



Financial Report Package

June 2023

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 6/30/2023	Prior Month Balance at 05/31/2023	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 168,358.67	\$ 120,397.81	\$ 47,960.86
Total OPERATING ASSETS:	\$ 168,358.67	\$ 120,397.81	\$ 47,960.86
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 42,962.06	\$ 42,891.50	\$ 70.56
Total BAR 4 RESERVE ASSETS:	\$ 42,962.06	\$ 42,891.50	\$ 70.56
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 72,876.64	\$ 72,756.94	\$ 119.70
Total BAR 5 RESERVE ASSETS:	\$ 72,876.64	\$ 72,756.94	\$ 119.70
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 81,155.28	\$ 81,021.99	\$ 133.29
Total BAR 6 RESERVE ASSETS:	\$ 81,155.28	\$ 81,021.99	\$ 133.29
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 67,074.33	\$ 66,964.16	\$ 110.17
Total BAR 7 RESERVE ASSETS:	\$ 67,074.33	\$ 66,964.16	\$ 110.17
CURRENT ASSETS			
15-1400-00-00 Accounts Receivable	\$ -	\$ 1,259.00	\$ (1,259.00)
Total CURRENT ASSETS:	\$ -	\$ 1,259.00	\$ (1,259.00)
Total Assets:	\$ 432,426.98	\$ 385,291.40	\$ 47,135.58
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 415.00	\$ 2,800.00	\$ (2,385.00)
20-2200-00-00 PPD Maintenance Fees	58,009.00	2,750.00	55,259.00
Total CURRENT LIABILITIES:	\$ 58,424.00	\$ 5,550.00	\$ 52,874.00
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 5,281.00	\$ 5,281.00	\$ -
24-3003-04-00 RSV - Roof Bar 4	30,623.00	30,623.00	-
24-3006-04-00 RSV - Fire Equip Bar 4	6,198.33	6,198.33	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	859.73	789.17	70.56
Total BAR 4 RESERVE EQUITY:	\$ 42,962.06	\$ 42,891.50	\$ 70.56
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 7,506.00	\$ 7,506.00	\$ -
25-3003-05-00 RSV - Roof Bar 5	57,951.79	57,951.79	-
25-3006-05-00 RSV - Fire Equip Bar 5	6,233.26	6,233.26	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	1,185.59	1,065.89	119.70
Total BAR 5 RESERVE EQUITY:	\$ 72,876.64	\$ 72,756.94	\$ 119.70
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 7,631.50	\$ 7,631.50	\$ -
26-3003-06-00 RSV - Roof Bar 6	58,870.45	58,870.45	-
26-3006-06-00 RSV - Fire Equip Bar 6	9,291.33	9,291.33	-
26-3008-06-00 RSV - Unalloc Interest Bar 6	5,362.00	5,228.71	133.29
Total BAR 6 RESERVE EQUITY:	\$ 81,155.28	\$ 81,021.99	\$ 133.29

	Current Balance at 6/30/2023	Prior Month Balance at 05/31/2023	Change
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 6,456.00	\$ 6,456.00	\$ -
27-3003-07-00 RSV - Roof Bar 7	48,626.92	48,626.92	-
27-3006-07-00 RSV - Fire Equip Bar 7	9,456.85	9,456.85	-
27-3008-07-00 RSV - Unalloc Interest Bar 7	2,534.56	2,424.39	110.17
Total BAR 7 RESERVE EQUITY:	\$ 67,074.33	\$ 66,964.16	\$ 110.17
OPERATING EQUITY			
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	-
Total OPERATING EQUITY:	\$ 34,297.00	\$ 34,297.00	\$ -
Net Income / (Loss)	\$ 75,637.67	\$ 81,809.81	\$ (6,172.14)
Total Liabilities & Equity:	\$ 432,426.98	\$ 385,291.40	\$ 47,135.58

Assets

OPERATING ASSETS		
10-1010-00-00 VNB OP 2353	\$168,358.67	
Total OPERATING ASSETS:		<u>\$168,358.67</u>
BAR 4 RESERVE ASSETS		
11-1214-00-00 VNB RSV 4 2013	42,962.06	
Total BAR 4 RESERVE ASSETS:		<u>\$42,962.06</u>
BAR 5 RESERVE ASSETS		
12-1215-00-00 VNB RSV 5 1874	72,876.64	
Total BAR 5 RESERVE ASSETS:		<u>\$72,876.64</u>
BAR 6 RESERVE ASSETS		
13-1216-00-00 VNB RSV 6 1866	81,155.28	
