



## **Financial Report Package**

**February 2023**

**Prepared for**

**The Barbados at Carrick Bend Circle  
Condominium Association, Inc.**

**KPG Accounting Services, Inc.**

	Current Balance at 2/28/2023	Prior Month Balance at 01/31/2023	Change
<b>Assets</b>			
<b>OPERATING ASSETS</b>			
10-1010-00-00 VNB OP 2353	\$ 71,863.57	\$ 91,979.42	\$ (20,115.85)
<b>Total OPERATING ASSETS:</b>	<b>\$ 71,863.57</b>	<b>\$ 91,979.42</b>	<b>\$ (20,115.85)</b>
<b>BAR 4 RESERVE ASSETS</b>			
11-1214-00-00 VNB RSV 4 2013	\$ 39,464.31	\$ 39,403.81	\$ 60.50
<b>Total BAR 4 RESERVE ASSETS:</b>	<b>\$ 39,464.31</b>	<b>\$ 39,403.81</b>	<b>\$ 60.50</b>
<b>BAR 5 RESERVE ASSETS</b>			
12-1215-00-00 VNB RSV 5 1874	\$ 68,030.91	\$ 67,926.62	\$ 104.29
<b>Total BAR 5 RESERVE ASSETS:</b>	<b>\$ 68,030.91</b>	<b>\$ 67,926.62</b>	<b>\$ 104.29</b>
<b>BAR 6 RESERVE ASSETS</b>			
13-1216-00-00 VNB RSV 6 1866	\$ 75,977.52	\$ 75,861.04	\$ 116.48
<b>Total BAR 6 RESERVE ASSETS:</b>	<b>\$ 75,977.52</b>	<b>\$ 75,861.04</b>	<b>\$ 116.48</b>
<b>BAR 7 RESERVE ASSETS</b>			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 62,530.67	\$ 62,434.81	\$ 95.86
<b>Total BAR 7 RESERVE ASSETS:</b>	<b>\$ 62,530.67</b>	<b>\$ 62,434.81</b>	<b>\$ 95.86</b>
<b>CURRENT ASSETS</b>			
15-1400-00-00 Accounts Receivable	\$ -	\$ 2,775.00	\$ (2,775.00)
<b>Total CURRENT ASSETS:</b>	<b>\$ -</b>	<b>\$ 2,775.00</b>	<b>\$ (2,775.00)</b>
<b>Total Assets:</b>	<b>\$ 317,866.98</b>	<b>\$ 340,380.70</b>	<b>\$ (22,513.72)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2200-00-00 PPD Maintenance Fees	\$ 970.67	\$ 970.67	\$ -
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 970.67</b>	<b>\$ 970.67</b>	<b>\$ -</b>
<b>BAR 4 RESERVE EQUITY</b>			
24-3002-04-00 RSV - Painting Bar 4	\$ 4,400.50	\$ 4,400.50	\$ -
24-3003-04-00 RSV - Roof Bar 4	28,435.50	28,435.50	-
24-3006-04-00 RSV - Fire Equip Bar 4	6,047.58	6,047.58	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	580.73	520.23	60.50
<b>Total BAR 4 RESERVE EQUITY:</b>	<b>\$ 39,464.31</b>	<b>\$ 39,403.81</b>	<b>\$ 60.50</b>
<b>BAR 5 RESERVE EQUITY</b>			
25-3002-05-00 RSV - Painting Bar 5	\$ 6,297.00	\$ 6,297.00	\$ -
25-3003-05-00 RSV - Roof Bar 5	54,924.04	54,924.04	-
25-3006-05-00 RSV - Fire Equip Bar 5	6,100.01	6,100.01	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	709.86	605.57	104.29
<b>Total BAR 5 RESERVE EQUITY:</b>	<b>\$ 68,030.91</b>	<b>\$ 67,926.62</b>	<b>\$ 104.29</b>
<b>BAR 6 RESERVE EQUITY</b>			
26-3002-06-00 RSV - Painting Bar 6	\$ 6,359.75	\$ 6,359.75	\$ -
26-3003-06-00 RSV - Roof Bar 6	55,848.95	55,848.95	-
26-3006-06-00 RSV - Fire Equip Bar 6	8,937.08	8,937.08	-
26-3008-06-00 RSV - Unalloc Interest Bar 6	4,831.74	4,715.26	116.48
