208 • Sidwalk and Driveways	\$ -	1,467	2,120	2,120	1,793	7,500
6211 • Dryver Vent Cleaning	\$ 2,500	489	707	707	598	2,500
6212 • Sidewalk Powerwashing	\$ 6,000	0	0	0	0	0
Total MAINTENANCE	\$ 71,500	19,174	27,696	27,696	23,435	98,000
UTILITIES						
6601 • Electric	\$ 6,000	1,174	1,696	1,696	1,435	6,000
6605 • Water/Sewer	\$ 75,000	14,674	21,196	21,196	17,935	75,000
Total UTILITIES	\$ 81,000	15,848	22,891	22,891	19,370	81,000
	\$ 499,998	89,875	128,822	126,834	104,394	458,000
9001 • Master Association	\$ 359,716	71,303	102,994	102,994	87,149	364,440
9005 • Transfer to Reserve	\$ 133,924	31,422	46,384	48,372	43,857	170,035
	\$ 493,640	102,726	149,378	151,366	131,006	534,475
	-	-	-	-	-	(8,074)
2026 Annual Maintenance Fees		10700	10700	10700	10700	0
2026 Quarterly Maintenance Fees		2675	2675	2675	2675	0
2025 Annual Maintenance Fees		10700	10700	10700	10700	
2025 Quarterly Maintenance Fees		2675	2675	2675	2675	
Change from Previous Year						
Annual Maintenance Fees		0	0	0	0	
Quarterly Maintenance Fees		0	0	0	0	

Signature: Norman L. Jester Date: 12/9/25

Barbados at Carrick Bend Circle

Budget Worksheet

BARBADOS AT CARRICK BEND CIRCLE 4 2026 RESERVE SCHEDULE										
UPDATED 7/25/25										
	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2025	Oct 2025 Funding	Est. Expenses	Trx.	12/31/2025 Balance	Amount Yet to be Funded	2026 Funding Requirement
Paint Reserve	8	3	36,000	14,636	1,123	-	-	15,759	20,241	6,747
Roof Reserve	20	13	350,000	52,322	5,624	-	-	57,946	292,054	22,466
Fire Equipment	10	3	15,000	6,500	-	-	1,871	8,371	6,629	2,210
Unallocated Interest	1	1	-	2,720	-	1,871	-	849	-	-
Total			401,000	76,178	6,747	1,871	1,871	82,925	318,925	31,422
BARBADOS AT CARRICK BEND CIRCLE 5 2026 RESERVE SCHEDULE										
	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
Paint Reserve	8	3	60,000	20,982	1,635	-	-	22,617	37,383	12,461
Roof Reserve	20	13	500,000	92,888	7,666	-	-	100,553	399,447	30,727
Fire Equipment	10	3	20,413	6,500	-	-	4,324	10,824	9,589	3,196
Unallocated Interest		1	-	4,324	-	4,324	-	(0)	-	-
Total			580,413	124,694	9,300	4,324	4,324	133,994	446,419	46,384
BARBADOS AT CARRICK BEND CIRCLE 6 2026 RESERVE SCHEDULE										
	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
Paint Reserve	8	3	60,000	21,144	1,622	-	-	22,765	37,235	12,412
Roof Reserve	20	13	500,000	93,554	7,671	-	-	101,226	398,774	30,675
Fire Equipment	10	3	25,855	10,000	-	-	-	10,000	15,855	5,285
Unallocated Interest		1	-	8,786	-	-	-	8,786	-	-
Total			585,855	133,484	9,293	-	-	142,777	451,865	48,372
BARBADOS AT CARRICK BEND CIRCLE 7 2026 RESERVE SCHEDULE										
	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
Paint Reserve	8	3	48,000	17,889	1,372	-	-	19,261	28,739	9,580
Roof Reserve	20	13	425,000	63,568	6,792	-	-	70,360	354,640	27,280
Fire Equipment	10	3	30,902	9,932	(23)	-	-	9,910	20,992	6,997
Unallocated Interest		1	-	5,062	-	-	-	5,062	-	-
Total			503,902	96,452	8,141	-	-	104,593	404,371	43,857
BARBADOS AT CARRICK BEND CIRCLE SUMMARY 2026 RESERVE SCHEDULE										
	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
Paint Reserve	8	3	204,000	74,651	5,751	-	-	80,402	123,598	41,199
Roof Reserve	20	13	1,775,000	302,332	27,752	-	-	330,084	1,444,916	111,147
Fire Equipment	10	3	92,170	32,932	(23)	-	6,195	39,104	53,066	17,689
Unallocated Interest			-	20,892	-	6,195	-	14,697	-	-
Total			2,071,170	430,807	33,481	6,195	6,195	464,288	1,621,579	170,035

Signature:

Arana L. Linton Date: 12/9/25