Total BAR 6 RESERVE ASSETS:		<u>\$81,155.28</u>
BAR 7 RESERVE ASSETS		
14-1217-00-00 VNB Bar 7 RSV 2005	67,074.33	
Total BAR 7 RESERVE ASSETS:		<u>\$67,074.33</u>
Total Assets:		<u>\$432,426.98</u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00 Accounts Payable	415.00	
20-2200-00-00 PPD Maintenance Fees	58,009.00	
Total CURRENT LIABILITIES:		<u>\$58,424.00</u>
BAR 4 RESERVE EQUITY		
24-3002-04-00 RSV - Painting Bar 4	5,281.00	
24-3003-04-00 RSV - Roof Bar 4	30,623.00	
24-3006-04-00 RSV - Fire Equip Bar 4	6,198.33	
24-3008-04-00 RSV - Unalloc Interest Bar 4	859.73	
Total BAR 4 RESERVE EQUITY:		<u>\$42,962.06</u>
BAR 5 RESERVE EQUITY		
25-3002-05-00 RSV - Painting Bar 5	7,506.00	
25-3003-05-00 RSV - Roof Bar 5	57,951.79	
25-3006-05-00 RSV - Fire Equip Bar 5	6,233.26	
25-3008-05-00 RSV - Unalloc Interest Bar 5	1,185.59	
Total BAR 5 RESERVE EQUITY:		<u>\$72,876.64</u>
BAR 6 RESERVE EQUITY		
26-3002-06-00 RSV - Painting Bar 6	7,631.50	
26-3003-06-00 RSV - Roof Bar 6	58,870.45	
26-3006-06-00 RSV - Fire Equip Bar 6	9,291.33	
26-3008-06-00 RSV - Unalloc Interest Bar 6	5,362.00	
Total BAR 6 RESERVE EQUITY:		<u>\$81,155.28</u>
BAR 7 RESERVE EQUITY		
27-3002-07-00 RSV - Painting Bar 7	6,456.00	
27-3003-07-00 RSV - Roof Bar 7	48,626.92	
27-3006-07-00 RSV - Fire Equip Bar 7	9,456.85	
27-3008-07-00 RSV - Unalloc Interest Bar 7	2,534.56	
Total BAR 7 RESERVE EQUITY:		<u>\$67,074.33</u>
OPERATING EQUITY		

Balance Sheet

The Barbados at Carrick Bend Circle Condominium Association, Inc.
End Date: 06/30/2023

Date: 7/6/2023
Time: 1:45 pm
Page: 2

30-3900-04-00	Ret Earnings - Prior Bar 4	\$9,910.35	
30-3900-05-00	Ret Earnings - Prior Bar 5	25,193.59	
30-3900-06-00	Ret Earnings - Prior Bar 6	(4,763.61)	
30-3900-07-00	Ret Earnings - Prior Bar 7	3,956.67	
		<hr/>	
Total OPERATING EQUITY:			<hr/>
			\$34,297.00
	Net Income Gain / Loss	75,637.67	
		<hr/>	
			<hr/>
			\$75,637.67
			<hr/>
	Total Liabilities & Equity:		<hr/><hr/>
			\$432,426.98

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
40 - INCOME							
4000 Maint/ Rsv Fees - Bar 4	\$-	\$-	\$-	\$37,368.00	\$37,390.50	(\$22.50)	\$74,781.00
4005 Application Fees - Bar 4	-	-	-	300.00	-	300.00	-
4025 Late Fees - Bar 4	-	-	-	77.75	-	77.75	-
4050 Master Assoc Fees - Bar 4	-	-	-	29,232.00	29,225.00	7.00	58,450.00
4070 Background Check Fee - Bar 4	-	-	-	113.91	-	113.91	-
TOTAL 40 - INCOME	\$-	\$-	\$-	\$67,091.66	\$66,615.50	\$476.16	\$133,231.00
TOTAL INCOME	\$0.00	\$-	\$-	\$67,091.66	\$66,615.50	\$476.16	\$133,231.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 4	-	3.25	3.25	159.91	19.50	(140.41)	39.00
5110 Audit /Accounting Fees - Bar 4	81.22	5.33	(75.89)	81.22	31.98	(49.24)	64.00
TOTAL 51 - PROFESSIONAL	\$81.22	\$8.58	(\$72.64)	\$241.13	\$51.48	(\$189.65)	\$103.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	7.08	7.08	11.98	42.48	30.50	85.00
5457 Office Expense - Bar 4	-	12.25	12.25	94.65	73.50	(21.15)	147.00
5458 Website Expense - Bar 4	-	9.75	9.75	-	58.50	58.50	117.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$-	\$29.08	\$29.08	\$106.63	\$174.48	\$67.85	\$349.00
55 - INSURANCE							
5550 INS Expense - Bar 4	-	2,348.58	2,348.58	340.00	14,091.48	13,751.48	28,183.00
5551 INS - Flood - Bar 4	-	864.17	864.17	7,982.00	5,185.02	(2,796.98)	10,370.00