<b>Total BAR 6 RESERVE EQUITY:</b>	<b>\$ 75,977.52</b>	<b>\$ 75,861.04</b>	<b>\$ 116.48</b>
<b>BAR 7 RESERVE EQUITY</b>			

	Current Balance at 2/28/2023	Prior Month Balance at 01/31/2023	Change
27-3002-07-00 RSV - Painting Bar 7	\$ 5,380.00	\$ 5,380.00	\$ -
27-3003-07-00 RSV - Roof Bar 7	46,048.92	46,048.92	-
27-3006-07-00 RSV - Fire Equip Bar 7	9,004.85	9,004.85	-
27-3008-07-00 RSV - Unalloc Interest Bar 7	2,096.90	2,001.04	95.86
<b>Total BAR 7 RESERVE EQUITY:</b>	<b>\$ 62,530.67</b>	<b>\$ 62,434.81</b>	<b>\$ 95.86</b>
<b>OPERATING EQUITY</b>			
30-3900-04-00 Ret Earnings - Prior Bar 4	\$ 9,910.35	\$ 9,910.35	\$ -
30-3900-05-00 Ret Earnings - Prior Bar 5	25,193.59	25,193.59	-
30-3900-06-00 Ret Earnings - Prior Bar 6	(4,763.61)	(4,763.61)	-
30-3900-07-00 Ret Earnings - Prior Bar 7	3,956.67	3,956.67	-
<b>Total OPERATING EQUITY:</b>	<b>\$ 34,297.00</b>	<b>\$ 34,297.00</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 36,595.90</b>	<b>\$ 59,486.75</b>	<b>\$ (22,890.85)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 317,866.98</b>	<b>\$ 340,380.70</b>	<b>\$ (22,513.72)</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
<b>40 - INCOME</b>							
4000 Maint/ Rsv Fees - Bar 4	\$-	\$-	\$-	\$18,684.00	\$18,695.25	(\$11.25)	\$74,781.00
4005 Application Fees - Bar 4	-	-	-	300.00	-	300.00	-
4050 Master Assoc Fees - Bar 4	-	-	-	14,616.00	14,612.50	3.50	58,450.00
4070 Background Check Fee - Bar 4	(21.52)	-	(21.52)	178.48	-	178.48	-
<b>TOTAL 40 - INCOME</b>	<b>(\$21.52)</b>	<b>\$-</b>	<b>(\$21.52)</b>	<b>\$33,778.48</b>	<b>\$33,307.75</b>	<b>\$470.73</b>	<b>\$133,231.00</b>
<b>TOTAL INCOME</b>	<b>(\$21.52)</b>	<b>\$-</b>	<b>(\$21.52)</b>	<b>\$33,778.48</b>	<b>\$33,307.75</b>	<b>\$470.73</b>	<b>\$133,231.00</b>
<b>EXPENSES</b>							
<b>51 - PROFESSIONAL</b>							
5030 Legal - Bar 4	-	3.25	3.25	159.91	6.50	(153.41)	39.00
5110 Audit /Accounting Fees - Bar 4	-	5.33	5.33	-	10.66	10.66	64.00
<b>TOTAL 51 - PROFESSIONAL</b>	<b>\$-</b>	<b>\$8.58</b>	<b>\$8.58</b>	<b>\$159.91</b>	<b>\$17.16</b>	<b>(\$142.75)</b>	<b>\$103.00</b>
<b>54 - GENERAL / ADMINISTRATIVE</b>							
5118 Fees to Division - Bar 4	-	7.08	7.08	-	14.16	14.16	85.00
5457 Office Expense - Bar 4	-	12.25	12.25	-	24.50	24.50	147.00
5458 Website Expense - Bar 4	-	9.75	9.75	-	19.50	19.50	117.00
<b>TOTAL 54 - GENERAL / ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$29.08</b>	<b>\$29.08</b>	<b>\$-</b>	<b>\$58.16</b>	<b>\$58.16</b>	<b>\$349.00</b>
<b>55 - INSURANCE</b>							
5550 INS Expense - Bar 4	340.00	2,348.58	2,008.58	340.00	4,697.16	4,357.16	28,183.00
5551 INS - Flood - Bar 4	-	864.17	864.17	4,434.00	1,728.34	(2,705.66)	10,370.00
