

	Current Balance at 12/31/2025	Prior Year Balance at 12/31/2024	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 90,623.43	\$ 13,504.78	\$ 77,118.65
Total OPERATING ASSETS:	\$ 90,623.43	\$ 13,504.78	\$ 77,118.65
CURRENT ASSETS			
15-1500-00-00 Prepaid Insurance	\$ 157,008.00	\$ 174,998.00	\$ (17,990.00)
Total CURRENT ASSETS:	\$ 157,008.00	\$ 174,998.00	\$ (17,990.00)
Total Assets:	\$ 247,631.43	\$ 188,502.78	\$ 59,128.65
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 8,842.00	\$ 3,127.48	\$ 5,714.52
20-2200-00-00 PPD Maintenance Fees	53,565.13	43,875.00	9,690.13
Total CURRENT LIABILITIES:	\$ 62,407.13	\$ 47,002.48	\$ 15,404.65
OPERATING EQUITY			
30-3900-04-00 Ret Earnings - Prior Bar 4	\$ 21,405.52	\$ 5,336.58	\$ 16,068.94
30-3900-05-00 Ret Earnings - Prior Bar 5	54,922.90	68,002.19	(13,079.29)
30-3900-06-00 Ret Earnings - Prior Bar 6	26,883.34	33,536.43	(6,653.09)
30-3900-07-00 Ret Earnings - Prior Bar 7	38,288.54	36,742.18	1,546.36
Total OPERATING EQUITY:	\$ 141,500.30	\$ 143,617.38	\$ (2,117.08)
Net Income / (Loss)	\$ 52,566.00	\$ (2,117.08)	\$ 54,683.08
Total Liabilities & Equity:	\$ 256,473.43	\$ 188,502.78	\$ 67,970.65

	Current Balance at 12/31/2025	Prior Year Balance at 12/31/2024	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 83,923.10	\$ 55,544.57	\$ 28,378.53
Total BAR 4 RESERVE ASSETS:	\$ 83,923.10	\$ 55,544.57	\$ 28,378.53
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 135,617.81	\$ 96,132.36	\$ 39,485.45
Total BAR 5 RESERVE ASSETS:	\$ 135,617.81	\$ 96,132.36	\$ 39,485.45
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 144,511.16	\$ 104,892.11	\$ 39,619.05
Total BAR 6 RESERVE ASSETS:	\$ 144,511.16	\$ 104,892.11	\$ 39,619.05
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 105,854.77	\$ 71,527.35	\$ 34,327.42
Total BAR 7 RESERVE ASSETS:	\$ 105,854.77	\$ 71,527.35	\$ 34,327.42
Total Assets:	\$ 469,906.84	\$ 328,096.39	\$ 141,810.45
Liabilities & Equity			
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 15,759.00	\$ 11,268.00	\$ 4,491.00
24-3003-04-00 RSV - Roof Bar 4	57,945.55	35,449.55	22,496.00
24-3006-04-00 RSV - Fire Equip Bar 4	6,499.83	6,499.83	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	3,718.72	2,327.19	1,391.53
Total BAR 4 RESERVE EQUITY:	\$ 83,923.10	\$ 55,544.57	\$ 28,378.53
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 22,617.00	\$ 16,078.00	\$ 6,539.00
25-3003-05-00 RSV - Roof Bar 5	100,553.22	69,891.22	30,662.00
25-3006-05-00 RSV - Fire Equip Bar 5	6,499.76	6,499.76	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	5,947.83	3,663.38	2,284.45
Total BAR 5 RESERVE EQUITY:	\$ 135,617.81	\$ 96,132.36	\$ 39,485.45
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 22,765.00	\$ 16,279.00	\$ 6,486.00
26-3003-06-00 RSV - Roof Bar 6	101,225.67	70,540.67	30,685.00
26-3006-06-00 RSV - Fire Equip Bar 6	5,578.83	9,999.83	(4,421.00)
26-3008-06-00 RSV - Unalloc Interest Bar 6	10,520.66	8,072.61	2,448.05
Total BAR 6 RESERVE EQUITY:	\$ 140,090.16	\$ 104,892.11	\$ 35,198.05
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 19,261.00	\$ 13,773.00	\$ 5,488.00
27-3003-07-00 RSV - Roof Bar 7	70,359.84	43,193.84	27,166.00
27-3006-07-00 RSV - Fire Equip Bar 7	5,488.85	9,999.85	(4,511.00)
27-3008-07-00 RSV - Unalloc Interest Bar 7	6,324.08	4,560.66	1,763.42
Total BAR 7 RESERVE EQUITY:	\$ 101,433.77	\$ 71,527.35	\$ 29,906.42
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 461,064.84	\$ 328,096.39	\$ 132,968.45