TOTAL 55 - INSURANCE	\$-	\$3,212.75	\$3,212.75	\$8,322.00	\$19,276.50	\$10,954.50	\$38,553.00
58 - UTILITIES							
5801 Electricity - Bar 4	92.76	81.50	(11.26)	560.38	489.00	(71.38)	978.00
5880 Water / Sewer -Bar 4	867.87	847.83	(20.04)	6,236.55	5,086.98	(1,149.57)	10,174.00
TOTAL 58 - UTILITIES	\$960.63	\$929.33	(\$31.30)	\$6,796.93	\$5,575.98	(\$1,220.95)	\$11,152.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	186.65	244.58	57.93	186.65	1,467.48	1,280.83	2,935.00
6202 Fire Mgmt System - Bar 4	-	163.08	163.08	1,105.35	978.48	(126.87)	1,957.00
6204 Termite Warranty - Bar 4	-	41.58	41.58	-	249.48	249.48	499.00
6205 Janitorial Contract - Bar 4	-	211.92	211.92	1,291.31	1,271.52	(19.79)	2,543.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	782.52	782.52	1,565.00
6208 Sidewalks & Steps - Bar 4	-	48.92	48.92	1,095.66	293.52	(802.14)	587.00
6211 Dryer Vent Cleaning - Bar 4	-	-	-	450.00	-	(450.00)	-
6212 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	586.98	586.98	1,174.00
TOTAL 60 - REPAIR /MAINTENANCE	\$186.65	\$938.33	\$751.68	\$4,128.97	\$5,629.98	\$1,501.01	\$11,260.00
TOTAL EXPENSES	\$1,228.50	\$5,118.07	\$3,889.57	\$19,595.66	\$30,708.42	\$11,112.76	\$61,417.00
NET ORDINARY INCOME	(\$1,228.50)	(\$5,118.07)	\$3,889.57	\$47,496.00	\$35,907.08	\$11,588.92	\$71,814.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 4	-	-	-	29,225.00	29,225.00	-	58,450.00
9005 Transfer to Reserves - Bar 4	-	-	-	6,437.50	6,437.50	-	12,875.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$-	\$-	\$-	\$35,662.50	\$35,662.50	\$-	\$71,325.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$35,662.50	\$35,662.50	\$-	\$71,325.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$35,662.50)	(\$35,662.50)	\$-	(\$71,325.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
40 - INCOME							
4000 Maint / Rsv Fees - Bar 5	\$-	\$-	\$-	\$53,976.00	\$53,970.00	\$6.00	\$107,940.00
4005 Application Fees - Bar 5	-	-	-	300.00	-	300.00	-
4025 Late Fees - Bar 5	-	-	-	29.50	-	29.50	-
4050 Master Assoc Fees - Bar 5	-	-	-	42,224.00	42,214.00	10.00	84,428.00
4070 Background Check Fee - Bar 5	-	-	-	(124.35)	-	(124.35)	-
TOTAL 40 - INCOME	\$-	\$-	\$-	\$96,405.15	\$96,184.00	\$221.15	\$192,368.00
TOTAL INCOME	\$0.00	\$-	\$-	\$96,405.15	\$96,184.00	\$221.15	\$192,368.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 5	-	4.75	4.75	230.98	28.50	(202.48)	57.00
5110 Audit /Accounting Fees - Bar 5	117.28	7.67	(109.61)	117.28	46.02	(71.26)	92.00
TOTAL 51 - PROFESSIONAL	\$117.28	\$12.42	(\$104.86)	\$348.26	\$74.52	(\$273.74)	\$149.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	10.25	10.25	17.31	61.50	44.19	123.00
5457 Office Expense - Bar 5	-	17.67	17.67	136.14	106.02	(30.12)	212.00
5458 Website Expense - Bar 5	-	14.17	14.17	-	85.02	85.02	170.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$-	\$42.09	\$42.09	\$153.45	\$252.54	\$99.09	\$505.00
55 - INSURANCE							
5550 INS Expense - Bar 5	-	3,479.08	3,479.08	375.00	20,874.48	20,499.48	41,749.00
5551 INS - Flood - Bar 5	-	1,248.17	1,248.17	8,867.00	7,489.02	(1,377.98)	14,978.00
TOTAL 55 - INSURANCE	\$-	\$4,727.25	\$4,727.25	\$9,242.00	\$28,363.50	\$19,121.50	\$56,727.00
58 - UTILITIES							
5801 Electricity - Bar 5	123.04	117.75	(5.29)	739.39	706.50	(32.89)	1,413.00
5880 Water / Sewer - Bar 5	1,302.61	1,224.67	(77.94)	8,633.75	7,348.02	(1,285.73)	14,696.00