<b>TOTAL 55 - INSURANCE</b>	<b>\$340.00</b>	<b>\$3,212.75</b>	<b>\$2,872.75</b>	<b>\$4,774.00</b>	<b>\$6,425.50</b>	<b>\$1,651.50</b>	<b>\$38,553.00</b>
<b>58 - UTILITIES</b>							
5801 Electricity - Bar 4	92.83	81.50	(11.33)	187.49	163.00	(24.49)	978.00
5880 Water / Sewer - Bar 4	1,131.98	847.83	(284.15)	2,017.83	1,695.66	(322.17)	10,174.00
<b>TOTAL 58 - UTILITIES</b>	<b>\$1,224.81</b>	<b>\$929.33</b>	<b>(\$295.48)</b>	<b>\$2,205.32</b>	<b>\$1,858.66</b>	<b>(\$346.66)</b>	<b>\$11,152.00</b>
<b>60 - REPAIR /MAINTENANCE</b>							
6201 General Maintenance - Bar 4	-	244.58	244.58	-	489.16	489.16	2,935.00
6202 Fire Mgmt System - Bar 4	-	163.08	163.08	-	326.16	326.16	1,957.00
6204 Termite Warranty - Bar 4	-	41.58	41.58	-	83.16	83.16	499.00
6205 Janitorial Contract - Bar 4	430.44	211.92	(218.52)	430.44	423.84	(6.60)	2,543.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	260.84	260.84	1,565.00
6208 Sidewalks & Steps - Bar 4	547.83	48.92	(498.91)	547.83	97.84	(449.99)	587.00
6211 Dryer Vent Cleaning - Bar 4	-	-	-	450.00	-	(450.00)	-
6212 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	195.66	195.66	1,174.00
<b>TOTAL 60 - REPAIR /MAINTENANCE</b>	<b>\$978.27</b>	<b>\$938.33</b>	<b>(\$39.94)</b>	<b>\$1,428.27</b>	<b>\$1,876.66</b>	<b>\$448.39</b>	<b>\$11,260.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,543.08</b>	<b>\$5,118.07</b>	<b>\$2,574.99</b>	<b>\$8,567.50</b>	<b>\$10,236.14</b>	<b>\$1,668.64</b>	<b>\$61,417.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$2,564.60)</b>	<b>(\$5,118.07)</b>	<b>\$2,553.47</b>	<b>\$25,210.98</b>	<b>\$23,071.61</b>	<b>\$2,139.37</b>	<b>\$71,814.00</b>
<b>EXPENSES</b>							
<b>91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS</b>							
9001 Master Assoc Transfer Exp - Bar 4	-	-	-	14,612.50	14,612.50	-	58,450.00
9005 Transfer to Reserves - Bar 4	-	-	-	3,218.75	3,218.75	-	12,875.00
<b>TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$17,831.25</b>	<b>\$17,831.25</b>	<b>\$-</b>	<b>\$71,325.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$17,831.25</b>	<b>\$17,831.25</b>	<b>\$-</b>	<b>\$71,325.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$17,831.25)</b>	<b>(\$17,831.25)</b>	<b>\$-</b>	<b>(\$71,325.00)</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
<b>40 - INCOME</b>							
4000 Maint / Rsv Fees - Bar 5	\$-	\$-	\$-	\$26,988.00	\$26,985.00	\$3.00	\$107,940.00
4050 Master Assoc Fees - Bar 5	-	-	-	21,112.00	21,107.00	5.00	84,428.00
4070 Background Check Fee - Bar 5	(31.09)	-	(31.09)	(31.09)	-	(31.09)	-
<b>TOTAL 40 - INCOME</b>	<b>(\$31.09)</b>	<b>\$-</b>	<b>(\$31.09)</b>	<b>\$48,068.91</b>	<b>\$48,092.00</b>	<b>(\$23.09)</b>	<b>\$192,368.00</b>
<b>TOTAL INCOME</b>	<b>(\$31.09)</b>	<b>\$-</b>	<b>(\$31.09)</b>	<b>\$48,068.91</b>	<b>\$48,092.00</b>	<b>(\$23.09)</b>	<b>\$192,368.00</b>
