



Financial Report Package

April 2025

Prepared for

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

KPG Accounting Services, Inc.

Balance Sheet - Comparative - Operating

The Barbados at Carrick Bend Circle Condominium Association, Inc.

End Date: 04/30/2025

Date: 5/9/2025

Time: 12:09 am

Page: 1

	Current Balance at 4/30/2025	Prior Month Balance at 03/31/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 127,607.48	\$ 84,156.07	\$ 43,451.41
Total OPERATING ASSETS:	\$ 127,607.48	\$ 84,156.07	\$ 43,451.41
CURRENT ASSETS			
15-1400-00-00 Accounts Receivable	\$ 2,675.00	\$ -	\$ 2,675.00
Total CURRENT ASSETS:	\$ 2,675.00	\$ -	\$ 2,675.00
Total Assets:	\$ 130,282.48	\$ 84,156.07	\$ 46,126.41
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 8.00	\$ 8,311.16	\$ (8,303.16)
20-2200-00-00 PPD Maintenance Fees	2,675.00	56,175.00	(53,500.00)
Total CURRENT LIABILITIES:	\$ 2,683.00	\$ 64,486.16	\$ (61,803.16)
OPERATING EQUITY			
30-3900-04-00 Ret Earnings - Prior Bar 4	\$ 21,405.52	\$ 21,405.52	\$ -
30-3900-05-00 Ret Earnings - Prior Bar 5	54,922.90	54,922.90	-
30-3900-06-00 Ret Earnings - Prior Bar 6	26,883.34	26,883.34	-
30-3900-07-00 Ret Earnings - Prior Bar 7	38,288.54	38,288.54	-
Total OPERATING EQUITY:	\$ 141,500.30	\$ 141,500.30	\$ -
Net Income / (Loss)	\$ (13,900.82)	\$ (121,830.39)	\$ 107,929.57
Total Liabilities & Equity:	\$ 130,282.48	\$ 84,156.07	\$ 46,126.41

	Current Balance at 4/30/2025	Prior Month Balance at 03/31/2025	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 69,296.22	\$ 62,480.63	\$ 6,815.59
Total BAR 4 RESERVE ASSETS:	\$ 69,296.22	\$ 62,480.63	\$ 6,815.59
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 115,169.27	\$ 105,753.94	\$ 9,415.33
Total BAR 5 RESERVE ASSETS:	\$ 115,169.27	\$ 105,753.94	\$ 9,415.33
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 123,950.06	\$ 114,533.22	\$ 9,416.84
Total BAR 6 RESERVE ASSETS:	\$ 123,950.06	\$ 114,533.22	\$ 9,416.84
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 88,139.40	\$ 79,910.68	\$ 8,228.72
Total BAR 7 RESERVE ASSETS:	\$ 88,139.40	\$ 79,910.68	\$ 8,228.72
Total Assets:	\$ 396,554.95	\$ 362,678.47	\$ 33,876.48
Liabilities & Equity			
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 13,513.50	\$ 12,390.75	\$ 1,122.75
24-3003-04-00 RSV - Roof Bar 4	46,697.55	41,073.55	5,624.00
24-3006-04-00 RSV - Fire Equip Bar 4	6,499.83	6,499.83	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	2,585.34	2,516.50	68.84
Total BAR 4 RESERVE EQUITY:	\$ 69,296.22	\$ 62,480.63	\$ 6,815.59
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 19,347.50	\$ 17,712.75	\$ 1,634.75
25-3003-05-00 RSV - Roof Bar 5	85,222.22	77,556.72	7,665.50
25-3006-05-00 RSV - Fire Equip Bar 5	6,499.76	6,499.76	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	4,099.79	3,984.71	115.08
Total BAR 5 RESERVE EQUITY:	\$ 115,169.27	\$ 105,753.94	\$ 9,415.33
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 19,522.00	\$ 17,900.50	\$ 1,621.50
26-3003-06-00 RSV - Roof Bar 6	85,883.17	78,211.92	7,671.25
26-3006-06-00 RSV - Fire Equip Bar 6	9,999.83	9,999.83	-
26-3008-06-00 RSV - Unalloc Interest Bar 6	8,545.06	8,420.97	124.09
Total BAR 6 RESERVE EQUITY:	\$ 123,950.06	\$ 114,533.22	\$ 9,416.84
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 16,517.00	\$ 15,145.00	\$ 1,372.00
27-3003-07-00 RSV - Roof Bar 7	56,776.84	49,985.34	6,791.50
27-3006-07-00 RSV - Fire Equip Bar 7	9,954.85	9,977.35	(22.50)
27-3008-07-00 RSV - Unalloc Interest Bar 7	4,890.71	4,802.99	87.72
Total BAR 7 RESERVE EQUITY:	\$ 88,139.40	\$ 79,910.68	\$ 8,228.72
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 396,554.95	\$ 362,678.47	\$ 33,876.48