	Operating		Reserve		Total
Assets					
OPERATING ASSETS					
VNB OP 2353	\$	90,623.43	\$	-	\$ 90,623.43
Total: OPERATING ASSETS	\$	90,623.43	\$	-	\$ 90,623.43
BAR 4 RESERVE ASSETS					
VNB RSV 4 2013		-		83,923.10	83,923.10
Total: BAR 4 RESERVE ASSETS	\$	-	\$	83,923.10	\$ 83,923.10
BAR 5 RESERVE ASSETS					
VNB RSV 5 1874		-		135,617.81	135,617.81
Total: BAR 5 RESERVE ASSETS	\$	-	\$	135,617.81	\$ 135,617.81
BAR 6 RESERVE ASSETS					
VNB RSV 6 1866		-		144,511.16	144,511.16
Total: BAR 6 RESERVE ASSETS	\$	-	\$	144,511.16	\$ 144,511.16
BAR 7 RESERVE ASSETS					
VNB Bar 7 RSV 2005		-		105,854.77	105,854.77
Total: BAR 7 RESERVE ASSETS	\$	-	\$	105,854.77	\$ 105,854.77
CURRENT ASSETS					
Prepaid Insurance		157,008.00		-	157,008.00
Total: CURRENT ASSETS	\$	157,008.00	\$	-	\$ 157,008.00
Total: Assets	\$	247,631.43	\$	469,906.84	\$ 717,538.27
Liabilities & Equity					
CURRENT LIABILITIES					
Accounts Payable		8,842.00		-	8,842.00
PPD Maintenance Fees		53,565.13		-	53,565.13
Total: CURRENT LIABILITIES	\$	62,407.13	\$	-	\$ 62,407.13
BAR 4 RESERVE EQUITY					
RSV - Painting Bar 4		-		15,759.00	15,759.00
RSV - Roof Bar 4		-		57,945.55	57,945.55
RSV - Fire Equip Bar 4		-		6,499.83	6,499.83
RSV - Unalloc Interest Bar 4		-		3,718.72	3,718.72
Total: BAR 4 RESERVE EQUITY	\$	-	\$	83,923.10	\$ 83,923.10
BAR 5 RESERVE EQUITY					
RSV - Painting Bar 5		-		22,617.00	22,617.00
RSV - Roof Bar 5		-		100,553.22	100,553.22
RSV - Fire Equip Bar 5		-		6,499.76	6,499.76
RSV - Unalloc Interest Bar 5		-		5,947.83	5,947.83
Total: BAR 5 RESERVE EQUITY	\$	-	\$	135,617.81	\$ 135,617.81
BAR 6 RESERVE EQUITY					
RSV - Painting Bar 6		-		22,765.00	22,765.00
RSV - Roof Bar 6		-		101,225.67	101,225.67
RSV - Fire Equip Bar 6		-		5,578.83	5,578.83
RSV - Unalloc Interest Bar 6		-		10,520.66	10,520.66
Total: BAR 6 RESERVE EQUITY	\$	-	\$	140,090.16	\$ 140,090.16
BAR 7 RESERVE EQUITY					
RSV - Painting Bar 7		-		19,261.00	19,261.00
RSV - Roof Bar 7		-		70,359.84	70,359.84
RSV - Fire Equip Bar 7		-		5,488.85	5,488.85
RSV - Unalloc Interest Bar 7		-		6,324.08	6,324.08
Total: BAR 7 RESERVE EQUITY	\$	-	\$	101,433.77	\$ 101,433.77
OPERATING EQUITY					
Ret Earnings - Prior Bar 4		21,405.52		-	21,405.52
Ret Earnings - Prior Bar 5		54,922.90		-	54,922.90
Ret Earnings - Prior Bar 6		26,883.34		-	26,883.34
Ret Earnings - Prior Bar 7		38,288.54		-	38,288.54
Total: OPERATING EQUITY	\$	141,500.30	\$	-	\$ 141,500.30



Balance Sheet

The Barbados at Carrick Bend Circle Condominium Association, Inc.
End Date: 12/31/2025

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Net Income Gain/Loss

Total: Liabilities & Equity

	Operating	Reserve	Total
	\$ 52,566.00	\$ -	\$ 52,566.00
	\$ 256,473.43	\$ 461,064.84	\$ 717,538.27