TOTAL 58 - UTILITIES	\$1,425.65	\$1,342.42	(\$83.23)	\$9,373.14	\$8,054.52	(\$1,318.62)	\$16,109.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	269.61	353.25	83.64	306.64	2,119.50	1,812.86	4,239.00
6202 Fire Mgmt System - Bar 5	-	235.50	235.50	1,596.63	1,413.00	(183.63)	2,826.00
6204 Termite Warranty - Bar 5	-	60.08	60.08	-	360.48	360.48	721.00
6205 Janitorial Contract - Bar 5	-	306.17	306.17	1,865.22	1,837.02	(28.20)	3,674.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	1,130.52	1,130.52	2,261.00
6208 Sidewalks & Steps - Bar 5	-	70.67	70.67	1,582.60	424.02	(1,158.58)	848.00
6211 Dryer Vent Cleaning - Bar 5	-	-	-	650.00	-	(650.00)	-
6212 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	847.98	847.98	1,696.00
TOTAL 60 - REPAIR /MAINTENANCE	\$269.61	\$1,355.42	\$1,085.81	\$6,001.09	\$8,132.52	\$2,131.43	\$16,265.00
TOTAL EXPENSES	\$1,812.54	\$7,479.60	\$5,667.06	\$25,117.94	\$44,877.60	\$19,759.66	\$89,755.00
NET ORDINARY INCOME	(\$1,812.54)	(\$7,479.60)	\$5,667.06	\$71,287.21	\$51,306.40	\$19,980.81	\$102,613.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 5	-	-	-	42,212.00	42,214.00	2.00	84,428.00
9005 Transfer to Reserves - Bar 5	-	-	-	8,740.00	8,740.00	-	17,480.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$-	\$-	\$-	\$50,952.00	\$50,954.00	\$2.00	\$101,908.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$50,952.00	\$50,954.00	\$2.00	\$101,908.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$50,952.00)	(\$50,954.00)	\$2.00	(\$101,908.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
40 - INCOME							
4000 Maint / Rsv Fees - Bar 6	\$-	\$-	\$-	\$53,976.00	\$54,005.00	(\$29.00)	\$108,010.00
4005 Application Fees Bar 6	-	-	-	450.00	-	450.00	-
4025 Late Fees - Bar 6	-	-	-	48.25	-	48.25	-
4050 Master Assoc Fees - Bar 6	-	-	-	42,224.00	42,214.00	10.00	84,428.00
4070 Background Check Fee - Bar 6	-	-	-	(24.35)	-	(24.35)	-
TOTAL 40 - INCOME	\$-	\$-	\$-	\$96,673.90	\$96,219.00	\$454.90	\$192,438.00
TOTAL INCOME	\$0.00	\$-	\$-	\$96,673.90	\$96,219.00	\$454.90	\$192,438.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 6	-	4.75	4.75	230.98	28.50	(202.48)	57.00
5110 Audit /Accounting Fees - Bar 6	117.28	7.67	(109.61)	117.28	46.02	(71.26)	92.00
TOTAL 51 - PROFESSIONAL	\$117.28	\$12.42	(\$104.86)	\$348.26	\$74.52	(\$273.74)	\$149.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	10.25	10.25	17.31	61.50	44.19	123.00
5457 Office Expense - Bar 6	-	17.67	17.67	136.14	106.02	(30.12)	212.00
5458 Website Expense - Bar 6	-	14.17	14.17	-	85.02	85.02	170.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$-	\$42.09	\$42.09	\$153.45	\$252.54	\$99.09	\$505.00
55 - INSURANCE							
5550 INS Expense - Bar 6	-	3,392.42	3,392.42	375.00	20,354.52	19,979.52	40,709.00
5551 INS - Flood - Bar 6	-	1,248.17	1,248.17	5,216.00	7,489.02	2,273.02	14,978.00
TOTAL 55 - INSURANCE	\$-	\$4,640.59	\$4,640.59	\$5,591.00	\$27,843.54	\$22,252.54	\$55,687.00
58 - UTILITIES							
5801 Electricity - Bar 6	153.31	117.75	(35.56)	921.81	706.50	(215.31)	1,413.00
5880 Water / Sewer - Bar 6	1,248.67	1,224.67	(24.00)	9,029.03	7,348.02	(1,681.01)	14,696.00
TOTAL 58 - UTILITIES	\$1,401.98	\$1,342.42	(\$59.56)	\$9,950.84	\$8,054.52	(\$1,896.32)	\$16,109.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	269.61	353.25	83.64	757.36	2,119.50	1,362.14	4,239.00