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 2353 \$127,607.48

Total OPERATING ASSETS: \$127,607.48

BAR 4 RESERVE ASSETS

11-1214-00-00 VNB RSV 4 2013 69,296.22

Total BAR 4 RESERVE ASSETS: \$69,296.22

BAR 5 RESERVE ASSETS

12-1215-00-00 VNB RSV 5 1874 115,169.27

Total BAR 5 RESERVE ASSETS: \$115,169.27

BAR 6 RESERVE ASSETS

13-1216-00-00 VNB RSV 6 1866 123,950.06

Total BAR 6 RESERVE ASSETS: \$123,950.06

BAR 7 RESERVE ASSETS

14-1217-00-00 VNB Bar 7 RSV 2005 88,139.40

Total BAR 7 RESERVE ASSETS: \$88,139.40

CURRENT ASSETS

15-1400-00-00 Accounts Receivable 2,675.00

Total CURRENT ASSETS: \$2,675.00

Total Assets: \$526,837.43

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 8.00

20-2200-00-00 PPD Maintenance Fees 2,675.00

Total CURRENT LIABILITIES: \$2,683.00

BAR 4 RESERVE EQUITY

24-3002-04-00 RSV - Painting Bar 4 13,513.50

24-3003-04-00 RSV - Roof Bar 4 46,697.55

24-3006-04-00 RSV - Fire Equip Bar 4 6,499.83

24-3008-04-00 RSV - Unalloc Interest Bar 4 2,585.34

Total BAR 4 RESERVE EQUITY: \$69,296.22

BAR 5 RESERVE EQUITY

25-3002-05-00 RSV - Painting Bar 5 19,347.50

25-3003-05-00 RSV - Roof Bar 5 85,222.22

25-3006-05-00 RSV - Fire Equip Bar 5 6,499.76

25-3008-05-00 RSV - Unalloc Interest Bar 5 4,099.79

Total BAR 5 RESERVE EQUITY: \$115,169.27

BAR 6 RESERVE EQUITY

26-3002-06-00 RSV - Painting Bar 6 19,522.00

26-3003-06-00 RSV - Roof Bar 6 85,883.17

26-3006-06-00 RSV - Fire Equip Bar 6 9,999.83

26-3008-06-00 RSV - Unalloc Interest Bar 6 8,545.06

Total BAR 6 RESERVE EQUITY: \$123,950.06

BAR 7 RESERVE EQUITY

27-3002-07-00 RSV - Painting Bar 7 16,517.00

27-3003-07-00 RSV - Roof Bar 7 56,776.84

27-3006-07-00 RSV - Fire Equip Bar 7 9,954.85

Balance Sheet

The Barbados at Carrick Bend Circle Condominium Association, Inc.
End Date: 04/30/2025

Date: 5/9/2025
Time: 12:09 am
Page: 2

27-3008-07-00 RSV - Unalloc Interest Bar 7	\$4,890.71	
Total BAR 7 RESERVE EQUITY:		\$88,139.40
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:		\$141,500.30
Net Income Gain / Loss	(13,900.82)	
		(\$13,900.82)
Total Liabilities & Equity:		\$526,837.43