Assets

OPERATING ASSETS		
10-1010-00-00 VNB OP 2353	\$90,623.43	
Total OPERATING ASSETS:		<u>\$90,623.43</u>
BAR 4 RESERVE ASSETS		
11-1214-00-00 VNB RSV 4 2013	83,923.10	
Total BAR 4 RESERVE ASSETS:		<u>\$83,923.10</u>
BAR 5 RESERVE ASSETS		
12-1215-00-00 VNB RSV 5 1874	135,617.81	
Total BAR 5 RESERVE ASSETS:		<u>\$135,617.81</u>
BAR 6 RESERVE ASSETS		
13-1216-00-00 VNB RSV 6 1866	144,511.16	
Total BAR 6 RESERVE ASSETS:		<u>\$144,511.16</u>
BAR 7 RESERVE ASSETS		
14-1217-00-00 VNB Bar 7 RSV 2005	105,854.77	
Total BAR 7 RESERVE ASSETS:		<u>\$105,854.77</u>
CURRENT ASSETS		
15-1500-00-00 Prepaid Insurance	157,008.00	
Total CURRENT ASSETS:		<u>\$157,008.00</u>
Total Assets:		<u>\$717,538.27</u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00 Accounts Payable	8,842.00	
20-2200-00-00 PPD Maintenance Fees	53,565.13	
Total CURRENT LIABILITIES:		<u>\$62,407.13</u>
BAR 4 RESERVE EQUITY		
24-3002-04-00 RSV - Painting Bar 4	15,759.00	
24-3003-04-00 RSV - Roof Bar 4	57,945.55	
24-3006-04-00 RSV - Fire Equip Bar 4	6,499.83	
24-3008-04-00 RSV - Unalloc Interest Bar 4	3,718.72	
Total BAR 4 RESERVE EQUITY:		<u>\$83,923.10</u>
BAR 5 RESERVE EQUITY		
25-3002-05-00 RSV - Painting Bar 5	22,617.00	
25-3003-05-00 RSV - Roof Bar 5	100,553.22	
25-3006-05-00 RSV - Fire Equip Bar 5	6,499.76	
25-3008-05-00 RSV - Unalloc Interest Bar 5	5,947.83	
Total BAR 5 RESERVE EQUITY:		<u>\$135,617.81</u>
BAR 6 RESERVE EQUITY		
26-3002-06-00 RSV - Painting Bar 6	22,765.00	
26-3003-06-00 RSV - Roof Bar 6	101,225.67	
26-3006-06-00 RSV - Fire Equip Bar 6	5,578.83	
26-3008-06-00 RSV - Unalloc Interest Bar 6	10,520.66	
Total BAR 6 RESERVE EQUITY:		<u>\$140,090.16</u>
BAR 7 RESERVE EQUITY		
27-3002-07-00 RSV - Painting Bar 7	19,261.00	
27-3003-07-00 RSV - Roof Bar 7	70,359.84	
27-3006-07-00 RSV - Fire Equip Bar 7	5,488.85	

Balance Sheet

The Barbados at Carrick Bend Circle Condominium Association, Inc.
End Date: 12/31/2025

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27-3008-07-00 RSV - Unalloc Interest Bar 7	\$6,324.08	
Total BAR 7 RESERVE EQUITY:		<u>\$101,433.77</u>
OPERATING EQUITY		
30-3900-04-00 Ret Earnings - Prior Bar 4	21,405.52	
30-3900-05-00 Ret Earnings - Prior Bar 5	54,922.90	
30-3900-06-00 Ret Earnings - Prior Bar 6	26,883.34	
30-3900-07-00 Ret Earnings - Prior Bar 7	38,288.54	
Total OPERATING EQUITY:		<u>\$141,500.30</u>
Net Income Gain / Loss	<u>52,566.00</u>	
		<u>\$52,566.00</u>
Total Liabilities & Equity:		<u><u>\$717,538.27</u></u>