6202 Fire Mgmt System - Bar 6	-	235.50	235.50	1,596.63	1,413.00	(183.63)	2,826.00
6204 Termite Warranty - Bar 6	-	60.08	60.08	-	360.48	360.48	721.00
6205 Janitorial Contract - Bar 6	-	306.17	306.17	1,865.22	1,837.02	(28.20)	3,674.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	1,130.52	1,130.52	2,261.00
6208 Sidewalks & Steps - Bar 6	-	70.67	70.67	1,582.60	424.02	(1,158.58)	848.00
6211 Dryer Vent Cleaning - Bar 6	-	-	-	650.00	-	(650.00)	-
6212 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	847.98	847.98	1,696.00
TOTAL 60 - REPAIR /MAINTENANCE	\$269.61	\$1,355.42	\$1,085.81	\$6,451.81	\$8,132.52	\$1,680.71	\$16,265.00
TOTAL EXPENSES	\$1,788.87	\$7,392.94	\$5,604.07	\$22,495.36	\$44,357.64	\$21,862.28	\$88,715.00
NET ORDINARY INCOME	(\$1,788.87)	(\$7,392.94)	\$5,604.07	\$74,178.54	\$51,861.36	\$22,317.18	\$103,723.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 6	-	-	-	42,212.00	42,214.00	2.00	84,428.00
9005 Transfer to Reserves - Bar 6	-	-	-	9,295.00	9,295.00	-	18,590.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$-	\$-	\$-	\$51,507.00	\$51,509.00	\$2.00	\$103,018.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$51,507.00	\$51,509.00	\$2.00	\$103,018.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$51,507.00)	(\$51,509.00)	\$2.00	(\$103,018.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
40 - INCOME							
4000 Maint / Rsv Fees - Bar 7	\$-	\$-	\$-	\$45,672.00	\$45,691.50	(\$19.50)	\$91,383.00
4005 Application Fees - Bar 7	150.00	-	150.00	600.00	-	600.00	-
4025 Late Fees - Bar 7	-	-	-	87.23	-	87.23	-
4050 Master Assoc Fees - Bar 7	-	-	-	35,728.00	35,719.50	8.50	71,439.00
4070 Background Check Fee - Bar 7	-	-	-	144.79	-	144.79	-
TOTAL 40 - INCOME	\$150.00	\$-	\$150.00	\$82,232.02	\$81,411.00	\$821.02	\$162,822.00
TOTAL INCOME	\$150.00	\$-	\$150.00	\$82,232.02	\$81,411.00	\$821.02	\$162,822.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 7	-	4.00	4.00	195.46	24.00	(171.46)	48.00
5110 Audit /Accounting Fees - Bar 7	99.22	6.50	(92.72)	99.22	39.00	(60.22)	78.00
TOTAL 51 - PROFESSIONAL	\$99.22	\$10.50	(\$88.72)	\$294.68	\$63.00	(\$231.68)	\$126.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	8.67	8.67	14.65	52.02	37.37	104.00
5457 Office Expense - Bar 7	-	14.92	14.92	112.86	89.52	(23.34)	179.00
5458 Website Expense - Bar 7	-	11.92	11.92	-	71.52	71.52	143.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$-	\$35.51	\$35.51	\$127.51	\$213.06	\$85.55	\$426.00
55 - INSURANCE							
5550 INS Expense - Bar 7	-	2,811.83	2,811.83	340.00	16,870.98	16,530.98	33,742.00
5551 INS - Flood - Bar 7	-	1,056.17	1,056.17	3,087.00	6,337.02	3,250.02	12,674.00
TOTAL 55 - INSURANCE	\$-	\$3,868.00	\$3,868.00	\$3,427.00	\$23,208.00	\$19,781.00	\$46,416.00
58 - UTILITIES							
5801 Electricity - Bar 7	124.59	99.67	(24.92)	809.49	598.02	(211.47)	1,196.00
5880 Water / Sewer - Bar 7	1,040.29	1,036.25	(4.04)	7,224.91	6,217.50	(1,007.41)	12,435.00
TOTAL 58 - UTILITIES	\$1,164.88	\$1,135.92	(\$28.96)	\$8,034.40	\$6,815.52	(\$1,218.88)	\$13,631.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	228.13	298.92	70.79	478.13	1,793.52	1,315.39	3,587.00
6202 Fire Mgmt System - Bar 7	-	199.25	199.25	1,669.99	1,195.50	(474.49)	2,391.00
6204 Termite Warranty - Bar 7	-	50.83	50.83	-	304.98	304.98	610.00
