



BAREFOOT RESORT NONRESIDENTIAL OWNERS ASSOCIATION, INC.

P.O. Box 1706
North Myrtle Beach, SC 29598
Phone: 843-399-9888
Fax: 843-399-1761
www.barefootnra.com

November 1, 2025

Dear Owner,

Enclosed, please find the 2025 Operating Budgets for the Joint Committee and the Nonresidential Owners Association.

The Nonresidential Owners Association is responsible for one third (1/3) of the Joint Committee Budget.

The following items are included in the Joint Committee 2025 Operating Budget:

- The funds necessary to staff the North Tower Pool during the summer months in order to ensure that the pool remains a safe and enjoyable environment.
- The funds for the electricity of all main road street lights.
- The cost of the beach shuttle. (The shuttle runs April until October with stops throughout the Resort to the public beach access located at 46th Avenue South, North Myrtle Beach.)
- The Joint Committee Board has three year contract with Mainscape Landscape. 2025 will be the 2nd year of the three year contract.
- The Administrative Expenses have increased, due to the allocation of funds to the Professional Services Line Item for fees associated with attorneys, engineers, etc., based on 2024 projected expenses.

You may make payments to your account through First Citizens Bank at: <https://propertypay.firstcitizens.com/>. **These changes must be made online by the account holder.** If you have any issues while making changes, call First Citizens Bank directly at 1-866-800-4656. This service is offered directly from the bank. Ponderosa Management, LLC cannot access your account or make any adjustments to your account.

PLEASE NOTE: All owners who are currently making payments through First Citizens Bank, you must change the amount to be drafted. Simply log into your profile, select Manage Scheduled Payments, select the Edit button and you will then be able to change the dollar amount of the bank draft. Regardless of the payment method you choose, please allow time for the payment to be received before the last day of the month.

If you should have any questions regarding your Association fees, please contact Ponderosa Management, LLC at 843-399-9888.

ON BEHALF OF THE BOARD OF DIRECTORS

Sincerely,

Kelly White, CMCA, AMS, PCAM
Community Association Manager
Ponderosa Management, LLC

Enclosure (s): As Noted

**BAREFOOT RESORT
NONRESIDENTIAL ASSOCIATION
2025 OPERATING BUDGET**

REVENUES

Association Fees \$ 589,029.55

Total Revenues \$ 589,029.55

EXPENSES

General & Administrative

Joint Committee Fee 537,351.39

Postage & Printing 2,200.00

Office Supplies 150.00

Professional Services 2,500.00

Taxes/Licenses/Fees 25.00

Management Services 24,891.16

Website Expense 495.00

Insurance Expense 20,917.00

Meeting 250.00

Total \$ 588,779.55

Grounds Maintenance

General Maintenance 250.00

Total \$ 250.00

Total Expenses \$ 589,029.55

Barefoot Resort Joint Committee 2025 Operating Budget

INCOME:

43701	Contribution From Barefoot Resort	\$	1,074,864.00
43709	Contribution From Barefoot Nonresidential	\$	537,351.39
43800	Pool Access Income	\$	-
43810	Miscellaneous Income	\$	-
44000	Interest Income	\$	-
TOTAL INCOME			\$ 1,612,215.39

ADMINISTRATIVE EXPENSES:

50200	Postage & Printing	\$	2,000.00
50210	Office Supplies	\$	500.00
50300	Professional Services	\$	73,000.00
50310	Accounting Fees	\$	2,000.00
50330	Taxes/Licenses/Permits	\$	1,500.00
50400	Management Contract	\$	33,746.00
50500	Insurance Expense	\$	40,365.00
50770	On-Site Staff	\$	37,100.00
50890	Shuttle Expenses	\$	90,299.07
50970	Contingency	\$	-
TOTAL ADMINISTRATIVE EXPENSES			\$ 280,510.07

UTILITY EXPENSES: **\$ 280,510.07**

51100	Electricity	\$	116,300.00
51200	Water & Sewer	\$	35,000.00
51400	Telephone	\$	525.00

TOTAL UTILITIES

GROUNDS MAINTENANCE: **\$ 151,825.00**

	Outfall #2 Repair		0.00
52100	Landscape Contract		575,110.00
52200	Landscape Maintenance & Supply		94,250.00
52210	Storm Maintenance		25,000.00
52400	Irrigation Maintenance		25,000.00
52500	Tree Maintenance		70,313.00

TOTAL GROUNDS MAINTENANCE

BUILDING MAINTENANCE: **\$ 789,673.00**

53220	General Maintenance	\$	69,262.32
	Camera Maintenance	\$	2,500.00

TOTAL BUILDING MAINTENANCE

POOL EXPENSES: **\$ 71,762.32**

54100	Pool Contract	\$	72,300.00
54200	Pool Maintenance & Repair	\$	30,000.00
54250	Pool Attendant	\$	45,000.00
	Pool Entertainment	\$	3,540.00
54300	Pool Supplies	\$	60,000.00
	Trash Removal	\$	1,200.00
54400	Pool License & Fees	\$	300.00
54490	Pool Water	\$	7,205.00
54510	Pool Electric	\$	20,825.00
54700	Pool Security Internet	\$	5,460.00

TOTAL POOL EXPENSES **\$ 245,830.00**

OTHER EXPENSES:

	Reserve Funding	\$	72,615.00
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TOTAL OTHER EXPENSES **\$ 72,615.00**

TOTAL EXPENSES

\$ 1,612,215.39

EU MATRIX

<u>Property</u>	<u>Owner</u>	<u>2025 Annual Assessment</u>	<u>2025 Quarterly EU's Assessment</u>	<u>Total Calculation of Assessment & Voting %</u>
Century 21 Barefoot Building	BFR PROPERTIES INC	\$3,422.94	\$855.73	0.58%
Vacant Land	BFR PROPERTIES INC	\$1,162.30	\$290.58	0.20%
City of NMB Fire Station	City of NMB c/o MIKE MAHANEY (EXEMPT)	\$0.00	\$0.00	0.00%
Silver Carolina, Pondarosa	BFOTC LLC	\$6,238.83	\$1,559.71	1.06%
Totals		\$10,824.07	\$2,706.02	1.84%
Conference Center & Administration Building	THE CHANGE CENTER INC	\$25,004.24	\$6,251.06	4.24%
Towne Center (Stores)	BV CAPITAL LLC	\$4,392.90	\$1,098.22	0.75%
Town Center (Vacant Land)	BV CAPITAL LLC	\$709.01	\$177.25	0.12%
The Retreat	UNIT OWNERS	\$110,859.77	\$27,714.94	18.82%
MARINA COTTAGES	MARINA COTTAGES AT BAREFOOT LANDING LP	\$118,316.45	\$29,579.11	20.09%
SEA GLASS COTTAGES	SEA GLASS COTTAGES AT BAREFOOT LANDING II LP	\$47,830.37	\$11,957.59	8.12%
Totals		\$307,112.73	\$76,778.18	52.14%
Slips & Amenities	BFM LLC	\$33,646.26	\$8,411.57	5.71%
North Tower	Unit Owners	\$108,040.47	\$27,010.12	18.34%
Totals		\$141,686.73	\$35,421.68	24.05%
Yacht Club Villas	Unit Owners	\$129,406.02	\$32,351.50	21.97%
Totals		\$129,406.02	\$32,351.50	21.97%
Grand Totals		\$589,029.55	\$147,257.39	100.00%

Assessment Value