

# NOTICE

## **Barrington Club of Pelican Bay Board of Directors Budget Adoption Meeting**

Thursday March 26, 2026 @ 3.00 p.m.

This meeting will be held at the Barrington Clubhouse  
7084 Barrington Circle, Naples Florida

## AGENDA

1. Determination of Quorum/Call to Order
2. 2026/2027 Budget and Reserves Adoption
3. Date and Time of Next Meeting
4. Adjournment

### **Microsoft Teams meeting**

#### **Join:**

<https://teams.microsoft.com/meet/27081990836505?p=ytv1Ap4Ff8XvbUCBbV>

Meeting ID: 270 819 908 365 05

Passcode: Qb6wv7y5

#### **Dial in by phone**

[+1 323-618-1970](tel:+13236181970), Passcode: 471781885#



# Barrington Club

Condominium Association, Inc.

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c/o Seacrest Southwest, 1044 Castello Drive, Suite 206, Naples, FL 34103

Dear Barrington Owners,

Please find attached proposed **2026/2027 Operating Budget and Reserve Requirements**. This proposed budget & reserve forecast was reviewed and discussed in detail by the Board on March 9, 2026. Upon completion of the review, the Board was in full agreement to present the proposed 2026/2027 budget to the community.

For your additional reference and clarification, we have also included a **Year / Year Budget and Reserve Summary** of both Barrington Club and Pelican Bay Foundation dues.

As per the attached **Board Meeting Agenda**, the Board will meet again on March 26, 2026 at 4:00 pm to finalize the official adoption of 2026/2027 Operating Budget and Reserve requirements. The Board will be happy to address any questions or comments from owners via the website.

Sincerely,

The Barrington Board of Directors

# Barrington Club Condominium Association, Inc.

## Proposed Budget

For the Period of April 1, 2026 through March 31, 2027

# of Units: 89

Date: 1/13/2026

	2025/26 Adopted Budget	YTD Actual 12/31/2025	3 Months Projection	2025/26 Estimated Year End	2026/27 Proposed Budget	Proposed Quarterly Budget
<b>401 Income</b>						
411 Maintenance Assessment	676,419	507,314	169,105	676,419	797,410	199,353
412 Reserve Revenue	144,260	224,342	-	224,342	150,000	37,500
414-1 Pelican Bay Fee	173,389	141,586	31,803	173,389	220,000	55,000
414-3 Cable Fee	65,504	51,175	14,329	65,504	73,700	18,425
417 Owner Late Fees & Interest	-	2,132	-	2,132	-	-
417-8 Admin Collection Fee - Balance Due Re	-	200	-	200	-	-
418-3 Admin Collection Fee - 30-Day Notice	-	400	-	400	-	-
424-0 Admin Collection Fee - Accounts Sent to	-	150	-	150	-	-
471 Application Fees	-	1,650	-	1,650	-	-
484 Ficus Hedge Project	75,000	56,250	-	75,000	-	-
491 Operating Interest	5,000	169	-	169	2,500	625
492 Reserve Interest	-	7,703	297	8,000	5,000	1,250
	0	0	-	-	-	-
<b>Total Income</b>	<b>\$ 1,139,572</b>	<b>\$ 993,071</b>	<b>\$ 215,534</b>	<b>\$ 1,227,355</b>	<b>\$ 1,248,610</b>	<b>\$ 312,153</b>
<b>Expenses</b>						
<b>501 UTILITY EXPENSES</b>						
500 Electricity	20,000	9,105	3,034	12,139	22,000	5,500
504-1 Sewer	38,000	16,034	12,345	28,379	40,000	10,000
504-4 Water	43,500	12,314	11,105	23,418	45,000	11,250
505 Water - Irrigation	12,000	13,054	4,351	17,405	15,000	3,750
508 Refuse/Recycling	260	262	-	262	300	75
510-7 Pool House Internet	1,100	951	317	1,268	1,250	313
	0	-	-	-	-	-
<b>TOTAL UTILITY EXPENSES</b>	<b>\$ 114,860</b>	<b>\$ 51,719</b>	<b>\$ 31,152</b>	<b>\$ 82,871</b>	<b>\$ 123,550</b>	<b>\$ 30,888</b>
<b>601 BUILDING EXPENSES</b>						
600 Building Maintenance	10,000	9,447	-	9,447	35,000	8,750
610 Janitorial Contract	12,000	8,987	2,700	11,687	14,000	3,500
613 Pest Control - Termites	3,000	1,428	1,489	2,917	3,000	750
650 Emergency Systems/Fire Equip	3,000	3,858	-	3,858	3,000	750
	0	-	-	-	-	-
<b>TOTAL BUILDING EXPENSES</b>	<b>\$ 28,000</b>	<b>\$ 23,721</b>	<b>\$ 4,189</b>	<b>\$ 27,910</b>	<b>\$ 55,000</b>	<b>\$ 13,750</b>
<b>701 GROUNDS EXPENSES</b>						
660 Waterscape, Pool & Spa Contract	5,940	4,965	1,530	6,495	36,000	9,000
662 Annual Waterscape, Pool, and Spa Repairs & Maintenance	5,000	8,584	650	9,234	74,500	18,625
700 Landscape Contract	68,500	56,320	17,040	73,360	68,500	17,125
704-1 Annual Landscape Maintenance & Repairs	15,000	22,950	1,500	24,450	102,500	25,625
706 Mulch/Rock/Sod	10,000	-	-	10,000	-	-
708 Irrigation Repair & Maintenance	10,000	3,474	500	3,974	10,000	2,500