<b>EXPENSES</b>							
<b>51 - PROFESSIONAL</b>							
5030 Legal - Bar 5	-	4.75	4.75	230.98	9.50	(221.48)	57.00
5110 Audit /Accounting Fees - Bar 5	-	7.67	7.67	-	15.34	15.34	92.00
<b>TOTAL 51 - PROFESSIONAL</b>	<b>\$-</b>	<b>\$12.42</b>	<b>\$12.42</b>	<b>\$230.98</b>	<b>\$24.84</b>	<b>(\$206.14)</b>	<b>\$149.00</b>
<b>54 - GENERAL / ADMINISTRATIVE</b>							
5118 Fees to Division - Bar 5	-	10.25	10.25	-	20.50	20.50	123.00
5457 Office Expense - Bar 5	-	17.67	17.67	-	35.34	35.34	212.00
5458 Website Expense - Bar 5	-	14.17	14.17	-	28.34	28.34	170.00
<b>TOTAL 54 - GENERAL / ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$42.09</b>	<b>\$42.09</b>	<b>\$-</b>	<b>\$84.18</b>	<b>\$84.18</b>	<b>\$505.00</b>
<b>55 - INSURANCE</b>							
5550 INS Expense - Bar 5	375.00	3,479.08	3,104.08	375.00	6,958.16	6,583.16	41,749.00
5551 INS - Flood - Bar 5	4,434.00	1,248.17	(3,185.83)	8,867.00	2,496.34	(6,370.66)	14,978.00
<b>TOTAL 55 - INSURANCE</b>	<b>\$4,809.00</b>	<b>\$4,727.25</b>	<b>(\$81.75)</b>	<b>\$9,242.00</b>	<b>\$9,454.50</b>	<b>\$212.50</b>	<b>\$56,727.00</b>
<b>58 - UTILITIES</b>							
5801 Electricity - Bar 5	122.61	117.75	(4.86)	246.48	235.50	(10.98)	1,413.00
5880 Water / Sewer - Bar 5	1,518.37	1,224.67	(293.70)	2,928.86	2,449.34	(479.52)	14,696.00
<b>TOTAL 58 - UTILITIES</b>	<b>\$1,640.98</b>	<b>\$1,342.42</b>	<b>(\$298.56)</b>	<b>\$3,175.34</b>	<b>\$2,684.84</b>	<b>(\$490.50)</b>	<b>\$16,109.00</b>
<b>60 - REPAIR /MAINTENANCE</b>							
6201 General Maintenance - Bar 5	-	353.25	353.25	37.03	706.50	669.47	4,239.00
6202 Fire Mgmt System - Bar 5	-	235.50	235.50	-	471.00	471.00	2,826.00
6204 Termite Warranty - Bar 5	-	60.08	60.08	-	120.16	120.16	721.00
6205 Janitorial Contract - Bar 5	621.74	306.17	(315.57)	621.74	612.34	(9.40)	3,674.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	376.84	376.84	2,261.00
6208 Sidewalks & Steps - Bar 5	791.30	70.67	(720.63)	791.30	141.34	(649.96)	848.00
6211 Dryer Vent Cleaning - Bar 5	-	-	-	650.00	-	(650.00)	-
6212 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	282.66	282.66	1,696.00
<b>TOTAL 60 - REPAIR /MAINTENANCE</b>	<b>\$1,413.04</b>	<b>\$1,355.42</b>	<b>(\$57.62)</b>	<b>\$2,100.07</b>	<b>\$2,710.84</b>	<b>\$610.77</b>	<b>\$16,265.00</b>
<b>TOTAL EXPENSES</b>	<b>\$7,863.02</b>	<b>\$7,479.60</b>	<b>(\$383.42)</b>	<b>\$14,748.39</b>	<b>\$14,959.20</b>	<b>\$210.81</b>	<b>\$89,755.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$7,894.11)</b>	<b>(\$7,479.60)</b>	<b>(\$414.51)</b>	<b>\$33,320.52</b>	<b>\$33,132.80</b>	<b>\$187.72</b>	<b>\$102,613.00</b>
<b>EXPENSES</b>							
<b>91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS</b>							