Description	Year-to-date			Annual Budget
	Actual	Budget	Variance	
OPERATING INCOME				
INCOME				
4000-04-00 Maint/ Rsv Fees - Bar 4	\$ 122,256.00	\$122,231.00	\$ 25.00	\$ 122,231.00
4000-05-00 Maint / Rsv Fees - Bar 5	176,592.00	176,502.00	90.00	176,502.00
4000-06-00 Maint / Rsv Fees - Bar 6	176,592.00	176,497.00	95.00	176,497.00
4000-07-00 Maint / Rsv Fees - Bar 7	149,424.00	149,342.00	82.00	149,342.00
4005-04-00 Application Fees - Bar 4	1,050.00	-	1,050.00	-
4005-05-00 Application Fees - Bar 5	1,050.00	-	1,050.00	-
4005-06-00 Application Fees Bar 6	900.00	-	900.00	-
4005-07-00 Application Fees - Bar 7	1,050.00	-	1,050.00	-
4025-04-00 Late Fees - Bar 4	65.13	-	65.13	-
4025-06-00 Late Fees - Bar 6	195.39	-	195.39	-
4050-04-00 Master Assoc Fees - Bar 4	70,344.00	70,379.00	(35.00)	70,379.00
4050-05-00 Master Assoc Fees - Bar 5	101,608.00	101,659.00	(51.00)	101,659.00
4050-06-00 Master Assoc Fees - Bar 6	101,608.00	101,659.00	(51.00)	101,659.00
4050-07-00 Master Assoc Fees - Bar 7	85,976.00	86,019.00	(43.00)	86,019.00
4070-04-00 Background Check Fee - Bar 4	500.00	-	500.00	-
4070-05-00 Background Check Fee - Bar 5	200.00	-	200.00	-
4070-06-00 Background Check Fee - Bar 6	150.00	-	150.00	-
4070-07-00 Background Check Fee - Bar 7	100.00	-	100.00	-
4199-04-00 Use of Surplus Funds - Bar 4	-	3,528.00	(3,528.00)	3,528.00
4199-05-00 Use of Surplus Funds - Bar 5	-	3,950.00	(3,950.00)	3,950.00
4199-06-00 Use of Surplus Funds - Bar 6	-	1,872.00	(1,872.00)	1,872.00
Total INCOME	\$ 989,660.52	\$993,638.00	(\$3,977.48)	\$ 993,638.00
Total OPERATING INCOME	\$ 989,660.52	\$993,638.00	(\$ 3,977.48)	\$ 993,638.00
OPERATING EXPENSE				
PROFESSIONAL				
5030-04-00 Legal - Bar 4	-	196.00	196.00	196.00
5030-05-00 Legal - Bar 5	-	283.00	283.00	283.00
5030-06-00 Legal - Bar 6	-	283.00	283.00	283.00
5030-07-00 Legal - Bar 7	-	238.00	238.00	238.00
5110-04-00 Audit /Accounting Fees - Bar 4	59.00	98.00	39.00	98.00
5110-05-00 Audit /Accounting Fees - Bar 5	82.60	141.00	58.40	141.00
5110-06-00 Audit /Accounting Fees - Bar 6	82.60	141.00	58.40	141.00
5110-07-00 Audit /Accounting Fees - Bar 7	70.80	120.00	49.20	120.00
Total PROFESSIONAL	\$ 295.00	\$ 1,500.00	\$1,205.00	\$ 1,500.00
GENERAL / ADMINISTRATIVE				
5118-04-00 Fees to Division - Bar 4	250.57	98.00	(152.57)	98.00
5118-05-00 Fees to Division - Bar 5	121.15	141.00	19.85	141.00
5118-06-00 Fees to Division - Bar 6	121.15	141.00	19.85	141.00
5118-07-00 Fees to Division - Bar 7	102.70	120.00	17.30	120.00
5457-04-00 Office Expense - Bar 4	636.15	391.00	(245.15)	391.00
5457-05-00 Office Expense - Bar 5	811.18	565.00	(246.18)	565.00
5457-06-00 Office Expense - Bar 6	600.80	565.00	(35.80)	565.00
5457-07-00 Office Expense - Bar 7	570.65	479.00	(91.65)	479.00
5458-04-00 Website Expense - Bar 4	127.17	176.00	48.83	176.00
5458-05-00 Website Expense - Bar 5	183.70	254.00	70.30	254.00
5458-06-00 Website Expense - Bar 6	183.70	254.00	70.30	254.00
5458-07-00 Website Expense - Bar 7	155.43	216.00	60.57	216.00
Total GENERAL / ADMINISTRATIVE	\$ 3,864.35	\$ 3,400.00	(\$464.35)	\$ 3,400.00

