



Financial Report Package

October 2024

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 10/31/2024	Prior Month Balance at 09/30/2024	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 230,240.80	\$ 180,554.81	\$ 49,685.99
Total OPERATING ASSETS:	\$ 230,240.80	\$ 180,554.81	\$ 49,685.99
Total Assets:	\$ 230,240.80	\$ 180,554.81	\$ 49,685.99
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 11,413.14	\$ 5.04	\$ 11,408.10
20-2200-00-00 PPD Maintenance Fees	2,100.00	46,200.00	(44,100.00)
Total CURRENT LIABILITIES:	\$ 13,513.14	\$ 46,205.04	\$ (32,691.90)
OPERATING EQUITY			
30-3900-04-00 Ret Earnings - Prior Bar 4	\$ 5,336.58	\$ 5,336.58	\$ -
30-3900-05-00 Ret Earnings - Prior Bar 5	68,002.19	68,002.19	-
30-3900-06-00 Ret Earnings - Prior Bar 6	33,536.43	33,536.43	-
30-3900-07-00 Ret Earnings - Prior Bar 7	36,742.18	36,742.18	-
Total OPERATING EQUITY:	\$ 143,617.38	\$ 143,617.38	\$ -
Net Income / (Loss)	\$ 73,110.28	\$ (9,267.61)	\$ 82,377.89
Total Liabilities & Equity:	\$ 230,240.80	\$ 180,554.81	\$ 49,685.99

	Current Balance at 10/31/2024	Prior Month Balance at 09/30/2024	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 55,417.57	\$ 52,027.22	\$ 3,390.35
Total BAR 4 RESERVE ASSETS:	\$ 55,417.57	\$ 52,027.22	\$ 3,390.35
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 95,911.36	\$ 94,311.73	\$ 1,599.63
Total BAR 5 RESERVE ASSETS:	\$ 95,911.36	\$ 94,311.73	\$ 1,599.63
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 104,650.42	\$ 100,777.65	\$ 3,872.77
Total BAR 6 RESERVE ASSETS:	\$ 104,650.42	\$ 100,777.65	\$ 3,872.77
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 71,363.53	\$ 69,111.19	\$ 2,252.34
Total BAR 7 RESERVE ASSETS:	\$ 71,363.53	\$ 69,111.19	\$ 2,252.34
Total Assets:	\$ 327,342.88	\$ 316,227.79	\$ 11,115.09
Liabilities & Equity			
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 11,268.00	\$ 10,211.50	\$ 1,056.50
24-3003-04-00 RSV - Roof Bar 4	35,449.55	33,189.30	2,260.25
24-3006-04-00 RSV - Fire Equip Bar 4	6,499.83	6,499.83	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	2,200.19	2,126.59	73.60
Total BAR 4 RESERVE EQUITY:	\$ 55,417.57	\$ 52,027.22	\$ 3,390.35
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 16,078.00	\$ 14,539.50	\$ 1,538.50
25-3003-05-00 RSV - Roof Bar 5	69,891.22	69,958.22	(67.00)
25-3006-05-00 RSV - Fire Equip Bar 5	6,499.76	6,499.76	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	3,442.38	3,314.25	128.13
Total BAR 5 RESERVE EQUITY:	\$ 95,911.36	\$ 94,311.73	\$ 1,599.63
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 16,279.00	\$ 14,753.00	\$ 1,526.00
26-3003-06-00 RSV - Roof Bar 6	70,540.67	68,333.67	2,207.00
26-3006-06-00 RSV - Fire Equip Bar 6	9,999.83	9,999.83	-
26-3008-06-00 RSV - Unalloc Interest Bar 6	7,830.92	7,691.15	139.77
Total BAR 6 RESERVE EQUITY:	\$ 104,650.42	\$ 100,777.65	\$ 3,872.77
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 13,773.00	\$ 12,481.75	\$ 1,291.25
27-3003-07-00 RSV - Roof Bar 7	43,193.84	42,237.59	956.25
27-3006-07-00 RSV - Fire Equip Bar 7	9,999.85	10,090.10	(90.25)
27-3008-07-00 RSV - Unalloc Interest Bar 7	4,396.84	4,301.75	95.09
Total BAR 7 RESERVE EQUITY:	\$ 71,363.53	\$ 69,111.19	\$ 2,252.34
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 327,342.88	\$ 316,227.79	\$ 11,115.09

Assets