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
EXPENSES							
GENERAL / ADMINISTRATIVE							
5118 Fees to Division	\$61.25	\$-	(\$61.25)	\$61.25	\$-	(\$61.25)	\$-
TOTAL GENERAL / ADMINISTRATIVE	\$61.25	\$-	(\$61.25)	\$61.25	\$-	(\$61.25)	\$-
TOTAL EXPENSES	\$61.25	\$-	(\$61.25)	\$61.25	\$-	(\$61.25)	\$0.00
NET ORDINARY INCOME	(\$61.25)	\$0.00	(\$61.25)	(\$61.25)	\$0.00	(\$61.25)	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bar 4	\$30,564.00	\$30,557.75	\$6.25	\$61,128.00	\$61,115.50	\$12.50	\$122,231.00
4005 Application Fees - Bar 4	-	-	-	300.00	-	300.00	-
4050 Master Assoc Fees - Bar 4	17,586.00	17,594.75	(8.75)	35,172.00	35,189.50	(17.50)	70,379.00
4070 Background Check Fee - Bar 4	-	-	-	100.00	-	100.00	-
4199 Use of Surplus Funds - Bar 4	-	294.00	(294.00)	-	1,176.00	(1,176.00)	3,528.00
TOTAL INCOME	\$48,150.00	\$48,446.50	(\$296.50)	\$96,700.00	\$97,481.00	(\$781.00)	\$196,138.00
TOTAL INCOME	\$48,150.00	\$48,446.50	(\$296.50)	\$96,700.00	\$97,481.00	(\$781.00)	\$196,138.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 4	-	16.33	16.33	-	65.32	65.32	196.00
5110 Audit /Accounting Fees - Bar 4	59.00	8.17	(50.83)	59.00	32.68	(26.32)	98.00
TOTAL PROFESSIONAL	\$59.00	\$24.50	(\$34.50)	\$59.00	\$98.00	\$39.00	\$294.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	8.17	8.17	238.32	32.68	(205.64)	98.00
5457 Office Expense - Bar 4	82.39	32.58	(49.81)	122.19	130.32	8.13	391.00
5458 Website Expense - Bar 4	-	14.67	14.67	-	58.68	58.68	176.00
TOTAL GENERAL / ADMINISTRATIVE	\$82.39	\$55.42	(\$26.97)	\$360.51	\$221.68	(\$138.83)	\$665.00
INSURANCE							
5550 INS Expense - Bar 4	-	4,244.50	4,244.50	34,247.12	16,978.00	(17,269.12)	50,934.00
5551 INS - Flood - Bar 4	-	1,420.25	1,420.25	10,777.00	5,681.00	(5,096.00)	17,043.00
TOTAL INSURANCE	\$-	\$5,664.75	\$5,664.75	\$45,024.12	\$22,659.00	(\$22,365.12)	\$67,977.00
UTILITIES							
5801 Electricity - Bar 4	90.26	97.83	7.57	365.64	391.32	25.68	1,174.00
5880 Water / Sewer -Bar 4	1,386.21	1,222.83	(163.38)	5,156.52	4,891.32	(265.20)	14,674.00
TOTAL UTILITIES	\$1,476.47	\$1,320.66	(\$155.81)	\$5,522.16	\$5,282.64	(\$239.52)	\$15,848.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	115.00	407.58	292.58	547.00	1,630.32	1,083.32	4,891.00
6202 Fire Mgmt System - Bar 4	-	244.58	244.58	1,973.15	978.32	(994.83)	2,935.00
6205 Janitorial Contract - Bar 4	645.65	244.58	(401.07)	1,291.30	978.32	(312.98)	2,935.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	521.68	521.68	1,565.00
6208 Sidewalks & Steps - Bar 4	550.00	-	(550.00)	550.00	-	(550.00)	-
6211 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	163.00	163.00	489.00
6212 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	391.32	391.32	1,174.00
TOTAL REPAIR /MAINTENANCE	\$1,310.65	\$1,165.74	(\$144.91)	\$4,361.45	\$4,662.96	\$301.51	\$13,989.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 4	17,599.11	17,594.75	(4.36)	35,193.86	35,189.50	(4.36)	70,379.00
9005 Transfer to Reserves - Bar 4	6,746.75	6,746.75	-	13,493.50	13,493.50	-	26,987.00
TOTAL RESERVE/MASTER TRANSFERS	\$24,345.86	\$24,341.50	(\$4.36)	\$48,687.36	\$48,683.00	(\$4.36)	\$97,366.00
TOTAL EXPENSES	\$27,274.37	\$32,572.57	\$5,298.20	\$104,014.60	\$81,607.28	(\$22,407.32)	\$196,139.00
NET ORDINARY INCOME	\$20,875.63	\$15,873.93	\$5,001.70	(\$7,314.60)	\$15,873.72	(\$23,188.32)	(\$1.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 5	\$44,148.00	\$44,125.50	\$22.50	\$88,296.00	\$88,251.00	\$45.00	\$176,502.00
4005 Application Fees - Bar 5	150.00	-	150.00	150.00	-	150.00	-