Description	Year-to-date			Annual Budget
	Actual	Budget	Variance	
INSURANCE				
5550-04-00 INS Expense - Bar 4	\$37,498.06	\$50,934.00	\$13,435.94	\$50,934.00
5550-05-00 INS Expense - Bar 5	54,134.14	73,571.00	19,436.86	73,571.00
5550-06-00 INS Expense - Bar 6	54,134.14	73,571.00	19,436.86	73,571.00
5550-07-00 INS Expense - Bar 7	45,789.69	62,252.00	16,462.31	62,252.00
5551-04-00 INS - Flood - Bar 4	24,786.00	17,043.00	(7,743.00)	17,043.00
5551-05-00 INS - Flood - Bar 5	31,736.00	25,197.00	(6,539.00)	25,197.00
5551-06-00 INS - Flood - Bar 6	24,792.00	23,144.00	(1,648.00)	23,144.00
5551-07-00 INS - Flood - Bar 7	18,420.00	16,886.00	(1,534.00)	16,886.00
Total INSURANCE	\$291,290.03	\$342,598.00	\$51,307.97	\$342,598.00
UTILITIES				
5801-04-00 Electricity - Bar 4	1,091.29	1,174.00	82.71	1,174.00
5801-05-00 Electricity - Bar 5	1,457.61	1,696.00	238.39	1,696.00
5801-06-00 Electricity - Bar 6	1,806.55	1,696.00	(110.55)	1,696.00
5801-07-00 Electricity - Bar 7	1,453.83	1,434.00	(19.83)	1,434.00
5880-04-00 Water / Sewer -Bar 4	14,345.31	14,674.00	328.69	14,674.00
5880-05-00 Water / Sewer - Bar 5	19,719.93	21,196.00	1,476.07	21,196.00
5880-06-00 Water / Sewer - Bar 6	19,920.16	21,196.00	1,275.84	21,196.00
5880-07-00 Water / Sewer - Bar 7	16,166.35	17,934.00	1,767.65	17,934.00
Total UTILITIES	\$75,961.03	\$81,000.00	\$5,038.97	\$81,000.00
REPAIR /MAINTENANCE				
6201-04-00 General Maintenance - Bar 4	3,058.26	4,891.00	1,832.74	4,891.00
6201-05-00 General Maintenance - Bar 5	3,025.54	7,065.00	4,039.46	7,065.00
6201-06-00 General Maintenance - Bar 6	3,246.54	7,065.00	3,818.46	7,065.00
6201-07-00 General Maintenance - Bar 7	2,268.16	5,979.00	3,710.84	5,979.00
6202-04-00 Fire Mgmt System - Bar 4	5,848.29	2,935.00	(2,913.29)	2,935.00
6202-05-00 Fire Mgmt System - Bar 5	10,863.91	4,239.00	(6,624.91)	4,239.00
6202-06-00 Fire Mgmt System - Bar 6	15,763.20	4,239.00	(11,524.20)	4,239.00
6202-07-00 Fire Mgmt System - Bar 7	9,171.21	3,587.00	(5,584.21)	3,587.00
6205-04-00 Janitorial Contract - Bar 4	2,582.60	2,935.00	352.40	2,935.00
6205-05-00 Janitorial Contract - Bar 5	3,730.44	4,239.00	508.56	4,239.00
6205-06-00 Janitorial Contract - Bar 6	3,730.44	4,239.00	508.56	4,239.00
6205-07-00 Janitorial Contract - Bar 7	3,156.52	3,587.00	430.48	3,587.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	1,565.00	1,565.00	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	2,261.00	2,261.00	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	2,261.00	2,261.00	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	1,913.00	1,913.00	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	1,100.00	-	(1,100.00)	-
6208-05-00 Sidewalks & Steps - Bar 5	1,580.00	-	(1,580.00)	-
6208-06-00 Sidewalks & Steps - Bar 6	1,580.00	-	(1,580.00)	-
6208-07-00 Sidewalks & Steps - Bar 7	1,340.00	-	(1,340.00)	-
6211-04-00 Dryer Vent Cleaning - Bar 4	-	489.00	489.00	489.00
6211-05-00 Dryer Vent Cleaning - Bar 5	-	707.00	707.00	707.00
6211-06-00 Dryer Vent Cleaning - Bar 6	-	707.00	707.00	707.00
6211-07-00 Dryer Vent Cleaning - Bar 7	-	597.00	597.00	597.00
6212-04-00 Sidewalk Powerwashing - Bar 4	-	1,174.00	1,174.00	1,174.00
6212-05-00 Sidewalk Powerwashing - Bar 5	-	1,696.00	1,696.00	1,696.00
6212-06-00 Sidewalk Powerwashing - Bar 6	-	1,696.00	1,696.00	1,696.00
6212-07-00 Sidewalk Powerwashing - Bar 7	-	1,434.00	1,434.00	1,434.00
Total REPAIR /MAINTENANCE	\$72,045.11	\$71,500.00	(\$545.11)	\$71,500.00