9001 Master Assoc Transfer Exp - Bar 5	-	-	-	21,106.00	21,107.00	1.00	84,428.00
9005 Transfer to Reserves - Bar 5	-	-	-	4,370.00	4,370.00	-	17,480.00
<b>TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$25,476.00</b>	<b>\$25,477.00</b>	<b>\$1.00</b>	<b>\$101,908.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$25,476.00</b>	<b>\$25,477.00</b>	<b>\$1.00</b>	<b>\$101,908.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$25,476.00)</b>	<b>(\$25,477.00)</b>	<b>\$1.00</b>	<b>(\$101,908.00)</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
<b>40 - INCOME</b>							
4000 Maint / Rsv Fees - Bar 6	\$-	\$-	\$-	\$26,988.00	\$27,002.50	(\$14.50)	\$108,010.00
4005 Application Fees Bar 6	-	-	-	150.00	-	150.00	-
4050 Master Assoc Fees - Bar 6	-	-	-	21,112.00	21,107.00	5.00	84,428.00
4070 Background Check Fee - Bar 6	(31.09)	-	(31.09)	(31.09)	-	(31.09)	-
<b>TOTAL 40 - INCOME</b>	<b>(\$31.09)</b>	<b>\$-</b>	<b>(\$31.09)</b>	<b>\$48,218.91</b>	<b>\$48,109.50</b>	<b>\$109.41</b>	<b>\$192,438.00</b>
<b>TOTAL INCOME</b>	<b>(\$31.09)</b>	<b>\$-</b>	<b>(\$31.09)</b>	<b>\$48,218.91</b>	<b>\$48,109.50</b>	<b>\$109.41</b>	<b>\$192,438.00</b>
<b>EXPENSES</b>							
<b>51 - PROFESSIONAL</b>							
5030 Legal - Bar 6	-	4.75	4.75	230.98	9.50	(221.48)	57.00
5110 Audit /Accounting Fees - Bar 6	-	7.67	7.67	-	15.34	15.34	92.00
<b>TOTAL 51 - PROFESSIONAL</b>	<b>\$-</b>	<b>\$12.42</b>	<b>\$12.42</b>	<b>\$230.98</b>	<b>\$24.84</b>	<b>(\$206.14)</b>	<b>\$149.00</b>
<b>54 - GENERAL / ADMINISTRATIVE</b>							
5118 Fees to Division - Bar 6	-	10.25	10.25	-	20.50	20.50	123.00
5457 Office Expense - Bar 6	-	17.67	17.67	-	35.34	35.34	212.00
5458 Website Expense - Bar 6	-	14.17	14.17	-	28.34	28.34	170.00
<b>TOTAL 54 - GENERAL / ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$42.09</b>	<b>\$42.09</b>	<b>\$-</b>	<b>\$84.18</b>	<b>\$84.18</b>	<b>\$505.00</b>
<b>55 - INSURANCE</b>							
5550 INS Expense - Bar 6	375.00	3,392.42	3,017.42	375.00	6,784.84	6,409.84	40,709.00
5551 INS - Flood - Bar 6	5,216.00	1,248.17	(3,967.83)	5,216.00	2,496.34	(2,719.66)	14,978.00
<b>TOTAL 55 - INSURANCE</b>	<b>\$5,591.00</b>	<b>\$4,640.59</b>	<b>(\$950.41)</b>	<b>\$5,591.00</b>	<b>\$9,281.18</b>	<b>\$3,690.18</b>	<b>\$55,687.00</b>
<b>58 - UTILITIES</b>							
5801 Electricity - Bar 6	152.37	117.75	(34.62)	307.56	235.50	(72.06)	1,413.00
5880 Water / Sewer - Bar 6	1,599.14	1,224.67	(374.47)	2,991.65	2,449.34	(542.31)	14,696.00
<b>TOTAL 58 - UTILITIES</b>	<b>\$1,751.51</b>	<b>\$1,342.42</b>	<b>(\$409.09)</b>	<b>\$3,299.21</b>	<b>\$2,684.84</b>	<b>(\$614.37)</b>	<b>\$16,109.00</b>
<b>60 - REPAIR /MAINTENANCE</b>							
6201 General Maintenance - Bar 6	487.75	353.25	(134.50)	487.75	706.50	218.75	4,239.00