OPERATING ASSETS		
10-1010-00-00 VNB OP 2353	\$230,240.80	
Total OPERATING ASSETS:		<u>\$230,240.80</u>
BAR 4 RESERVE ASSETS		
11-1214-00-00 VNB RSV 4 2013	55,417.57	
Total BAR 4 RESERVE ASSETS:		<u>\$55,417.57</u>
BAR 5 RESERVE ASSETS		
12-1215-00-00 VNB RSV 5 1874	95,911.36	
Total BAR 5 RESERVE ASSETS:		<u>\$95,911.36</u>
BAR 6 RESERVE ASSETS		
13-1216-00-00 VNB RSV 6 1866	104,650.42	
Total BAR 6 RESERVE ASSETS:		<u>\$104,650.42</u>
BAR 7 RESERVE ASSETS		
14-1217-00-00 VNB Bar 7 RSV 2005	71,363.53	
Total BAR 7 RESERVE ASSETS:		<u>\$71,363.53</u>
Total Assets:		<u>\$557,583.68</u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00 Accounts Payable	11,413.14	
20-2200-00-00 PPD Maintenance Fees	2,100.00	
Total CURRENT LIABILITIES:		<u>\$13,513.14</u>
BAR 4 RESERVE EQUITY		
24-3002-04-00 RSV - Painting Bar 4	11,268.00	
24-3003-04-00 RSV - Roof Bar 4	35,449.55	
24-3006-04-00 RSV - Fire Equip Bar 4	6,499.83	
24-3008-04-00 RSV - Unalloc Interest Bar 4	2,200.19	
Total BAR 4 RESERVE EQUITY:		<u>\$55,417.57</u>
BAR 5 RESERVE EQUITY		
25-3002-05-00 RSV - Painting Bar 5	16,078.00	
25-3003-05-00 RSV - Roof Bar 5	69,891.22	
25-3006-05-00 RSV - Fire Equip Bar 5	6,499.76	
25-3008-05-00 RSV - Unalloc Interest Bar 5	3,442.38	
Total BAR 5 RESERVE EQUITY:		<u>\$95,911.36</u>
BAR 6 RESERVE EQUITY		
26-3002-06-00 RSV - Painting Bar 6	16,279.00	
26-3003-06-00 RSV - Roof Bar 6	70,540.67	
26-3006-06-00 RSV - Fire Equip Bar 6	9,999.83	
26-3008-06-00 RSV - Unalloc Interest Bar 6	7,830.92	
Total BAR 6 RESERVE EQUITY:		<u>\$104,650.42</u>
BAR 7 RESERVE EQUITY		
27-3002-07-00 RSV - Painting Bar 7	13,773.00	
27-3003-07-00 RSV - Roof Bar 7	43,193.84	
27-3006-07-00 RSV - Fire Equip Bar 7	9,999.85	
27-3008-07-00 RSV - Unalloc Interest Bar 7	4,396.84	
Total BAR 7 RESERVE EQUITY:		<u>\$71,363.53</u>
OPERATING EQUITY		

Balance Sheet

The Barbados at Carrick Bend Circle Condominium Association, Inc.
End Date: 10/31/2024

Date: 11/12/2024
Time: 12:00 am
Page: 2

30-3900-04-00	Ret Earnings - Prior Bar 4	\$5,336.58	
30-3900-05-00	Ret Earnings - Prior Bar 5	68,002.19	
30-3900-06-00	Ret Earnings - Prior Bar 6	33,536.43	
30-3900-07-00	Ret Earnings - Prior Bar 7	36,742.18	
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Total OPERATING EQUITY:			\$143,617.38
	Net Income Gain / Loss	73,110.28	
		<hr/>	
			\$73,110.28
			<hr/>
Total Liabilities & Equity:			\$557,583.68
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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bar 4	\$22,464.00	\$22,475.00	(\$11.00)	\$89,856.00	\$89,900.00	(\$44.00)	\$89,900.00
4005 Application Fees - Bar 4	-	-	-	150.00	-	150.00	-
4050 Master Assoc Fees - Bar 4	15,336.00	15,331.25	4.75	61,344.00	61,325.00	19.00	61,325.00
4070 Background Check Fee - Bar 4	-	-	-	(9.78)	-	(9.78)	-
TOTAL INCOME	\$37,800.00	\$37,806.25	(\$6.25)	\$151,340.22	\$151,225.00	\$115.22	\$151,225.00
TOTAL INCOME	\$37,800.00	\$37,806.25	(\$6.25)	\$151,340.22	\$151,225.00	\$115.22	\$151,225.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 4	-	8.17	8.17	-	81.70	81.70	98.00
5110 Audit /Accounting Fees - Bar 4	-	6.75	6.75	-	67.50	67.50	81.00
TOTAL PROFESSIONAL	\$-	\$14.92	\$14.92	\$-	\$149.20	\$149.20	\$179.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	1.00	1.00	11.98	10.00	(1.98)	12.00