4050 Master Assoc Fees - Bar 5	25,402.00	25,414.75	(12.75)	50,804.00	50,829.50	(25.50)	101,659.00
4070 Background Check Fee - Bar 5	100.00	-	100.00	100.00	-	100.00	-
4199 Use of Surplus Funds - Bar 5	-	329.17	(329.17)	-	1,316.68	(1,316.68)	3,950.00
TOTAL INCOME	\$69,800.00	\$69,869.42	(\$69.42)	\$139,350.00	\$140,397.18	(\$1,047.18)	\$282,111.00
TOTAL INCOME	\$69,800.00	\$69,869.42	(\$69.42)	\$139,350.00	\$140,397.18	(\$1,047.18)	\$282,111.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 5	-	23.58	23.58	-	94.32	94.32	283.00
5110 Audit /Accounting Fees - Bar 5	82.60	11.75	(70.85)	82.60	47.00	(35.60)	141.00
TOTAL PROFESSIONAL	\$82.60	\$35.33	(\$47.27)	\$82.60	\$141.32	\$58.72	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	11.75	11.75	104.00	47.00	(57.00)	141.00
5457 Office Expense - Bar 5	12.24	47.08	34.84	199.69	188.32	(11.37)	565.00
5458 Website Expense - Bar 5	-	21.17	21.17	-	84.68	84.68	254.00
TOTAL GENERAL / ADMINISTRATIVE	\$12.24	\$80.00	\$67.76	\$303.69	\$320.00	\$16.31	\$960.00
INSURANCE							
5550 INS Expense - Bar 5	-	6,130.92	6,130.92	49,454.43	24,523.68	(24,930.75)	73,571.00
5551 INS - Flood - Bar 5	-	2,099.75	2,099.75	11,982.00	8,399.00	(3,583.00)	25,197.00
TOTAL INSURANCE	\$-	\$8,230.67	\$8,230.67	\$61,436.43	\$32,922.68	(\$28,513.75)	\$98,768.00
UTILITIES							
5801 Electricity - Bar 5	121.18	141.33	20.15	488.17	565.32	77.15	1,696.00
5880 Water / Sewer - Bar 5	1,900.96	1,766.33	(134.63)	7,234.57	7,065.32	(169.25)	21,196.00
TOTAL UTILITIES	\$2,022.14	\$1,907.66	(\$114.48)	\$7,722.74	\$7,630.64	(\$92.10)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	146.00	588.75	442.75	770.00	2,355.00	1,585.00	7,065.00
6202 Fire Mgmt System - Bar 5	-	353.25	353.25	3,707.88	1,413.00	(2,294.88)	4,239.00
6205 Janitorial Contract - Bar 5	932.61	353.25	(579.36)	1,865.22	1,413.00	(452.22)	4,239.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	753.68	753.68	2,261.00
6208 Sidewalks & Steps - Bar 5	790.00	-	(790.00)	790.00	-	(790.00)	-
6211 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	235.68	235.68	707.00
6212 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	565.32	565.32	1,696.00
TOTAL REPAIR /MAINTENANCE	\$1,868.61	\$1,683.92	(\$184.69)	\$7,133.10	\$6,735.68	(\$397.42)	\$20,207.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 5	25,413.94	25,414.75	0.81	50,828.69	50,829.50	0.81	101,659.00
9005 Transfer to Reserves - Bar 5	9,300.25	9,300.25	-	18,600.50	18,600.50	-	37,201.00
TOTAL RESERVE/MASTER TRANSFERS	\$34,714.19	\$34,715.00	\$0.81	\$69,429.19	\$69,430.00	\$0.81	\$138,860.00
TOTAL EXPENSES	\$38,699.78	\$46,652.58	\$7,952.80	\$146,107.75	\$117,180.32	(\$28,927.43)	\$282,111.00
NET ORDINARY INCOME	\$31,100.22	\$23,216.84	\$7,883.38	(\$6,757.75)	\$23,216.86	(\$29,974.61)	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 6	\$44,148.00	\$44,124.25	\$23.75	\$88,296.00	\$88,248.50	\$47.50	\$176,497.00
4005 Application Fees Bar 6	-	-	-	450.00	-	450.00	-
4025 Late Fees - Bar 6	-	-	-	65.13	-	65.13	-
4050 Master Assoc Fees - Bar 6	25,402.00	25,414.75	(12.75)	50,804.00	50,829.50	(25.50)	101,659.00
4070 Background Check Fee - Bar 6	-	-	-	50.00	-	50.00	-
4199 Use of Surplus Funds - Bar 6	-	156.00	(156.00)	-	624.00	(624.00)	1,872.00
TOTAL INCOME	\$69,550.00	\$69,695.00	(\$145.00)	\$139,665.13	\$139,702.00	(\$36.87)	\$280,028.00
TOTAL INCOME	\$69,550.00	\$69,695.00	(\$145.00)	\$139,665.13	\$139,702.00	(\$36.87)	\$280,028.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 6	-	23.58	23.58	-	94.32	94.32	283.00