Description	Year-to-date		Variance	Annual Budget
	Actual	Budget		
RESERVE/MASTER TRANSFERS				
9001-04-00 Master Assoc Transfer Exp - Bar 4	\$70,392.08	\$70,379.00	(\$13.08)	\$70,379.00
9001-05-00 Master Assoc Transfer Exp - Bar 5	101,656.57	101,659.00	2.43	101,659.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	101,656.57	101,659.00	2.43	101,659.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	86,010.78	86,019.00	8.22	86,019.00
9005-04-00 Transfer to Reserves - Bar 4	26,987.00	26,987.00	-	26,987.00
9005-05-00 Transfer to Reserves - Bar 5	37,201.00	37,201.00	-	37,201.00
9005-06-00 Transfer to Reserves - Bar 6	37,171.00	37,171.00	-	37,171.00
9005-07-00 Transfer to Reserves - Bar 7	32,564.00	32,565.00	1.00	32,565.00
Total RESERVE/MASTER TRANSFERS	<u>\$493,639.00</u>	<u>\$493,640.00</u>	<u>\$1.00</u>	<u>\$493,640.00</u>
Total OPERATING EXPENSE	<u>\$937,094.52</u>	<u>\$993,638.00</u>	<u>\$56,543.48</u>	<u>\$993,638.00</u>
Net Income:	<u>\$52,566.00</u>	<u>\$0.00</u>	<u>\$52,566.00</u>	<u>\$0.00</u>



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Account	2021	2022	2023	2024	2025	Total
OPERATING INCOME						
INCOME						
4000-04-00 Maint/ Rsv Fees - Bar 4	\$ 57,292	\$ 66,312	\$ 74,736	\$ 89,856	\$ 122,256	\$ 410,452
4000-05-00 Maint / Rsv Fees - Bar 5	81,923	94,848	107,952	129,792	176,592	591,107
4000-06-00 Maint / Rsv Fees - Bar 6	83,355	95,934	107,952	129,792	176,592	593,625
4000-07-00 Maint / Rsv Fees - Bar 7	71,343	81,312	91,344	109,824	149,424	503,247
4005-04-00 Application Fees - Bar 4	-	600	900	150	1,050	2,700
4005-05-00 Application Fees - Bar 5	750	1,800	1,650	1,350	1,050	6,600
4005-06-00 Application Fees Bar 6	-	1,350	1,650	1,200	900	5,100
4005-07-00 Application Fees - Bar 7	1,050	1,500	1,650	900	1,050	6,150
4025-04-00 Late Fees - Bar 4	48	302	78	-	65	493
4025-05-00 Late Fees - Bar 5	96	277	82	170	-	625
4025-06-00 Late Fees - Bar 6	48	227	154	-	195	624
4025-07-00 Late Fees - Bar 7	97	202	140	170	-	608
4050-04-00 Master Assoc Fees - Bar 4	54,524	55,512	58,464	61,344	70,344	300,188
4050-05-00 Master Assoc Fees - Bar 5	78,757	80,184	84,448	88,608	101,608	433,605
4050-06-00 Master Assoc Fees - Bar 6	78,757	80,184	84,448	88,608	101,608	433,605
4050-07-00 Master Assoc Fees - Bar 7	66,641	67,848	71,456	74,976	85,976	366,897
4056-04-00 Sales Application Fees - Bar 4	100	-	-	-	-	100
4056-05-00 Sales Application Fees - Bar 5	500	-	-	-	-	500
4056-06-00 Sales Application Fees - Bar 6	100	-	-	-	-	100
4060-04-00 Rental Application Fee - Bar 4	200	-	-	-	-	200
4060-05-00 Rental Application Fee - Bar 5	1,000	-	-	-	-	1,000
4060-06-00 Rental Application Fee - Bar 6	1,000	-	-	-	-	1,000
4060-07-00 Rental Application Fee - Bar 7	300	-	-	-	-	300
4070-04-00 Background Check Fee - Bar 4	-	17	530	(10)	500	1,037
4070-05-00 Background Check Fee - Bar 5	-	364	226	536	200	1,326
4070-06-00 Background Check Fee - Bar 6	-	164	476	486	150	1,276
4070-07-00 Background Check Fee - Bar 7	-	15	303	38	100	456
4199-04-00 Use of Surplus Funds - Bar 4	5,315	-	-	-	-	5,315
4199-05-00 Use of Surplus Funds - Bar 5	7,678	-	-	-	-	7,678
4199-06-00 Use of Surplus Funds - Bar 6	7,678	-	-	-	-	7,678
4199-07-00 Use of Surplus Funds - Bar 7	6,496	-	-	-	-	6,496
Total INCOME	605,049	628,951	688,639	777,789	989,661	3,690,088
Total OPERATING INCOME	605,049	628,951	688,639	777,789	989,661	3,690,088
OPERATING EXPENSE						
PROFESSIONAL						
5030-04-00 Legal - Bar 4	39	141	160	-	-	340
5030-05-00 Legal - Bar 5	57	203	231	-	-	491
5030-06-00 Legal - Bar 6	57	203	231	-	-	491
5030-07-00 Legal - Bar 7	48	172	195	-	-	415
5110-04-00 Audit /Accounting Fees - Bar 4	78	81	81	-	59	300
5110-05-00 Audit /Accounting Fees - Bar 5	113	117	117	-	83	430
5110-06-00 Audit /Accounting Fees - Bar 6	113	117	117	-	83	430
5110-07-00 Audit /Accounting Fees - Bar 7	96	99	99	-	71	365
Total PROFESSIONAL	600	1,135	1,232	-	295	3,262