5457 Office Expense - Bar 4	21.30	16.33	(4.97)	548.02	163.30	(384.72)	196.00
5458 Website Expense - Bar 4	-	10.58	10.58	125.00	105.80	(19.20)	127.00
TOTAL GENERAL / ADMINISTRATIVE	\$21.30	\$27.91	\$6.61	\$685.00	\$279.10	(\$405.90)	\$335.00
INSURANCE							
5550 INS Expense - Bar 4	340.00	3,475.25	3,135.25	1,589.53	34,752.50	33,162.97	41,703.00
5551 INS - Flood - Bar 4	-	1,059.75	1,059.75	9,351.00	10,597.50	1,246.50	12,717.00
TOTAL INSURANCE	\$340.00	\$4,535.00	\$4,195.00	\$10,940.53	\$45,350.00	\$34,409.47	\$54,420.00
UTILITIES							
5801 Electricity - Bar 4	88.54	97.75	9.21	903.28	977.50	74.22	1,173.00
5880 Water / Sewer -Bar 4	910.65	847.75	(62.90)	11,228.42	8,477.50	(2,750.92)	10,173.00
TOTAL UTILITIES	\$999.19	\$945.50	(\$53.69)	\$12,131.70	\$9,455.00	(\$2,676.70)	\$11,346.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	-	262.58	262.58	7,536.23	2,625.80	(4,910.43)	3,151.00
6202 Fire Mgmt System - Bar 4	3,289.54	163.08	(3,126.46)	7,230.15	1,630.80	(5,599.35)	1,957.00
6203 Fire Alarm / Exting Service - Bar 4	-	-	-	544.48	-	(544.48)	-
6205 Janitorial Contract - Bar 4	645.65	215.25	(430.40)	2,582.60	2,152.50	(430.10)	2,583.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	3,195.98	1,304.20	(1,891.78)	1,565.00
6208 Sidewalks & Steps - Bar 4	550.00	-	(550.00)	3,216.13	-	(3,216.13)	-
6212 Sidewalk Powerwashing - Bar 4	-	91.33	91.33	-	913.30	913.30	1,096.00
TOTAL REPAIR /MAINTENANCE	\$4,485.19	\$862.66	(\$3,622.53)	\$24,305.57	\$8,626.60	(\$15,678.97)	\$10,352.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 4	15,334.91	15,331.25	(3.66)	61,339.64	61,325.00	(14.64)	61,325.00
9005 Transfer to Reserves - Bar 4	3,316.75	3,316.75	-	13,267.00	13,267.00	-	13,267.00
TOTAL RESERVE/MASTER TRANSFERS	\$18,651.66	\$18,648.00	(\$3.66)	\$74,606.64	\$74,592.00	(\$14.64)	\$74,592.00
TOTAL EXPENSES	\$24,497.34	\$25,033.99	\$536.65	\$122,669.44	\$138,451.90	\$15,782.46	\$151,224.00
NET ORDINARY INCOME	\$13,302.66	\$12,772.26	\$530.40	\$28,670.78	\$12,773.10	\$15,897.68	\$1.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 5	\$32,448.00	\$32,456.00	(\$8.00)	\$129,792.00	\$129,824.00	(\$32.00)	\$129,824.00
4005 Application Fees - Bar 5	150.00	-	150.00	600.00	-	600.00	-
4025 Late Fees - Bar 5	-	-	-	169.50	-	169.50	-
4050 Master Assoc Fees - Bar 5	22,152.00	22,145.00	7.00	88,608.00	88,580.00	28.00	88,580.00
4070 Background Check Fee - Bar 5	50.00	-	50.00	135.87	-	135.87	-
TOTAL INCOME	\$54,800.00	\$54,601.00	\$199.00	\$219,305.37	\$218,404.00	\$901.37	\$218,404.00
TOTAL INCOME	\$54,800.00	\$54,601.00	\$199.00	\$219,305.37	\$218,404.00	\$901.37	\$218,404.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 5	-	11.75	11.75	-	117.50	117.50	141.00
5110 Audit /Accounting Fees - Bar 5	-	9.75	9.75	-	97.50	97.50	117.00
TOTAL PROFESSIONAL	\$-	\$21.50	\$21.50	\$-	\$215.00	\$215.00	\$258.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	1.42	1.42	257.55	14.20	(243.35)	17.00
5457 Office Expense - Bar 5	35.76	23.58	(12.18)	795.78	235.80	(559.98)	283.00
5458 Website Expense - Bar 5	-	15.33	15.33	185.00	153.30	(31.70)	184.00
TOTAL GENERAL / ADMINISTRATIVE	\$35.76	\$40.33	\$4.57	\$1,238.33	\$403.30	(\$835.03)	\$484.00
INSURANCE							
5550 INS Expense - Bar 5	375.00	5,019.83	4,644.83	50,914.77	50,198.30	(716.47)	60,238.00
5551 INS - Flood - Bar 5	-	1,530.83	1,530.83	17,268.00	15,308.30	(1,959.70)	18,370.00