6205 Janitorial Contract - Bar 7	-	259.08	259.08	1,578.25	1,554.48	(23.77)	3,109.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	956.52	956.52	1,913.00
6208 Sidewalks & Steps - Bar 7	-	59.75	59.75	1,339.14	358.50	(980.64)	717.00
6211 Dryer Vent Cleaning - Bar 7	-	-	-	550.00	-	(550.00)	-
6212 Sidewalk Powerwashing - Bar 7	-	119.58	119.58	-	717.48	717.48	1,435.00
TOTAL 60 - REPAIR /MAINTENANCE	\$228.13	\$1,146.83	\$918.70	\$5,615.51	\$6,880.98	\$1,265.47	\$13,762.00
TOTAL EXPENSES	\$1,492.23	\$6,196.76	\$4,704.53	\$17,499.10	\$37,180.56	\$19,681.46	\$74,361.00
NET ORDINARY INCOME	(\$1,342.23)	(\$6,196.76)	\$4,854.53	\$64,732.92	\$44,230.44	\$20,502.48	\$88,461.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 7	-	-	-	35,723.50	35,719.50	(4.00)	71,439.00
9005 Transfer to Reserves - Bar 7	-	-	-	8,212.00	8,212.00	-	16,424.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$-	\$-	\$-	\$43,935.50	\$43,931.50	(\$4.00)	\$87,863.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$43,935.50	\$43,931.50	(\$4.00)	\$87,863.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$43,935.50)	(\$43,931.50)	(\$4.00)	(\$87,863.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
40 - INCOME							
4000-04-00 Maint/ Rsv Fees - Bar 4	\$-	\$-	\$-	\$37,368.00	\$37,390.50	(\$22.50)	\$74,781.00
4000-05-00 Maint / Rsv Fees - Bar 5	-	-	-	53,976.00	53,970.00	6.00	107,940.00
4000-06-00 Maint / Rsv Fees - Bar 6	-	-	-	53,976.00	54,005.00	(29.00)	108,010.00
4000-07-00 Maint / Rsv Fees - Bar 7	-	-	-	45,672.00	45,691.50	(19.50)	91,383.00
4005-04-00 Application Fees - Bar 4	-	-	-	300.00	-	300.00	-
4005-05-00 Application Fees - Bar 5	-	-	-	300.00	-	300.00	-
4005-06-00 Application Fees Bar 6	-	-	-	450.00	-	450.00	-
4005-07-00 Application Fees - Bar 7	150.00	-	150.00	600.00	-	600.00	-
4025-04-00 Late Fees - Bar 4	-	-	-	77.75	-	77.75	-
4025-05-00 Late Fees - Bar 5	-	-	-	29.50	-	29.50	-
4025-06-00 Late Fees - Bar 6	-	-	-	48.25	-	48.25	-
4025-07-00 Late Fees - Bar 7	-	-	-	87.23	-	87.23	-
4050-04-00 Master Assoc Fees - Bar 4	-	-	-	29,232.00	29,225.00	7.00	58,450.00
4050-05-00 Master Assoc Fees - Bar 5	-	-	-	42,224.00	42,214.00	10.00	84,428.00
4050-06-00 Master Assoc Fees - Bar 6	-	-	-	42,224.00	42,214.00	10.00	84,428.00
4050-07-00 Master Assoc Fees - Bar 7	-	-	-	35,728.00	35,719.50	8.50	71,439.00
4070-04-00 Background Check Fee - Bar 4	-	-	-	113.91	-	113.91	-
4070-05-00 Background Check Fee - Bar 5	-	-	-	(124.35)	-	(124.35)	-
4070-06-00 Background Check Fee - Bar 6	-	-	-	(24.35)	-	(24.35)	-
4070-07-00 Background Check Fee - Bar 7	-	-	-	144.79	-	144.79	-
Total 40 - INCOME	\$150.00	\$-	\$150.00	\$342,402.73	\$340,429.50	\$1,973.23	\$680,859.00
Total OPERATING INCOME	\$150.00	\$-	\$150.00	\$342,402.73	\$340,429.50	\$1,973.23	\$680,859.00
OPERATING EXPENSE							
51 - PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	3.25	3.25	159.91	19.50	(140.41)	39.00
5030-05-00 Legal - Bar 5	-	4.75	4.75	230.98	28.50	(202.48)	57.00
5030-06-00 Legal - Bar 6	-	4.75	4.75	230.98	28.50	(202.48)	57.00
5030-07-00 Legal - Bar 7	-	4.00	4.00	195.46	24.00	(171.46)	48.00
5110-04-00 Audit /Accounting Fees - Bar 4	81.22	5.33	(75.89)	81.22	31.98	(49.24)	64.00
5110-05-00 Audit /Accounting Fees - Bar 5	117.28	7.67	(109.61)	117.28	46.02	(71.26)	92.00
5110-06-00 Audit /Accounting Fees - Bar 6	117.28	7.67	(109.61)	117.28	46.02	(71.26)	92.00
5110-07-00 Audit /Accounting Fees - Bar 7	99.22	6.50	(92.72)	99.22	39.00	(60.22)	78.00