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GENERAL / ADMINISTRATIVE						
5118-04-00 Fees to Division - Bar 4	\$72	\$12	\$12	\$12	\$251	\$359
5118-05-00 Fees to Division - Bar 5	104	17	17	258	121	517
5118-06-00 Fees to Division - Bar 6	104	17	17	258	121	517
5118-07-00 Fees to Division - Bar 7	88	15	15	218	103	438
5457-04-00 Office Expense - Bar 4	312	327	553	750	636	2,579
5457-05-00 Office Expense - Bar 5	563	473	798	1,321	811	3,966
5457-06-00 Office Expense - Bar 6	492	473	798	1,579	601	3,943
5457-07-00 Office Expense - Bar 7	419	400	673	916	571	2,978
5458-04-00 Website Expense - Bar 4	147	117	127	125	127	644
5458-05-00 Website Expense - Bar 5	212	170	184	185	184	934
5458-06-00 Website Expense - Bar 6	212	170	184	185	184	934
5458-07-00 Website Expense - Bar 7	179	143	155	155	155	789
Total GENERAL / ADMINISTRATIVE	2,904	2,334	3,534	5,961	3,864	18,597
INSURANCE						
5550-04-00 INS Expense - Bar 4	18,841	26,198	34,550	3,577	37,498	120,665
5550-05-00 INS Expense - Bar 5	27,084	37,832	1,023	53,785	54,134	173,858
5550-06-00 INS Expense - Bar 6	27,084	37,832	1,023	53,785	54,134	173,858
5550-07-00 INS Expense - Bar 7	22,975	32,008	888	45,570	45,790	147,231
5551-04-00 INS - Flood - Bar 4	10,754	11,477	13,118	15,369	24,786	75,504
5551-05-00 INS - Flood - Bar 5	15,133	16,148	18,330	21,391	31,736	102,738
5551-06-00 INS - Flood - Bar 6	17,329	12,828	21,473	21,490	24,792	97,912
5551-07-00 INS - Flood - Bar 7	10,856	8,813	16,759	16,035	18,420	70,883
Total INSURANCE	150,057	183,136	107,163	231,002	291,290	962,648
UTILITIES						
5801-04-00 Electricity - Bar 4	660	976	1,116	1,083	1,091	4,926
5801-05-00 Electricity - Bar 5	814	1,259	1,475	1,454	1,458	6,459
5801-06-00 Electricity - Bar 6	1,005	1,544	1,831	1,772	1,807	7,959
5801-07-00 Electricity - Bar 7	849	1,214	1,555	1,444	1,454	6,516
5880-04-00 Water / Sewer -Bar 4	10,318	10,495	11,736	13,512	14,345	60,406
5880-05-00 Water / Sewer - Bar 5	14,947	15,478	16,340	18,804	19,720	85,290
5880-06-00 Water / Sewer - Bar 6	15,474	16,022	16,928	19,145	19,920	87,489
5880-07-00 Water / Sewer - Bar 7	12,271	12,871	13,681	15,592	16,166	70,581
Total UTILITIES	56,339	59,858	64,662	72,806	75,961	329,627



