



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 15, 2025

Dear Owner,

Enclosed, please find the 2026 Operating Budgets for the Joint Committee and the Nonresidential Owners Association along with the Equivalent Unit Matrix which provides the assessment amount for each Community and Commercial Entity. **The below items are a reflection of budgeted items that increased; however, the full 2026 Budget can be found online at www.barefootnra.com.**

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 2026 Operating Budget:

- The funds necessary to staff the North Tower Pool during the summer months to ensure that the pool remains a safe and enjoyable environment.
- The funds for the electricity of all main road streetlights.
- The irrigation costs for the spine roads and main entry monuments.
- 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. 2026 will be the 3rd year of the three-year contract.
- Landscape Maintenance & Supplies—This line has been increased based upon proposals for landscape material replacement and enhancements throughout the resort.
- Music by the Pool—This line item provides for sixteen events for the 2026 summer season.
- 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 2025 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 843-399-9848 or via email to the Nonresidential Board of Directors at nra@barefoothoa.com.

ON BEHALF OF THE BOARD OF DIRECTORS

Sincerely,

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

Enclosure (s): 2026 Payment Coupons

Barefoot Resort Joint Committee

2026 Operating Budget

INCOME:

43701	Contribution From Barefoot Resort	\$	1,151,640.00	
43709	Contribution From Barefoot Nonresidential	\$	567,225.67	
TOTAL INCOME				\$ 1,718,865.67

ADMINISTRATIVE EXPENSES:

50200	Postage & Printing	\$	1,500.00	
50210	Office Supplies	\$	5,000.00	
50300	Professional Services	\$	73,000.00	
50310	Accounting Fees	\$	1,800.00	
50330	Taxes/Licenses/Permits	\$	1,500.00	
50400	Management Contract	\$	35,835.88	
50500	Insurance Expense	\$	45,000.00	
50770	On-Site Staff	\$	38,102.00	
50970	Contingency	\$	12,485.00	
50890	Shuttle Expenses	\$	90,299.00	
59000	Meeting	\$	75.00	
TOTAL ADMINISTRATIVE EXPENSES				

UTILITY EXPENSES: **\$ 304,596.88**

51100	Electricity	\$	116,300.00	
51200	Water & Sewer	\$	20,000.00	
51400	Telephone	\$	642.10	

TOTAL UTILITIES **\$ 136,942.10**

GROUNDS MAINTENANCE:

52100	Landscape Contract		603,865.69	
52200	Landscape Maintenance & Supply		125,000.00	
52210	Storm Maintenance		15,000.00	
52400	Irrigation Maintenance		25,000.00	
52500	Tree Maintenance		119,714.00	

TOTAL GROUNDS MAINTENANCE **\$ 888,579.69**

BUILDING MAINTENANCE:

53220	General Maintenance	\$	35,000.00	
53920	Camera Maintenance	\$	2,000.00	

TOTAL BUILDING MAINTENANCE **\$ 37,000.00**

POOL EXPENSES:

54100	Pool Contract	\$	74,469.00	
54200	Pool Maintenance & Repair	\$	32,000.00	
54250	Pool Attendant	\$	45,000.00	
54275	Pool Entertainment	\$	30,600.00	
54300	Pool Supplies	\$	61,000.00	
54400	Pool License & Fees	\$	400.00	
54490	Pool Water	\$	6,000.00	
54510	Pool Electric	\$	20,825.00	
54530	Trash Removal	\$	1,200.00	
54700	Pool Security Internet	\$	5,460.00	\$ 276,954.00

TOTAL POOL EXPENSES

OTHER EXPENSES:

Reserve Funding	\$	74,793.00	\$ 74,793.00
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TOTAL OTHER EXPENSES

TOTAL EXPENSES **\$ 1,718,865.67**

BAREFOOT RESORT NONRESIDENTIAL OWNERS ASSOCIATION

2026 OPERATING BUDGET

REVENUES

Association Fees	\$ 650,835.43
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Total Revenues	\$ 650,835.43
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EXPENSES

General & Administrative

Joint Committee Fee	567,225.67
Prior Year Deficit	15,000
Postage & Printing	2,200.00
Office Supplies	150.00
Professional Services	17,000.00
Taxes/Licenses/Fees	25.00
Management Services	25,662.76
Website Expense	495.00
Insurance Expense	22,827.00
Meeting	250.00

Total	\$ 650,835.43
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<u>Property</u>	<u>Land Type</u>	<u>Owner</u>	<u>Annual Assessment</u>	<u>Quarterly EU's Assessment</u>	<u>Total Calculation for JC Assessment & Voting %</u>	<u>Total Calculation for Village Specific Voting %</u>
Century 21 Barefoot Building	Comm Secondary	BFR PROPERTIES INC	\$3,870.77	\$967.69	0.59%	1.51%
Vacant Land	Comm Primary	BFR PROPERTIES INC	\$1,314.37	\$328.59	0.20%	0.51%
City of NMB Fire Station	Comm Primary, Comm Residual		\$0.00	\$0.00	0.00%	0.00%
Silver Carolina, Ponderosa	Comm Secondary	BFOTC LLC	\$7,055.08	\$1,763.77	1.08%	2.75%
Conference Center & Administration Building	Comm Primary, Comm Wasteland	THE CHANGE CENTER INC	\$28,275.63	\$7,068.91	4.34%	11.00%
Towne Center (Stores)	Comm Primary	BV CAPITAL LLC	\$4,967.34	\$1,241.84	0.76%	1.93%
Towne Center (Vacant Land)	Comm Residual	BV CAPITAL LLC	\$801.78	\$200.44	0.12%	0.31%
MARINA COTTAGES	Comm Primary, Comm WaterFront	MARINA COTTAGES AT BAREFOOT LANDING LP	\$128,444.89	\$32,111.22	19.74%	49.99%
SEA GLASS COTTAGES	Comm Primary	SEA GLASS COTTAGES AT BAREFOOT LANDING II LP	\$55,291.08	\$13,822.77	8.50%	21.52%
Slips & Amenities	Comm Primary, Comm WaterFront	BFM LLC	\$26,938.04	\$6,734.51	4.14%	10.48%
Totals			256958.99	64239.75	39.48%	100.00%
The Retreat	Res Primary, Res Residual	UNIT OWNERS	\$125,363.96	\$31,340.99	19.26%	31.83%
North Tower	Condominium	Unit Owners	\$122,175.80	\$30,543.95	18.77%	31.02%
Yacht Club Villas	Condominium	Unit Owners	\$146,336.68	\$36,584.17	22.48%	37.15%
Totals			\$393,876.44	\$98,469.11	60.52%	100.00%
Grand Totals			\$650,835.43	\$162,708.86	100.00%	