Total 51 - PROFESSIONAL	\$415.00	\$43.92	(\$371.08)	\$1,232.33	\$263.52	(\$968.81)	\$527.00
54 - GENERAL / ADMINISTRATIVE							
5118-04-00 Fees to Division - Bar 4	-	7.08	7.08	11.98	42.48	30.50	85.00
5118-05-00 Fees to Division - Bar 5	-	10.25	10.25	17.31	61.50	44.19	123.00
5118-06-00 Fees to Division - Bar 6	-	10.25	10.25	17.31	61.50	44.19	123.00
5118-07-00 Fees to Division - Bar 7	-	8.67	8.67	14.65	52.02	37.37	104.00
5457-04-00 Office Expense - Bar 4	-	12.25	12.25	94.65	73.50	(21.15)	147.00
5457-05-00 Office Expense - Bar 5	-	17.67	17.67	136.14	106.02	(30.12)	212.00
5457-06-00 Office Expense - Bar 6	-	17.67	17.67	136.14	106.02	(30.12)	212.00
5457-07-00 Office Expense - Bar 7	-	14.92	14.92	112.86	89.52	(23.34)	179.00
5458-04-00 Website Expense - Bar 4	-	9.75	9.75	-	58.50	58.50	117.00
5458-05-00 Website Expense - Bar 5	-	14.17	14.17	-	85.02	85.02	170.00
5458-06-00 Website Expense - Bar 6	-	14.17	14.17	-	85.02	85.02	170.00
5458-07-00 Website Expense - Bar 7	-	11.92	11.92	-	71.52	71.52	143.00
Total 54 - GENERAL / ADMINISTRATIVE	\$-	\$148.77	\$148.77	\$541.04	\$892.62	\$351.58	\$1,785.00
55 - INSURANCE							
5550-04-00 INS Expense - Bar 4	-	2,348.58	2,348.58	340.00	14,091.48	13,751.48	28,183.00
5550-05-00 INS Expense - Bar 5	-	3,479.08	3,479.08	375.00	20,874.48	20,499.48	41,749.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5550-06-00 INS Expense - Bar 6	\$-	\$3,392.42	\$3,392.42	\$375.00	\$20,354.52	\$19,979.52	\$40,709.00
5550-07-00 INS Expense - Bar 7	-	2,811.83	2,811.83	340.00	16,870.98	16,530.98	33,742.00
5551-04-00 INS - Flood - Bar 4	-	864.17	864.17	7,982.00	5,185.02	(2,796.98)	10,370.00
5551-05-00 INS - Flood - Bar 5	-	1,248.17	1,248.17	8,867.00	7,489.02	(1,377.98)	14,978.00
5551-06-00 INS - Flood - Bar 6	-	1,248.17	1,248.17	5,216.00	7,489.02	2,273.02	14,978.00
5551-07-00 INS - Flood - Bar 7	-	1,056.17	1,056.17	3,087.00	6,337.02	3,250.02	12,674.00
Total 55 - INSURANCE	\$-	\$16,448.59	\$16,448.59	\$26,582.00	\$98,691.54	\$72,109.54	\$197,383.00
58 - UTILITIES							
5801-04-00 Electricity - Bar 4	92.76	81.50	(11.26)	560.38	489.00	(71.38)	978.00
5801-05-00 Electricity - Bar 5	123.04	117.75	(5.29)	739.39	706.50	(32.89)	1,413.00
5801-06-00 Electricity - Bar 6	153.31	117.75	(35.56)	921.81	706.50	(215.31)	1,413.00
5801-07-00 Electricity - Bar 7	124.59	99.67	(24.92)	809.49	598.02	(211.47)	1,196.00
5880-04-00 Water / Sewer -Bar 4	867.87	847.83	(20.04)	6,236.55	5,086.98	(1,149.57)	10,174.00
5880-05-00 Water / Sewer - Bar 5	1,302.61	1,224.67	(77.94)	8,633.75	7,348.02	(1,285.73)	14,696.00
5880-06-00 Water / Sewer - Bar 6	1,248.67	1,224.67	(24.00)	9,029.03	7,348.02	(1,681.01)	14,696.00
5880-07-00 Water / Sewer - Bar 7	1,040.29	1,036.25	(4.04)	7,224.91	6,217.50	(1,007.41)	12,435.00
Total 58 - UTILITIES	\$4,953.14	\$4,750.09	(\$203.05)	\$34,155.31	\$28,500.54	(\$5,654.77)	\$57,001.00
60 - REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	186.65	244.58	57.93	186.65	1,467.48	1,280.83	2,935.00
6201-05-00 General Maintenance - Bar 5	269.61	353.25	83.64	306.64	2,119.50	1,812.86	4,239.00
6201-06-00 General Maintenance - Bar 6	269.61	353.25	83.64	757.36	2,119.50	1,362.14	4,239.00
6201-07-00 General Maintenance - Bar 7	228.13	298.92	70.79	478.13	1,793.52	1,315.39	3,587.00
6202-04-00 Fire Mgmt System - Bar 4	-	163.08	163.08	1,105.35	978.48	(126.87)	1,957.00