TOTAL INSURANCE	\$375.00	\$6,550.66	\$6,175.66	\$68,182.77	\$65,506.60	(\$2,676.17)	\$78,608.00
UTILITIES							
5801 Electricity - Bar 5	117.66	141.33	23.67	1,216.08	1,413.30	197.22	1,696.00
5880 Water / Sewer - Bar 5	1,356.29	1,224.67	(131.62)	15,785.63	12,246.70	(3,538.93)	14,696.00
TOTAL UTILITIES	\$1,473.95	\$1,366.00	(\$107.95)	\$17,001.71	\$13,660.00	(\$3,341.71)	\$16,392.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	-	422.58	422.58	11,001.77	4,225.80	(6,775.97)	5,071.00
6202 Fire Mgmt System - Bar 5	120.00	235.50	115.50	3,612.87	2,355.00	(1,257.87)	2,826.00
6203 Fire Alarm / Exting Service - Bar 5	-	-	-	909.43	-	(909.43)	-
6205 Janitorial Contract - Bar 5	932.61	310.83	(621.78)	3,730.44	3,108.30	(622.14)	3,730.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	4,616.41	1,884.20	(2,732.21)	2,261.00
6208 Sidewalks & Steps - Bar 5	790.00	-	(790.00)	4,636.63	-	(4,636.63)	-
6212 Sidewalk Powerwashing - Bar 5	-	131.92	131.92	-	1,319.20	1,319.20	1,583.00
TOTAL REPAIR /MAINTENANCE	\$1,842.61	\$1,289.25	(\$553.36)	\$28,507.55	\$12,892.50	(\$15,615.05)	\$15,471.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 5	22,144.32	22,145.00	0.68	88,577.28	88,580.00	2.72	88,580.00
9005 Transfer to Reserves - Bar 5	4,653.00	4,653.00	-	18,612.00	18,612.00	-	18,612.00
TOTAL RESERVE/MASTER TRANSFERS	\$26,797.32	\$26,798.00	\$0.68	\$107,189.28	\$107,192.00	\$2.72	\$107,192.00
TOTAL EXPENSES	\$30,524.64	\$36,065.74	\$5,541.10	\$222,119.64	\$199,869.40	(\$22,250.24)	\$218,405.00
NET ORDINARY INCOME	\$24,275.36	\$18,535.26	\$5,740.10	(\$2,814.27)	\$18,534.60	(\$21,348.87)	(\$1.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 6	\$32,448.00	\$32,444.50	\$3.50	\$129,792.00	\$129,778.00	\$14.00	\$129,778.00
4005 Application Fees Bar 6	300.00	-	300.00	1,050.00	-	1,050.00	-
4050 Master Assoc Fees - Bar 6	22,152.00	22,145.00	7.00	88,608.00	88,580.00	28.00	88,580.00
4070 Background Check Fee - Bar 6	100.00	-	100.00	385.87	-	385.87	-
TOTAL INCOME	\$55,000.00	\$54,589.50	\$410.50	\$219,835.87	\$218,358.00	\$1,477.87	\$218,358.00
TOTAL INCOME	\$55,000.00	\$54,589.50	\$410.50	\$219,835.87	\$218,358.00	\$1,477.87	\$218,358.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 6	-	11.75	11.75	-	117.50	117.50	141.00
5110 Audit /Accounting Fees - Bar 6	-	9.75	9.75	-	97.50	97.50	117.00
TOTAL PROFESSIONAL	\$-	\$21.50	\$21.50	\$-	\$215.00	\$215.00	\$258.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	1.42	1.42	257.55	14.20	(243.35)	17.00
5457 Office Expense - Bar 6	150.98	23.58	(127.40)	1,076.00	235.80	(840.20)	283.00
5458 Website Expense - Bar 6	-	15.33	15.33	185.00	153.30	(31.70)	184.00
TOTAL GENERAL / ADMINISTRATIVE	\$150.98	\$40.33	(\$110.65)	\$1,518.55	\$403.30	(\$1,115.25)	\$484.00
INSURANCE							
5550 INS Expense - Bar 6	375.00	5,019.83	4,644.83	50,914.77	50,198.30	(716.47)	60,238.00
5551 INS - Flood - Bar 6	-	1,530.83	1,530.83	2,535.00	15,308.30	12,773.30	18,370.00
TOTAL INSURANCE	\$375.00	\$6,550.66	\$6,175.66	\$53,449.77	\$65,506.60	\$12,056.83	\$78,608.00
UTILITIES							
5801 Electricity - Bar 6	144.85	141.33	(3.52)	1,479.06	1,413.30	(65.76)	1,696.00
5880 Water / Sewer - Bar 6	1,335.23	1,224.67	(110.56)	15,880.43	12,246.70	(3,633.73)	14,696.00