5110 Audit /Accounting Fees - Bar 6	82.60	11.75	(70.85)	82.60	47.00	(35.60)	141.00
TOTAL PROFESSIONAL	\$82.60	\$35.33	(\$47.27)	\$82.60	\$141.32	\$58.72	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	11.75	11.75	104.00	47.00	(57.00)	141.00
5457 Office Expense - Bar 6	4.24	47.08	42.84	86.77	188.32	101.55	565.00
5458 Website Expense - Bar 6	-	21.17	21.17	-	84.68	84.68	254.00
TOTAL GENERAL / ADMINISTRATIVE	\$4.24	\$80.00	\$75.76	\$190.77	\$320.00	\$129.23	\$960.00
INSURANCE							
5550 INS Expense - Bar 6	-	6,130.92	6,130.92	49,454.43	24,523.68	(24,930.75)	73,571.00
5551 INS - Flood - Bar 6	-	1,928.67	1,928.67	2,791.00	7,714.68	4,923.68	23,144.00
TOTAL INSURANCE	\$-	\$8,059.59	\$8,059.59	\$52,245.43	\$32,238.36	(\$20,007.07)	\$96,715.00
UTILITIES							
5801 Electricity - Bar 6	151.46	141.33	(10.13)	603.94	565.32	(38.62)	1,696.00
5880 Water / Sewer - Bar 6	1,972.42	1,766.33	(206.09)	7,350.79	7,065.32	(285.47)	21,196.00
TOTAL UTILITIES	\$2,123.88	\$1,907.66	(\$216.22)	\$7,954.73	\$7,630.64	(\$324.09)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	342.00	588.75	246.75	966.00	2,355.00	1,389.00	7,065.00
6202 Fire Mgmt System - Bar 6	-	353.25	353.25	8,484.18	1,413.00	(7,071.18)	4,239.00
6205 Janitorial Contract - Bar 6	932.61	353.25	(579.36)	1,865.22	1,413.00	(452.22)	4,239.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	753.68	753.68	2,261.00
6208 Sidewalks & Steps - Bar 6	790.00	-	(790.00)	790.00	-	(790.00)	-
6211 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	235.68	235.68	707.00
6212 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	565.32	565.32	1,696.00
TOTAL REPAIR /MAINTENANCE	\$2,064.61	\$1,683.92	(\$380.69)	\$12,105.40	\$6,735.68	(\$5,369.72)	\$20,207.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 6	25,413.94	25,414.75	0.81	50,828.69	50,829.50	0.81	101,659.00
9005 Transfer to Reserves - Bar 6	9,292.75	9,292.75	-	18,585.50	18,585.50	-	37,171.00
TOTAL RESERVE/MASTER TRANSFERS	\$34,706.69	\$34,707.50	\$0.81	\$69,414.19	\$69,415.00	\$0.81	\$138,830.00
TOTAL EXPENSES	\$38,982.02	\$46,474.00	\$7,491.98	\$141,993.12	\$116,481.00	(\$25,512.12)	\$280,028.00
NET ORDINARY INCOME	\$30,567.98	\$23,221.00	\$7,346.98	(\$2,327.99)	\$23,221.00	(\$25,548.99)	\$0.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 7	\$37,356.00	\$37,335.50	\$20.50	\$74,712.00	\$74,671.00	\$41.00	\$149,342.00
4005 Application Fees - Bar 7	-	-	-	150.00	-	150.00	-
4050 Master Assoc Fees - Bar 7	21,494.00	21,504.75	(10.75)	42,988.00	43,009.50	(21.50)	86,019.00
4070 Background Check Fee - Bar 7	-	-	-	50.00	-	50.00	-
TOTAL INCOME	\$58,850.00	\$58,840.25	\$9.75	\$117,900.00	\$117,680.50	\$219.50	\$235,361.00
TOTAL INCOME	\$58,850.00	\$58,840.25	\$9.75	\$117,900.00	\$117,680.50	\$219.50	\$235,361.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 7	-	19.83	19.83	-	79.32	79.32	238.00
5110 Audit /Accounting Fees - Bar 7	70.80	10.00	(60.80)	70.80	40.00	(30.80)	120.00
TOTAL PROFESSIONAL	\$70.80	\$29.83	(\$40.97)	\$70.80	\$119.32	\$48.52	\$358.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	10.00	10.00	88.00	40.00	(48.00)	120.00
5457 Office Expense - Bar 7	3.64	39.92	36.28	150.90	159.68	8.78	479.00
5458 Website Expense - Bar 7	-	18.00	18.00	-	72.00	72.00	216.00
TOTAL GENERAL / ADMINISTRATIVE	\$3.64	\$67.92	\$64.28	\$238.90	\$271.68	\$32.78	\$815.00
INSURANCE							
5550 INS Expense - Bar 7	-	5,187.67	5,187.67	41,842.02	20,750.68	(21,091.34)	62,252.00
5551 INS - Flood - Bar 7	-	1,407.17	1,407.17	-	5,628.68	5,628.68	16,886.00
TOTAL INSURANCE	\$-	\$6,594.84	\$6,594.84	\$41,842.02	\$26,379.36	(\$15,462.66)	\$79,138.00