710	Tree Trimming	20,000	-	8,000	8,000	-	-
712	Pest Control - Exterior	2,940	2,279	772	3,051	3,000	750
720-2	Waterscape Chemicals	7,000	1,488	1,500	2,988	-	-
720-8	Waterscape Maintenance	7,500	3,230	-	10,000	-	-
721	Annuals & Sm Shrubs	5,000	-	-	5,000	-	-
742	Christmas Decorations	2,500	406	-	406	1,000	250
784	Ficus Hedge Project	75,000	30,735	44,265	75,000	-	-
<b>TOTAL GROUNDS EXPENSES</b>		<b>\$ 234,380</b>	<b>\$ 134,431</b>	<b>\$ 75,757</b>	<b>\$ 231,958</b>	<b>\$ 295,500</b>	<b>\$ 73,875</b>

<b>801 ADMINISTRATIVE EXPENSES</b>							
800	Management Fees	23,828	17,031	6,797	23,828	25,000	6,250
802-3	General Property Maintenance	50,000	39,869	-	39,869	-	-
805	Office Expense	2,500	2,050	450	2,500	3,000	750
806	Web Site	1,500	-	1,050	1,050	1,500	375
810	Application Fees	1,000	825	1,190	2,015	1,000	250
811	Social	1,500	217	410	627	2,000	500
814	Professional Fees	2,300	-	-	2,300	2,300	575
815	Corporate Annual Fees	75	75	-	75	75	19
815-2	Accounting CPA	225	-	-	-	225	56
820-1	Annual Division Fees	356	356	-	356	360	90
830	Licenses / Permits / Fees	895	875	-	875	900	225
835	Insurance	290,000	187,924	61,500	249,424	290,000	72,500
850-1	Pelican Bay Foundation	173,389	141,586	31,803	173,389	220,000	55,000
851	Cable TV - PBF	65,504	51,175	14,329	65,504	73,700	18,425
		0	0	-	-	-	-
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>\$ 613,072</b>	<b>\$ 441,983</b>	<b>\$ 117,529</b>	<b>\$ 561,812</b>	<b>\$ 620,060</b>	<b>\$ 155,015</b>