TOTAL UTILITIES	\$1,480.08	\$1,366.00	(\$114.08)	\$17,359.49	\$13,660.00	(\$3,699.49)	\$16,392.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	-	422.58	422.58	1,045.00	4,225.80	3,180.80	5,071.00
6202 Fire Mgmt System - Bar 6	120.00	235.50	115.50	1,546.67	2,355.00	808.33	2,826.00
6203 Fire Alarm / Exting Service - Bar 6	-	-	-	786.47	-	(786.47)	-
6205 Janitorial Contract - Bar 6	932.61	310.83	(621.78)	3,730.44	3,108.30	(622.14)	3,730.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	4,616.41	1,884.20	(2,732.21)	2,261.00
6208 Sidewalks & Steps - Bar 6	790.00	-	(790.00)	4,636.63	-	(4,636.63)	-
6212 Sidewalk Powerwashing - Bar 6	-	131.92	131.92	-	1,319.20	1,319.20	1,583.00
TOTAL REPAIR /MAINTENANCE	\$1,842.61	\$1,289.25	(\$553.36)	\$16,361.62	\$12,892.50	(\$3,469.12)	\$15,471.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 6	22,144.32	22,145.00	0.68	88,577.28	88,580.00	2.72	88,580.00
9005 Transfer to Reserves - Bar 6	4,641.50	4,641.50	-	18,566.00	18,566.00	-	18,566.00
TOTAL RESERVE/MASTER TRANSFERS	\$26,785.82	\$26,786.50	\$0.68	\$107,143.28	\$107,146.00	\$2.72	\$107,146.00
TOTAL EXPENSES	\$30,634.49	\$36,054.24	\$5,419.75	\$195,832.71	\$199,823.40	\$3,990.69	\$218,359.00
NET ORDINARY INCOME	\$24,365.51	\$18,535.26	\$5,830.25	\$24,003.16	\$18,534.60	\$5,468.56	(\$1.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 7	\$27,456.00	\$27,470.50	(\$14.50)	\$109,824.00	\$109,882.00	(\$58.00)	\$109,882.00
4005 Application Fees - Bar 7	-	-	-	750.00	-	750.00	-
4025 Late Fees - Bar 7	56.50	-	56.50	169.50	-	169.50	-
4050 Master Assoc Fees - Bar 7	18,744.00	18,737.75	6.25	74,976.00	74,951.00	25.00	74,951.00
4070 Background Check Fee - Bar 7	-	-	-	(11.96)	-	(11.96)	-
TOTAL INCOME	\$46,256.50	\$46,208.25	\$48.25	\$185,707.54	\$184,833.00	\$874.54	\$184,833.00
TOTAL INCOME	\$46,256.50	\$46,208.25	\$48.25	\$185,707.54	\$184,833.00	\$874.54	\$184,833.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 7	-	10.00	10.00	-	100.00	100.00	120.00
5110 Audit /Accounting Fees - Bar 7	-	8.33	8.33	-	83.30	83.30	100.00
TOTAL PROFESSIONAL	\$-	\$18.33	\$18.33	\$-	\$183.30	\$183.30	\$220.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	1.25	1.25	217.93	12.50	(205.43)	15.00
5457 Office Expense - Bar 7	25.56	19.83	(5.73)	660.73	198.30	(462.43)	238.00
5458 Website Expense - Bar 7	-	12.92	12.92	155.00	129.20	(25.80)	155.00
TOTAL GENERAL / ADMINISTRATIVE	\$25.56	\$34.00	\$8.44	\$1,033.66	\$340.00	(\$693.66)	\$408.00
INSURANCE							
5550 INS Expense - Bar 7	340.00	4,247.58	3,907.58	43,141.55	42,475.80	(665.75)	50,971.00
5551 INS - Flood - Bar 7	-	1,295.25	1,295.25	115.00	12,952.50	12,837.50	15,543.00
TOTAL INSURANCE	\$340.00	\$5,542.83	\$5,202.83	\$43,256.55	\$55,428.30	\$12,171.75	\$66,514.00
UTILITIES							
5801 Electricity - Bar 7	118.06	119.58	1.52	1,205.88	1,195.80	(10.08)	1,435.00
5880 Water / Sewer - Bar 7	1,122.94	1,036.25	(86.69)	12,935.82	10,362.50	(2,573.32)	12,435.00
TOTAL UTILITIES	\$1,241.00	\$1,155.83	(\$85.17)	\$14,141.70	\$11,558.30	(\$2,583.40)	\$13,870.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	-	372.25	372.25	400.00	3,722.50	3,322.50	4,467.00
6202 Fire Mgmt System - Bar 7	120.00	199.25	79.25	1,424.66	1,992.50	567.84	2,391.00
6203 Fire Alarm / Exting Service - Bar 7	-	-	-	665.47	-	(665.47)	-
6205 Janitorial Contract - Bar 7	789.13	263.08	(526.05)	3,156.52	2,630.80	(525.72)	3,157.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	3,906.20	1,594.20	(2,312.00)	1,913.00