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Account	2021	2022	2023	2024	2025	Total
REPAIR /MAINTENANCE						
6201-04-00 General Maintenance - Bar 4	\$1,162	\$1,524	\$723	\$7,536	\$3,058	\$14,003
6201-05-00 General Maintenance - Bar 5	5,439	1,709	1,161	11,162	3,026	22,495
6201-06-00 General Maintenance - Bar 6	1,836	1,338	2,412	5,585	3,247	14,418
6201-07-00 General Maintenance - Bar 7	1,539	2,416	1,363	400	2,268	7,986
6202-04-00 Fire Mgmt System - Bar 4	2,590	1,093	1,105	8,829	5,848	19,466
6202-05-00 Fire Mgmt System - Bar 5	3,432	-	3,215	3,613	10,864	21,124
6202-06-00 Fire Mgmt System - Bar 6	3,335	2,488	1,597	1,547	15,763	24,730
6202-07-00 Fire Mgmt System - Bar 7	4,438	154	3,137	1,425	9,171	18,325
6203-04-00 Fire Alarm / Exting Service - Bar 4	805	893	-	877	-	2,575
6203-05-00 Fire Alarm / Exting Service - Bar 5	1,163	1,291	-	1,389	-	3,843
6203-06-00 Fire Alarm / Exting Service - Bar 6	1,163	1,291	-	1,266	-	3,720
6203-07-00 Fire Alarm / Exting Service - Bar 7	984	630	-	1,072	-	2,686
6204-04-00 Termite Warranty - Bar 4	499	500	-	-	-	999
6204-05-00 Termite Warranty - Bar 5	721	720	-	-	-	1,441
6204-06-00 Termite Warranty - Bar 6	721	720	-	-	-	1,441
6204-07-00 Termite Warranty - Bar 7	610	610	-	-	-	1,220
6205-04-00 Janitorial Contract - Bar 4	880	2,583	2,583	2,583	2,583	11,211
6205-05-00 Janitorial Contract - Bar 5	1,272	3,730	3,730	3,730	3,730	16,194
6205-06-00 Janitorial Contract - Bar 6	1,272	3,730	3,730	3,730	3,730	16,194
6205-07-00 Janitorial Contract - Bar 7	1,076	3,156	3,157	3,157	3,157	13,702
6206-04-00 Roof Cleaning - Contract Bar 4	-	3,196	-	3,196	-	6,392
6206-05-00 Roof Cleaning - Contract Bar 5	-	4,616	-	4,616	-	9,233
6206-06-00 Roof Cleaning - Contract Bar 6	-	4,616	-	4,616	-	9,233
6206-07-00 Roof Cleaning - Contract Bar 7	-	4,865	-	3,906	-	8,771
6208-04-00 Sidewalks & Steps - Bar 4	2,390	861	1,643	3,216	1,100	9,211
6208-05-00 Sidewalks & Steps - Bar 5	3,453	1,243	2,374	4,637	1,580	13,287
6208-06-00 Sidewalks & Steps - Bar 6	3,453	1,243	2,374	4,637	1,580	13,287
6208-07-00 Sidewalks & Steps - Bar 7	2,921	1,052	2,009	3,926	1,340	11,249
6209-04-00 Lighting - Bar 4	3,590	37	-	-	-	3,627
6209-05-00 Lighting - Bar 5	5,309	54	-	-	-	5,362
6209-06-00 Lighting - Bar 6	5,309	289	-	-	-	5,597
6209-07-00 Lighting - Bar 7	4,492	45	-	-	-	4,537
6210-04-00 Mailboxes - Bar 4	2,400	-	-	-	-	2,400
6210-05-00 Mailboxes - Bar 5	3,467	-	-	-	-	3,467
6210-06-00 Mailboxes - Bar 6	3,467	-	-	-	-	3,467
6210-07-00 Mailboxes - Bar 7	2,934	-	-	-	-	2,934
6211-04-00 Dryer Vent Cleaning - Bar 4	655	-	450	-	-	1,105
6211-05-00 Dryer Vent Cleaning - Bar 5	946	-	650	-	-	1,596
6211-06-00 Dryer Vent Cleaning - Bar 6	946	-	650	-	-	1,596
6211-07-00 Dryer Vent Cleaning - Bar 7	801	-	550	-	-	1,351
Total REPAIR /MAINTENANCE	81,469	52,694	38,613	90,651	72,045	335,473



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RESERVE/MASTER TRANSFERS						
9001-04-00 Master Assoc Transfer Exp - Bar 4	\$54,531	\$55,504	\$58,450	\$61,340	\$70,392	\$300,217
9001-05-00 Master Assoc Transfer Exp - Bar 5	78,767	80,172	84,424	88,577	101,657	433,597
9001-06-00 Master Assoc Transfer Exp - Bar 6	78,767	80,172	84,424	88,577	101,657	433,597
9001-07-00 Master Assoc Transfer Exp - Bar 7	66,650	67,840	71,447	74,943	86,011	366,891
9005-04-00 Transfer to Reserves - Bar 4	9,352	12,872	12,875	13,267	26,987	75,353
9005-05-00 Transfer to Reserves - Bar 5	12,644	17,732	17,480	18,612	37,201	103,669
9005-06-00 Transfer to Reserves - Bar 6	13,502	18,588	18,590	18,566	37,171	106,417
9005-07-00 Transfer to Reserves - Bar 7	11,758	16,060	16,424	15,603	32,564	92,409
Total RESERVE/MASTER TRANSFERS	325,971	348,940	364,114	379,485	493,639	1,912,149
Total OPERATING EXPENSE	617,340	648,097	579,318	779,906	937,095	3,561,756
Net Income:	(12,292)	(19,146)	109,320	(2,117)	52,566	128,332