UTILITIES							
5801 Electricity - Bar 7	120.90	119.50	(1.40)	485.96	478.00	(7.96)	1,434.00
5880 Water / Sewer - Bar 7	1,518.53	1,494.50	(24.03)	5,984.60	5,978.00	(6.60)	17,934.00
TOTAL UTILITIES	\$1,639.43	\$1,614.00	(\$25.43)	\$6,470.56	\$6,456.00	(\$14.56)	\$19,368.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	587.00	498.25	(88.75)	1,115.00	1,993.00	878.00	5,979.00
6202 Fire Mgmt System - Bar 7	-	298.92	298.92	4,064.93	1,195.68	(2,869.25)	3,587.00
6205 Janitorial Contract - Bar 7	789.13	298.92	(490.21)	1,578.26	1,195.68	(382.58)	3,587.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	637.68	637.68	1,913.00
6208 Sidewalks & Steps - Bar 7	670.00	-	(670.00)	670.00	-	(670.00)	-
6211 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	199.00	199.00	597.00
6212 Sidewalk Powerwashing - Bar 7	-	119.50	119.50	-	478.00	478.00	1,434.00
TOTAL REPAIR /MAINTENANCE	\$2,046.13	\$1,424.76	(\$621.37)	\$7,428.19	\$5,699.04	(\$1,729.15)	\$17,097.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 7	21,502.01	21,504.75	2.74	43,006.76	43,009.50	2.74	86,019.00
9005 Transfer to Reserves - Bar 7	8,141.00	8,141.25	0.25	16,282.00	16,282.50	0.50	32,565.00
TOTAL RESERVE/MASTER TRANSFERS	\$29,643.01	\$29,646.00	\$2.99	\$59,288.76	\$59,292.00	\$3.24	\$118,584.00
TOTAL EXPENSES	\$33,403.01	\$39,377.35	\$5,974.34	\$115,339.23	\$98,217.40	(\$17,121.83)	\$235,360.00
NET ORDINARY INCOME	\$25,446.99	\$19,462.90	\$5,984.09	\$2,560.77	\$19,463.10	(\$16,902.33)	\$1.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-04-00 Maint/ Rsv Fees - Bar 4	\$30,564.00	\$30,557.75	\$6.25	\$61,128.00	\$61,115.50	\$12.50	\$122,231.00
4000-05-00 Maint / Rsv Fees - Bar 5	44,148.00	44,125.50	22.50	88,296.00	88,251.00	45.00	176,502.00
4000-06-00 Maint / Rsv Fees - Bar 6	44,148.00	44,124.25	23.75	88,296.00	88,248.50	47.50	176,497.00
4000-07-00 Maint / Rsv Fees - Bar 7	37,356.00	37,335.50	20.50	74,712.00	74,671.00	41.00	149,342.00
4005-04-00 Application Fees - Bar 4	-	-	-	300.00	-	300.00	-
4005-05-00 Application Fees - Bar 5	150.00	-	150.00	150.00	-	150.00	-
4005-06-00 Application Fees Bar 6	-	-	-	450.00	-	450.00	-
4005-07-00 Application Fees - Bar 7	-	-	-	150.00	-	150.00	-
4025-06-00 Late Fees - Bar 6	-	-	-	65.13	-	65.13	-
4050-04-00 Master Assoc Fees - Bar 4	17,586.00	17,594.75	(8.75)	35,172.00	35,189.50	(17.50)	70,379.00
4050-05-00 Master Assoc Fees - Bar 5	25,402.00	25,414.75	(12.75)	50,804.00	50,829.50	(25.50)	101,659.00
4050-06-00 Master Assoc Fees - Bar 6	25,402.00	25,414.75	(12.75)	50,804.00	50,829.50	(25.50)	101,659.00
4050-07-00 Master Assoc Fees - Bar 7	21,494.00	21,504.75	(10.75)	42,988.00	43,009.50	(21.50)	86,019.00
4070-04-00 Background Check Fee - Bar 4	-	-	-	100.00	-	100.00	-
4070-05-00 Background Check Fee - Bar 5	100.00	-	100.00	100.00	-	100.00	-
4070-06-00 Background Check Fee - Bar 6	-	-	-	50.00	-	50.00	-
4070-07-00 Background Check Fee - Bar 7	-	-	-	50.00	-	50.00	-
4199-04-00 Use of Surplus Funds - Bar 4	-	294.00	(294.00)	-	1,176.00	(1,176.00)	3,528.00
4199-05-00 Use of Surplus Funds - Bar 5	-	329.17	(329.17)	-	1,316.68	(1,316.68)	3,950.00
4199-06-00 Use of Surplus Funds - Bar 6	-	156.00	(156.00)	-	624.00	(624.00)	1,872.00
Total INCOME	\$246,350.00	\$246,851.17	(\$501.17)	\$493,615.13	\$495,260.68	(\$1,645.55)	\$993,638.00
Total OPERATING INCOME	\$246,350.00	\$246,851.17	(\$501.17)	\$493,615.13	\$495,260.68	(\$1,645.55)	\$993,638.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	16.33	16.33	-	65.32	65.32	196.00