6208 Sidewalks & Steps - Bar 7	670.00	-	(670.00)	3,926.37	-	(3,926.37)	-
6212 Sidewalk Powerwashing - Bar 7	-	111.50	111.50	-	1,115.00	1,115.00	1,338.00
TOTAL REPAIR /MAINTENANCE	\$1,579.13	\$1,105.50	(\$473.63)	\$13,479.22	\$11,055.00	(\$2,424.22)	\$13,266.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 7	18,735.70	18,737.75	2.05	74,942.80	74,951.00	8.20	74,951.00
9005 Transfer to Reserves - Bar 7	3,900.75	3,900.75	-	15,603.00	15,603.00	-	15,603.00
TOTAL RESERVE/MASTER TRANSFERS	\$22,636.45	\$22,638.50	\$2.05	\$90,545.80	\$90,554.00	\$8.20	\$90,554.00
TOTAL EXPENSES	\$25,822.14	\$30,494.99	\$4,672.85	\$162,456.93	\$169,118.90	\$6,661.97	\$184,832.00
NET ORDINARY INCOME	\$20,434.36	\$15,713.26	\$4,721.10	\$23,250.61	\$15,714.10	\$7,536.51	\$1.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-04-00 Maint/ Rsv Fees - Bar 4	\$22,464.00	\$22,475.00	(\$11.00)	\$89,856.00	\$89,900.00	(\$44.00)	\$89,900.00
4000-05-00 Maint / Rsv Fees - Bar 5	32,448.00	32,456.00	(8.00)	129,792.00	129,824.00	(32.00)	129,824.00
4000-06-00 Maint / Rsv Fees - Bar 6	32,448.00	32,444.50	3.50	129,792.00	129,778.00	14.00	129,778.00
4000-07-00 Maint / Rsv Fees - Bar 7	27,456.00	27,470.50	(14.50)	109,824.00	109,882.00	(58.00)	109,882.00
4005-04-00 Application Fees - Bar 4	-	-	-	150.00	-	150.00	-
4005-05-00 Application Fees - Bar 5	150.00	-	150.00	600.00	-	600.00	-
4005-06-00 Application Fees Bar 6	300.00	-	300.00	1,050.00	-	1,050.00	-
4005-07-00 Application Fees - Bar 7	-	-	-	750.00	-	750.00	-
4025-05-00 Late Fees - Bar 5	-	-	-	169.50	-	169.50	-
4025-07-00 Late Fees - Bar 7	56.50	-	56.50	169.50	-	169.50	-
4050-04-00 Master Assoc Fees - Bar 4	15,336.00	15,331.25	4.75	61,344.00	61,325.00	19.00	61,325.00
4050-05-00 Master Assoc Fees - Bar 5	22,152.00	22,145.00	7.00	88,608.00	88,580.00	28.00	88,580.00
4050-06-00 Master Assoc Fees - Bar 6	22,152.00	22,145.00	7.00	88,608.00	88,580.00	28.00	88,580.00
4050-07-00 Master Assoc Fees - Bar 7	18,744.00	18,737.75	6.25	74,976.00	74,951.00	25.00	74,951.00
4070-04-00 Background Check Fee - Bar 4	-	-	-	(9.78)	-	(9.78)	-
4070-05-00 Background Check Fee - Bar 5	50.00	-	50.00	135.87	-	135.87	-
4070-06-00 Background Check Fee - Bar 6	100.00	-	100.00	385.87	-	385.87	-
4070-07-00 Background Check Fee - Bar 7	-	-	-	(11.96)	-	(11.96)	-
Total INCOME	\$193,856.50	\$193,205.00	\$651.50	\$776,189.00	\$772,820.00	\$3,369.00	\$772,820.00
Total OPERATING INCOME	\$193,856.50	\$193,205.00	\$651.50	\$776,189.00	\$772,820.00	\$3,369.00	\$772,820.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	8.17	8.17	-	81.70	81.70	98.00
5030-05-00 Legal - Bar 5	-	11.75	11.75	-	117.50	117.50	141.00
5030-06-00 Legal - Bar 6	-	11.75	11.75	-	117.50	117.50	141.00
5030-07-00 Legal - Bar 7	-	10.00	10.00	-	100.00	100.00	120.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	6.75	6.75	-	67.50	67.50	81.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	9.75	9.75	-	97.50	97.50	117.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	9.75	9.75	-	97.50	97.50	117.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	8.33	8.33	-	83.30	83.30	100.00
Total PROFESSIONAL	\$-	\$76.25	\$76.25	\$-	\$762.50	\$762.50	\$915.00
GENERAL / ADMINISTRATIVE							
5118-04-00 Fees to Division - Bar 4	-	1.00	1.00	11.98	10.00	(1.98)	12.00