6202-05-00 Fire Mgmt System - Bar 5	-	235.50	235.50	1,596.63	1,413.00	(183.63)	2,826.00
6202-06-00 Fire Mgmt System - Bar 6	-	235.50	235.50	1,596.63	1,413.00	(183.63)	2,826.00
6202-07-00 Fire Mgmt System - Bar 7	-	199.25	199.25	1,669.99	1,195.50	(474.49)	2,391.00
6204-04-00 Termite Warranty - Bar 4	-	41.58	41.58	-	249.48	249.48	499.00
6204-05-00 Termite Warranty - Bar 5	-	60.08	60.08	-	360.48	360.48	721.00
6204-06-00 Termite Warranty - Bar 6	-	60.08	60.08	-	360.48	360.48	721.00
6204-07-00 Termite Warranty - Bar 7	-	50.83	50.83	-	304.98	304.98	610.00
6205-04-00 Janitorial Contract - Bar 4	-	211.92	211.92	1,291.31	1,271.52	(19.79)	2,543.00
6205-05-00 Janitorial Contract - Bar 5	-	306.17	306.17	1,865.22	1,837.02	(28.20)	3,674.00
6205-06-00 Janitorial Contract - Bar 6	-	306.17	306.17	1,865.22	1,837.02	(28.20)	3,674.00
6205-07-00 Janitorial Contract - Bar 7	-	259.08	259.08	1,578.25	1,554.48	(23.77)	3,109.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	782.52	782.52	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	1,130.52	1,130.52	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	1,130.52	1,130.52	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	956.52	956.52	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	-	48.92	48.92	1,095.66	293.52	(802.14)	587.00
6208-05-00 Sidewalks & Steps - Bar 5	-	70.67	70.67	1,582.60	424.02	(1,158.58)	848.00
6208-06-00 Sidewalks & Steps - Bar 6	-	70.67	70.67	1,582.60	424.02	(1,158.58)	848.00
6208-07-00 Sidewalks & Steps - Bar 7	-	59.75	59.75	1,339.14	358.50	(980.64)	717.00
6211-04-00 Dryer Vent Cleaning - Bar 4	-	-	-	450.00	-	(450.00)	-
6211-05-00 Dryer Vent Cleaning - Bar 5	-	-	-	650.00	-	(650.00)	-
6211-06-00 Dryer Vent Cleaning - Bar 6	-	-	-	650.00	-	(650.00)	-
6211-07-00 Dryer Vent Cleaning - Bar 7	-	-	-	550.00	-	(550.00)	-
6212-04-00 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	586.98	586.98	1,174.00
6212-05-00 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	847.98	847.98	1,696.00
6212-06-00 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	847.98	847.98	1,696.00
6212-07-00 Sidewalk Powerwashing - Bar 7	-	119.58	119.58	-	717.48	717.48	1,435.00
Total 60 - REPAIR /MAINTENANCE	\$954.00	\$4,796.00	\$3,842.00	\$22,197.38	\$28,776.00	\$6,578.62	\$57,552.00
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9001-04-00 Master Assoc Transfer Exp - Bar 4	\$-	\$-	\$-	\$29,225.00	\$29,225.00	\$-	\$58,450.00
9001-05-00 Master Assoc Transfer Exp - Bar 5	-	-	-	42,212.00	42,214.00	2.00	84,428.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	-	-	-	42,212.00	42,214.00	2.00	84,428.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	-	-	-	35,723.50	35,719.50	(4.00)	71,439.00
9005-04-00 Transfer to Reserves - Bar 4	-	-	-	6,437.50	6,437.50	-	12,875.00
9005-05-00 Transfer to Reserves - Bar 5	-	-	-	8,740.00	8,740.00	-	17,480.00
9005-06-00 Transfer to Reserves - Bar 6	-	-	-	9,295.00	9,295.00	-	18,590.00
9005-07-00 Transfer to Reserves - Bar 7	-	-	-	8,212.00	8,212.00	-	16,424.00
Total 91 - OTHER EXPENSES - RESERVE DIS	\$-	\$-	\$-	\$182,057.00	\$182,057.00	\$0.00	\$364,114.00
Total OPERATING EXPENSE	\$6,322.14	\$26,187.37	\$19,865.23	\$266,765.06	\$339,181.22	\$72,416.16	\$678,362.00
Net Income:	(\$6,172.14)	(\$26,187.37)	\$20,015.23	\$75,637.67	\$1,248.28	\$74,389.39	\$2,497.00