5030-05-00 Legal - Bar 5	-	23.58	23.58	-	94.32	94.32	283.00
5030-06-00 Legal - Bar 6	-	23.58	23.58	-	94.32	94.32	283.00
5030-07-00 Legal - Bar 7	-	19.83	19.83	-	79.32	79.32	238.00
5110-04-00 Audit /Accounting Fees - Bar 4	59.00	8.17	(50.83)	59.00	32.68	(26.32)	98.00
5110-05-00 Audit /Accounting Fees - Bar 5	82.60	11.75	(70.85)	82.60	47.00	(35.60)	141.00
5110-06-00 Audit /Accounting Fees - Bar 6	82.60	11.75	(70.85)	82.60	47.00	(35.60)	141.00
5110-07-00 Audit /Accounting Fees - Bar 7	70.80	10.00	(60.80)	70.80	40.00	(30.80)	120.00
Total PROFESSIONAL	\$295.00	\$124.99	(\$170.01)	\$295.00	\$499.96	\$204.96	\$1,500.00
GENERAL / ADMINISTRATIVE							
5118-00-00 Fees to Division	61.25	-	(61.25)	61.25	-	(61.25)	-
5118-04-00 Fees to Division - Bar 4	-	8.17	8.17	238.32	32.68	(205.64)	98.00
5118-05-00 Fees to Division - Bar 5	-	11.75	11.75	104.00	47.00	(57.00)	141.00
5118-06-00 Fees to Division - Bar 6	-	11.75	11.75	104.00	47.00	(57.00)	141.00
5118-07-00 Fees to Division - Bar 7	-	10.00	10.00	88.00	40.00	(48.00)	120.00
5457-04-00 Office Expense - Bar 4	82.39	32.58	(49.81)	122.19	130.32	8.13	391.00
5457-05-00 Office Expense - Bar 5	12.24	47.08	34.84	199.69	188.32	(11.37)	565.00
5457-06-00 Office Expense - Bar 6	4.24	47.08	42.84	86.77	188.32	101.55	565.00
5457-07-00 Office Expense - Bar 7	3.64	39.92	36.28	150.90	159.68	8.78	479.00
5458-04-00 Website Expense - Bar 4	-	14.67	14.67	-	58.68	58.68	176.00
5458-05-00 Website Expense - Bar 5	-	21.17	21.17	-	84.68	84.68	254.00
5458-06-00 Website Expense - Bar 6	-	21.17	21.17	-	84.68	84.68	254.00
5458-07-00 Website Expense - Bar 7	-	18.00	18.00	-	72.00	72.00	216.00
Total GENERAL / ADMINISTRATIVE	\$163.76	\$283.34	\$119.58	\$1,155.12	\$1,133.36	(\$21.76)	\$3,400.00
INSURANCE							
5550-04-00 INS Expense - Bar 4	-	4,244.50	4,244.50	34,247.12	16,978.00	(17,269.12)	50,934.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5550-05-00 INS Expense - Bar 5	\$-	\$6,130.92	\$6,130.92	\$49,454.43	\$24,523.68	(\$24,930.75)	\$73,571.00
5550-06-00 INS Expense - Bar 6	-	6,130.92	6,130.92	49,454.43	24,523.68	(24,930.75)	73,571.00
5550-07-00 INS Expense - Bar 7	-	5,187.67	5,187.67	41,842.02	20,750.68	(21,091.34)	62,252.00
5551-04-00 INS - Flood - Bar 4	-	1,420.25	1,420.25	10,777.00	5,681.00	(5,096.00)	17,043.00
5551-05-00 INS - Flood - Bar 5	-	2,099.75	2,099.75	11,982.00	8,399.00	(3,583.00)	25,197.00
5551-06-00 INS - Flood - Bar 6	-	1,928.67	1,928.67	2,791.00	7,714.68	4,923.68	23,144.00
5551-07-00 INS - Flood - Bar 7	-	1,407.17	1,407.17	-	5,628.68	5,628.68	16,886.00
Total INSURANCE	\$-	\$28,549.85	\$28,549.85	\$200,548.00	\$114,199.40	(\$86,348.60)	\$342,598.00
UTILITIES							
5801-04-00 Electricity - Bar 4	90.26	97.83	7.57	365.64	391.32	25.68	1,174.00
5801-05-00 Electricity - Bar 5	121.18	141.33	20.15	488.17	565.32	77.15	1,696.00
5801-06-00 Electricity - Bar 6	151.46	141.33	(10.13)	603.94	565.32	(38.62)	1,696.00
5801-07-00 Electricity - Bar 7	120.90	119.50	(1.40)	485.96	478.00	(7.96)	1,434.00
5880-04-00 Water / Sewer -Bar 4	1,386.21	1,222.83	(163.38)	5,156.52	4,891.32	(265.20)	14,674.00
5880-05-00 Water / Sewer - Bar 5	1,900.96	1,766.33	(134.63)	7,234.57	7,065.32	(169.25)	21,196.00
5880-06-00 Water / Sewer - Bar 6	1,972.42	1,766.33	(206.09)	7,350.79	7,065.32	(285.47)	21,196.00
5880-07-00 Water / Sewer - Bar 7	1,518.53	1,494.50	(24.03)	5,984.60	5,978.00	(6.60)	17,934.00
Total UTILITIES	\$7,261.92	\$6,749.98	(\$511.94)	\$27,670.19	\$26,999.92	(\$670.27)	\$81,000.00
REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	115.00	407.58	292.58	547.00	1,630.32	1,083.32	4,891.00