5118-05-00 Fees to Division - Bar 5	-	1.42	1.42	257.55	14.20	(243.35)	17.00
5118-06-00 Fees to Division - Bar 6	-	1.42	1.42	257.55	14.20	(243.35)	17.00
5118-07-00 Fees to Division - Bar 7	-	1.25	1.25	217.93	12.50	(205.43)	15.00
5457-04-00 Office Expense - Bar 4	21.30	16.33	(4.97)	548.02	163.30	(384.72)	196.00
5457-05-00 Office Expense - Bar 5	35.76	23.58	(12.18)	795.78	235.80	(559.98)	283.00
5457-06-00 Office Expense - Bar 6	150.98	23.58	(127.40)	1,076.00	235.80	(840.20)	283.00
5457-07-00 Office Expense - Bar 7	25.56	19.83	(5.73)	660.73	198.30	(462.43)	238.00
5458-04-00 Website Expense - Bar 4	-	10.58	10.58	125.00	105.80	(19.20)	127.00
5458-05-00 Website Expense - Bar 5	-	15.33	15.33	185.00	153.30	(31.70)	184.00
5458-06-00 Website Expense - Bar 6	-	15.33	15.33	185.00	153.30	(31.70)	184.00
5458-07-00 Website Expense - Bar 7	-	12.92	12.92	155.00	129.20	(25.80)	155.00
Total GENERAL / ADMINISTRATIVE	\$233.60	\$142.57	(\$91.03)	\$4,475.54	\$1,425.70	(\$3,049.84)	\$1,711.00
INSURANCE							
5550-04-00 INS Expense - Bar 4	340.00	3,475.25	3,135.25	1,589.53	34,752.50	33,162.97	41,703.00
5550-05-00 INS Expense - Bar 5	375.00	5,019.83	4,644.83	50,914.77	50,198.30	(716.47)	60,238.00
5550-06-00 INS Expense - Bar 6	375.00	5,019.83	4,644.83	50,914.77	50,198.30	(716.47)	60,238.00
5550-07-00 INS Expense - Bar 7	340.00	4,247.58	3,907.58	43,141.55	42,475.80	(665.75)	50,971.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5551-04-00 INS - Flood - Bar 4	\$-	\$1,059.75	\$1,059.75	\$9,351.00	\$10,597.50	\$1,246.50	\$12,717.00
5551-05-00 INS - Flood - Bar 5	-	1,530.83	1,530.83	17,268.00	15,308.30	(1,959.70)	18,370.00
5551-06-00 INS - Flood - Bar 6	-	1,530.83	1,530.83	2,535.00	15,308.30	12,773.30	18,370.00
5551-07-00 INS - Flood - Bar 7	-	1,295.25	1,295.25	115.00	12,952.50	12,837.50	15,543.00
Total INSURANCE	\$1,430.00	\$23,179.15	\$21,749.15	\$175,829.62	\$231,791.50	\$55,961.88	\$278,150.00
UTILITIES							
5801-04-00 Electricity - Bar 4	88.54	97.75	9.21	903.28	977.50	74.22	1,173.00
5801-05-00 Electricity - Bar 5	117.66	141.33	23.67	1,216.08	1,413.30	197.22	1,696.00
5801-06-00 Electricity - Bar 6	144.85	141.33	(3.52)	1,479.06	1,413.30	(65.76)	1,696.00
5801-07-00 Electricity - Bar 7	118.06	119.58	1.52	1,205.88	1,195.80	(10.08)	1,435.00
5880-04-00 Water / Sewer -Bar 4	910.65	847.75	(62.90)	11,228.42	8,477.50	(2,750.92)	10,173.00
5880-05-00 Water / Sewer - Bar 5	1,356.29	1,224.67	(131.62)	15,785.63	12,246.70	(3,538.93)	14,696.00
5880-06-00 Water / Sewer - Bar 6	1,335.23	1,224.67	(110.56)	15,880.43	12,246.70	(3,633.73)	14,696.00
5880-07-00 Water / Sewer - Bar 7	1,122.94	1,036.25	(86.69)	12,935.82	10,362.50	(2,573.32)	12,435.00
Total UTILITIES	\$5,194.22	\$4,833.33	(\$360.89)	\$60,634.60	\$48,333.30	(\$12,301.30)	\$58,000.00
REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	-	262.58	262.58	7,536.23	2,625.80	(4,910.43)	3,151.00
6201-05-00 General Maintenance - Bar 5	-	422.58	422.58	11,001.77	4,225.80	(6,775.97)	5,071.00
6201-06-00 General Maintenance - Bar 6	-	422.58	422.58	1,045.00	4,225.80	3,180.80	5,071.00
6201-07-00 General Maintenance - Bar 7	-	372.25	372.25	400.00	3,722.50	3,322.50	4,467.00
6202-04-00 Fire Mgmt System - Bar 4	3,289.54	163.08	(3,126.46)	7,230.15	1,630.80	(5,599.35)	1,957.00