6202 Fire Mgmt System - Bar 6	-	235.50	235.50	-	471.00	471.00	2,826.00
6204 Termite Warranty - Bar 6	-	60.08	60.08	-	120.16	120.16	721.00
6205 Janitorial Contract - Bar 6	621.74	306.17	(315.57)	621.74	612.34	(9.40)	3,674.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	376.84	376.84	2,261.00
6208 Sidewalks & Steps - Bar 6	791.30	70.67	(720.63)	791.30	141.34	(649.96)	848.00
6211 Dryer Vent Cleaning - Bar 6	-	-	-	650.00	-	(650.00)	-
6212 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	282.66	282.66	1,696.00
<b>TOTAL 60 - REPAIR /MAINTENANCE</b>	<b>\$1,900.79</b>	<b>\$1,355.42</b>	<b>(\$545.37)</b>	<b>\$2,550.79</b>	<b>\$2,710.84</b>	<b>\$160.05</b>	<b>\$16,265.00</b>
<b>TOTAL EXPENSES</b>	<b>\$9,243.30</b>	<b>\$7,392.94</b>	<b>(\$1,850.36)</b>	<b>\$11,671.98</b>	<b>\$14,785.88</b>	<b>\$3,113.90</b>	<b>\$88,715.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$9,274.39)</b>	<b>(\$7,392.94)</b>	<b>(\$1,881.45)</b>	<b>\$36,546.93</b>	<b>\$33,323.62</b>	<b>\$3,223.31</b>	<b>\$103,723.00</b>
<b>EXPENSES</b>							
<b>91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS</b>							
9001 Master Assoc Transfer Exp - Bar 6	-	-	-	21,106.00	21,107.00	1.00	84,428.00
9005 Transfer to Reserves - Bar 6	-	-	-	4,647.50	4,647.50	-	18,590.00
<b>TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$25,753.50</b>	<b>\$25,754.50</b>	<b>\$1.00</b>	<b>\$103,018.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$25,753.50</b>	<b>\$25,754.50</b>	<b>\$1.00</b>	<b>\$103,018.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$25,753.50)</b>	<b>(\$25,754.50)</b>	<b>\$1.00</b>	<b>(\$103,018.00)</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
<b>40 - INCOME</b>							
4000 Maint / Rsv Fees - Bar 7	\$-	\$-	\$-	\$22,836.00	\$22,845.75	(\$9.75)	\$91,383.00
4050 Master Assoc Fees - Bar 7	-	-	-	17,864.00	17,859.75	4.25	71,439.00
4070 Background Check Fee - Bar 7	(26.30)	-	(26.30)	(26.30)	-	(26.30)	-
<b>TOTAL 40 - INCOME</b>	<b>(\$26.30)</b>	<b>\$-</b>	<b>(\$26.30)</b>	<b>\$40,673.70</b>	<b>\$40,705.50</b>	<b>(\$31.80)</b>	<b>\$162,822.00</b>
<b>TOTAL INCOME</b>	<b>(\$26.30)</b>	<b>\$-</b>	<b>(\$26.30)</b>	<b>\$40,673.70</b>	<b>\$40,705.50</b>	<b>(\$31.80)</b>	<b>\$162,822.00</b>
<b>EXPENSES</b>							
<b>51 - PROFESSIONAL</b>							
5030 Legal - Bar 7	-	4.00	4.00	195.46	8.00	(187.46)	48.00
5110 Audit /Accounting Fees - Bar 7	-	6.50	6.50	-	13.00	13.00	78.00
<b>TOTAL 51 - PROFESSIONAL</b>	<b>\$-</b>	<b>\$10.50</b>	<b>\$10.50</b>	<b>\$195.46</b>	<b>\$21.00</b>	<b>(\$174.46)</b>	<b>\$126.00</b>
<b>54 - GENERAL / ADMINISTRATIVE</b>							
5118 Fees to Division - Bar 7	-	8.67	8.67	-	17.34	17.34	104.00