<b>Total Operating Expenses</b>		<b>\$ 990,312</b>	<b>\$ 651,854</b>	<b>\$ 228,627</b>	<b>\$ 904,550</b>	<b>\$ 1,094,110</b>	<b>\$ 273,528</b>
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<b>910 RESERVE EXPENSES</b>							
900	Reserve Expense	144,260	134,750	9,510	144,260	150,000	37,500
901	Reserve Interest	5,000	7,246	754	8,000	4,500	1,125
<b>TOTAL RESERVE EXPENSES</b>		<b>\$ 149,260</b>	<b>\$ 141,996</b>	<b>\$ 10,264</b>	<b>\$ 152,260</b>	<b>\$ 154,500</b>	<b>\$ 38,625</b>

<b>Total Common Expenses</b>		<b>\$ 1,139,572</b>	<b>\$ 793,850</b>	<b>\$ 238,891</b>	<b>\$ 1,056,810</b>	<b>\$ 1,248,610</b>	<b>\$ 312,153</b>
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<b>Net Income</b>		<b>\$ -</b>	<b>\$ 199,221</b>	<b>\$ (23,356)</b>	<b>\$ 170,545</b>	<b>\$ -</b>	<b>\$ -</b>
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Barrington Club Condominium Association, Inc.  
Proposed Budget  
For the Period of April 1, 2026 through March 1, 2027  
Cash Flow Reserve Schedule

YEAR	EST LIFE	LIFE REM	REPL COST	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
<b>Beginning Balance</b>				\$ 692,422	\$ 791,199	\$ 694,052	\$ 562,440	\$ 517,831	\$ 638,531	\$ 774,371	\$ 859,886	\$ 1,006,386	\$ 1,033,724	\$ 867,484	\$ 1,001,222
<b>Annual Contribution</b>				\$ 144,180	\$ 144,260	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
<b>Balance</b>				\$ 836,602	\$ 935,459	\$ 844,052	\$ 712,440	\$ 667,831	\$ 788,531	\$ 924,371	\$ 1,009,886	\$ 1,156,386	\$ 1,183,724	\$ 1,017,484	\$ 1,151,222
<b>CLUBHOUSE</b>												\$ 40,000			
doors/windows/glass	40	8	40,000												
HVAC - 3 ton Split	12	11	12		11,529										
interior Reno	25	13	53,059												
interior restrooms	35	3	6,109				\$ 6,109								
<b>EXTERIOR BLDG</b>															
exterior paint	7	2	241,800			\$ 241,800							\$ 241,800		
exterior - cleaning	2	1	12,000					\$ 12,000		\$ 12,000					\$ 12,000
concrete restoration	25	2	10,150		\$ 10,150										
gutters/downspouts	30	23	33,600												
light fixtures - ext wall	25	20	22,500												
railings	45	13	220,000												
shutters	40	8	46,250								\$ 46,250				
roofs - cleaning	3	0	30,000	\$ 26,236			\$ 30,000		\$ 30,000			\$ 30,000			
roofs - concrete tile	30	23	1,299,000												
<b>POOL/SPA</b>															
Geo-Therm heaters	15	11	24,000												\$ 24,000
pool/spa finish	12	9	36,237										\$ 30,280		
concrete deck pavers	35	3	33,000			\$ 33,000									
pavers - sand/seal	4	1	3,300					\$ 3,300			\$ 3,300				
pool equip -VAK PAK	40	8	15,000								\$ 15,000				
pool fence	35	3	19,250				\$ 19,250								
pool furniture	15	11	10,850												\$ 10,850
<b>SITE COMPONENTS</b>															
catch basins	20	1	8,400		\$ 8,400										
6' concrete fence	35	3	54,000				\$ 54,000								
mailboxes	40	8	14,612									\$ 14,612			
roadway pavers	50	18	573,125												
roadway pavers - clean	4	0	10,660		\$ 9,987				\$ 10,660				\$ 10,660		
pavers - walkway	36	4	10,500				\$ 10,500								
site lighting	25	6	22,485							\$ 22,485					
signage - monument	25	1	5,000		\$ 5,000										
sidewalks (partial)	50	10	45,534			\$ 12,762								\$ 12,762	
<b>WATERSCAPE</b>															
fountains/pumps/aerators	7	2	17,500	\$ 3,500		\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500		\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
bridges	35	3	48,750	\$ 15,667			\$ 48,750								
waterscape resurface	40	8	151,580		\$ 219,892										
<b>annual expenditures</b>				\$ 45,403	\$ 241,408	\$ 281,612	\$ 194,609	\$ 29,300	\$ 14,160	\$ 64,485	\$ 3,500	\$ 122,662	\$ 316,240	\$ 16,262	\$ 50,350
<b>Year-end balnce</b>				\$ 791,199	\$ 694,052	\$ 562,440	\$ 517,831	\$ 638,531	\$ 774,371	\$ 859,886	\$ 1,006,386	\$ 1,033,724	\$ 867,484	\$ 1,001,222	\$ 1,100,872