6202-05-00 Fire Mgmt System - Bar 5	120.00	235.50	115.50	3,612.87	2,355.00	(1,257.87)	2,826.00
6202-06-00 Fire Mgmt System - Bar 6	120.00	235.50	115.50	1,546.67	2,355.00	808.33	2,826.00
6202-07-00 Fire Mgmt System - Bar 7	120.00	199.25	79.25	1,424.66	1,992.50	567.84	2,391.00
6203-04-00 Fire Alarm / Exting Service - Bar 4	-	-	-	544.48	-	(544.48)	-
6203-05-00 Fire Alarm / Exting Service - Bar 5	-	-	-	909.43	-	(909.43)	-
6203-06-00 Fire Alarm / Exting Service - Bar 6	-	-	-	786.47	-	(786.47)	-
6203-07-00 Fire Alarm / Exting Service - Bar 7	-	-	-	665.47	-	(665.47)	-
6205-04-00 Janitorial Contract - Bar 4	645.65	215.25	(430.40)	2,582.60	2,152.50	(430.10)	2,583.00
6205-05-00 Janitorial Contract - Bar 5	932.61	310.83	(621.78)	3,730.44	3,108.30	(622.14)	3,730.00
6205-06-00 Janitorial Contract - Bar 6	932.61	310.83	(621.78)	3,730.44	3,108.30	(622.14)	3,730.00
6205-07-00 Janitorial Contract - Bar 7	789.13	263.08	(526.05)	3,156.52	2,630.80	(525.72)	3,157.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	130.42	130.42	3,195.98	1,304.20	(1,891.78)	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	188.42	188.42	4,616.41	1,884.20	(2,732.21)	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	188.42	188.42	4,616.41	1,884.20	(2,732.21)	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	159.42	159.42	3,906.20	1,594.20	(2,312.00)	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	550.00	-	(550.00)	3,216.13	-	(3,216.13)	-
6208-05-00 Sidewalks & Steps - Bar 5	790.00	-	(790.00)	4,636.63	-	(4,636.63)	-
6208-06-00 Sidewalks & Steps - Bar 6	790.00	-	(790.00)	4,636.63	-	(4,636.63)	-
6208-07-00 Sidewalks & Steps - Bar 7	670.00	-	(670.00)	3,926.37	-	(3,926.37)	-
6212-04-00 Sidewalk Powerwashing - Bar 4	-	91.33	91.33	-	913.30	913.30	1,096.00
6212-05-00 Sidewalk Powerwashing - Bar 5	-	131.92	131.92	-	1,319.20	1,319.20	1,583.00
6212-06-00 Sidewalk Powerwashing - Bar 6	-	131.92	131.92	-	1,319.20	1,319.20	1,583.00
6212-07-00 Sidewalk Powerwashing - Bar 7	-	111.50	111.50	-	1,115.00	1,115.00	1,338.00
Total REPAIR /MAINTENANCE	\$9,749.54	\$4,546.66	(\$5,202.88)	\$82,653.96	\$45,466.60	(\$37,187.36)	\$54,560.00
RESERVE/MASTER TRANSFERS							
9001-04-00 Master Assoc Transfer Exp - Bar 4	15,334.91	15,331.25	(3.66)	61,339.64	61,325.00	(14.64)	61,325.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
9001-05-00 Master Assoc Transfer Exp - Bar 5	\$22,144.32	\$22,145.00	\$0.68	\$88,577.28	\$88,580.00	\$2.72	\$88,580.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	22,144.32	22,145.00	0.68	88,577.28	88,580.00	2.72	88,580.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	18,735.70	18,737.75	2.05	74,942.80	74,951.00	8.20	74,951.00
9005-04-00 Transfer to Reserves - Bar 4	3,316.75	3,316.75	-	13,267.00	13,267.00	-	13,267.00
9005-05-00 Transfer to Reserves - Bar 5	4,653.00	4,653.00	-	18,612.00	18,612.00	-	18,612.00
9005-06-00 Transfer to Reserves - Bar 6	4,641.50	4,641.50	-	18,566.00	18,566.00	-	18,566.00
9005-07-00 Transfer to Reserves - Bar 7	3,900.75	3,900.75	-	15,603.00	15,603.00	-	15,603.00
Total RESERVE/MASTER TRANSFERS	\$94,871.25	\$94,871.00	(\$0.25)	\$379,485.00	\$379,484.00	(\$1.00)	\$379,484.00
Total OPERATING EXPENSE	\$111,478.61	\$127,648.96	\$16,170.35	\$703,078.72	\$707,263.60	\$4,184.88	\$772,820.00
Net Income:	\$82,377.89	\$65,556.04	\$16,821.85	\$73,110.28	\$65,556.40	\$7,553.88	\$0.00