5457 Office Expense - Bar 7	-	14.92	14.92	-	29.84	29.84	179.00
5458 Website Expense - Bar 7	-	11.92	11.92	-	23.84	23.84	143.00
<b>TOTAL 54 - GENERAL / ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$35.51</b>	<b>\$35.51</b>	<b>\$-</b>	<b>\$71.02</b>	<b>\$71.02</b>	<b>\$426.00</b>
<b>55 - INSURANCE</b>							
5550 INS Expense - Bar 7	340.00	2,811.83	2,471.83	340.00	5,623.66	5,283.66	33,742.00
5551 INS - Flood - Bar 7	-	1,056.17	1,056.17	3,087.00	2,112.34	(974.66)	12,674.00
<b>TOTAL 55 - INSURANCE</b>	<b>\$340.00</b>	<b>\$3,868.00</b>	<b>\$3,528.00</b>	<b>\$3,427.00</b>	<b>\$7,736.00</b>	<b>\$4,309.00</b>	<b>\$46,416.00</b>
<b>58 - UTILITIES</b>							
5801 Electricity - Bar 7	96.45	99.67	3.22	193.01	199.34	6.33	1,196.00
5880 Water / Sewer - Bar 7	1,349.35	1,036.25	(313.10)	2,416.61	2,072.50	(344.11)	12,435.00
<b>TOTAL 58 - UTILITIES</b>	<b>\$1,445.80</b>	<b>\$1,135.92</b>	<b>(\$309.88)</b>	<b>\$2,609.62</b>	<b>\$2,271.84</b>	<b>(\$337.78)</b>	<b>\$13,631.00</b>
<b>60 - REPAIR /MAINTENANCE</b>							
6201 General Maintenance - Bar 7	150.00	298.92	148.92	150.00	597.84	447.84	3,587.00
6202 Fire Mgmt System - Bar 7	-	199.25	199.25	-	398.50	398.50	2,391.00
6204 Termite Warranty - Bar 7	-	50.83	50.83	-	101.66	101.66	610.00
6205 Janitorial Contract - Bar 7	526.08	259.08	(267.00)	526.08	518.16	(7.92)	3,109.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	318.84	318.84	1,913.00
6208 Sidewalks & Steps - Bar 7	669.57	59.75	(609.82)	669.57	119.50	(550.07)	717.00
6211 Dryer Vent Cleaning - Bar 7	-	-	-	550.00	-	(550.00)	-
6212 Sidewalk Powerwashing - Bar 7	-	119.58	119.58	-	239.16	239.16	1,435.00
<b>TOTAL 60 - REPAIR /MAINTENANCE</b>	<b>\$1,345.65</b>	<b>\$1,146.83</b>	<b>(\$198.82)</b>	<b>\$1,895.65</b>	<b>\$2,293.66</b>	<b>\$398.01</b>	<b>\$13,762.00</b>
<b>TOTAL EXPENSES</b>	<b>\$3,131.45</b>	<b>\$6,196.76</b>	<b>\$3,065.31</b>	<b>\$8,127.73</b>	<b>\$12,393.52</b>	<b>\$4,265.79</b>	<b>\$74,361.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$3,157.75)</b>	<b>(\$6,196.76)</b>	<b>\$3,039.01</b>	<b>\$32,545.97</b>	<b>\$28,311.98</b>	<b>\$4,233.99</b>	<b>\$88,461.00</b>
<b>EXPENSES</b>							
<b>91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS</b>							
9001 Master Assoc Transfer Exp - Bar 7	-	-	-	17,861.75	17,859.75	(2.00)	71,439.00
9005 Transfer to Reserves - Bar 7	-	-	-	4,106.00	4,106.00	-	16,424.00
<b>TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$21,967.75</b>	<b>\$21,965.75</b>	<b>(\$2.00)</b>	<b>\$87,863.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$21,967.75</b>	<b>\$21,965.75</b>	<b>(\$2.00)</b>	<b>\$87,863.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$21,967.75)</b>	<b>(\$21,965.75)</b>	<b>(\$2.00)</b>	<b>(\$87,863.00)</b>