2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52
\$ 1,100,872	\$ 1,205,572	\$ 1,071,853	\$ 1,206,353	\$ 1,322,853	\$ 1,224,253	\$ 1,360,093	\$ 891,468	\$ 1,041,468	\$ 1,140,258	\$ 1,203,818	\$ 1,350,318	\$ 163,318	\$ 52,718	\$ 188,558	\$ 283,408
\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
\$ 1,250,872	\$ 1,355,572	\$ 1,221,853	\$ 1,356,353	\$ 1,472,853	\$ 1,374,253	\$ 1,510,093	\$ 1,041,468	\$ 1,191,468	\$ 1,290,258	\$ 1,353,818	\$ 1,500,318	\$ 313,318	\$ 202,718	\$ 338,558	\$ 433,408

\$ 12,000												\$ 12,000			
	\$ 53,059														
				\$ 241,800								\$ 241,800			
		\$ 12,000				\$ 12,000			\$ 12,000					\$ 12,000	
															\$ 10,150
											\$ 33,600				
	\$ 220,000							\$ 22,500							
\$ 30,000			\$ 30,000			\$ 30,000			\$ 30,000				\$ 1,299,900		
															\$ 24,000
									\$ 30,280						\$ 3,300
\$ 3,300			\$ 3,300					\$ 3,300				\$ 3,300			
															\$ 10,850
								\$ 8,400							
						\$ 573,125									
\$ 10,660					\$ 10,660				\$ 10,660				\$ 10,660		
															\$ 5,000
								\$ 17,010							
		\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500			\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	
\$ 45,300	\$ 283,719	\$ 15,500	\$ 33,500	\$ 248,600	\$ 14,160	\$ 618,825	\$ -	\$ 51,210	\$ 86,440	\$ 3,500	\$ 1,337,000	\$ 280,600	\$ 14,160	\$ 55,150	\$ 10,150
\$ 1,205,572	\$ 1,071,853	\$ 1,208,353	\$ 1,322,853	\$ 1,224,253	\$ 1,360,093	\$ 891,468	\$ 1,041,468	\$ 1,140,258	\$ 1,203,818	\$ 1,350,318	\$ 163,318	\$ 52,718	\$ 188,558	\$ 283,408	\$ 423,258

# Barrington Club Condominium Association, Inc.

## Proposed Reserve & Assessment Schedule

For the Period of April 1, 2026 through March 31, 2027

Number of Units: 89

	<u>Annually</u>	<u>Quarterly</u>	<u>Monthly</u>
BC Operating Budget	8,959.66	2,239.92	746.64
BC Reserve Budget	1,685.39	421.35	140.45
Pelican Bay Fees	2,471.91	617.98	205.99
Cable Fees	828.09	207.02	69.01
<b>Total Assessment Due</b>	<b>\$ 13,945.06</b>	<b>\$ 3,486.27</b>	<b>\$ 1,162.09</b>