6201-05-00 General Maintenance - Bar 5	146.00	588.75	442.75	770.00	2,355.00	1,585.00	7,065.00
6201-06-00 General Maintenance - Bar 6	342.00	588.75	246.75	966.00	2,355.00	1,389.00	7,065.00
6201-07-00 General Maintenance - Bar 7	587.00	498.25	(88.75)	1,115.00	1,993.00	878.00	5,979.00
6202-04-00 Fire Mgmt System - Bar 4	-	244.58	244.58	1,973.15	978.32	(994.83)	2,935.00
6202-05-00 Fire Mgmt System - Bar 5	-	353.25	353.25	3,707.88	1,413.00	(2,294.88)	4,239.00
6202-06-00 Fire Mgmt System - Bar 6	-	353.25	353.25	8,484.18	1,413.00	(7,071.18)	4,239.00
6202-07-00 Fire Mgmt System - Bar 7	-	298.92	298.92	4,064.93	1,195.68	(2,869.25)	3,587.00
6205-04-00 Janitorial Contract - Bar 4	645.65	244.58	(401.07)	1,291.30	978.32	(312.98)	2,935.00
6205-05-00 Janitorial Contract - Bar 5	932.61	353.25	(579.36)	1,865.22	1,413.00	(452.22)	4,239.00
6205-06-00 Janitorial Contract - Bar 6	932.61	353.25	(579.36)	1,865.22	1,413.00	(452.22)	4,239.00
6205-07-00 Janitorial Contract - Bar 7	789.13	298.92	(490.21)	1,578.26	1,195.68	(382.58)	3,587.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	521.68	521.68	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	753.68	753.68	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	753.68	753.68	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	637.68	637.68	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	550.00	-	(550.00)	550.00	-	(550.00)	-
6208-05-00 Sidewalks & Steps - Bar 5	790.00	-	(790.00)	790.00	-	(790.00)	-
6208-06-00 Sidewalks & Steps - Bar 6	790.00	-	(790.00)	790.00	-	(790.00)	-
6208-07-00 Sidewalks & Steps - Bar 7	670.00	-	(670.00)	670.00	-	(670.00)	-
6211-04-00 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	163.00	163.00	489.00
6211-05-00 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	235.68	235.68	707.00
6211-06-00 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	235.68	235.68	707.00
6211-07-00 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	199.00	199.00	597.00
6212-04-00 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	391.32	391.32	1,174.00
6212-05-00 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	565.32	565.32	1,696.00
6212-06-00 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	565.32	565.32	1,696.00
6212-07-00 Sidewalk Powerwashing - Bar 7	-	119.50	119.50	-	478.00	478.00	1,434.00
Total REPAIR /MAINTENANCE	\$7,290.00	\$5,958.34	(\$1,331.66)	\$31,028.14	\$23,833.36	(\$7,194.78)	\$71,500.00
RESERVE/MASTER TRANSFERS							
9001-04-00 Master Assoc Transfer Exp - Bar 4	17,599.11	17,594.75	(4.36)	35,193.86	35,189.50	(4.36)	70,379.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9001-05-00 Master Assoc Transfer Exp - Bar 5	\$25,413.94	\$25,414.75	\$0.81	\$50,828.69	\$50,829.50	\$0.81	\$101,659.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	25,413.94	25,414.75	0.81	50,828.69	50,829.50	0.81	101,659.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	21,502.01	21,504.75	2.74	43,006.76	43,009.50	2.74	86,019.00
9005-04-00 Transfer to Reserves - Bar 4	6,746.75	6,746.75	-	13,493.50	13,493.50	-	26,987.00
9005-05-00 Transfer to Reserves - Bar 5	9,300.25	9,300.25	-	18,600.50	18,600.50	-	37,201.00
9005-06-00 Transfer to Reserves - Bar 6	9,292.75	9,292.75	-	18,585.50	18,585.50	-	37,171.00
9005-07-00 Transfer to Reserves - Bar 7	8,141.00	8,141.25	0.25	16,282.00	16,282.50	0.50	32,565.00
Total RESERVE/MASTER TRANSFERS	\$123,409.75	\$123,410.00	\$0.25	\$246,819.50	\$246,820.00	\$0.50	\$493,640.00
Total OPERATING EXPENSE	\$138,420.43	\$165,076.50	\$26,656.07	\$507,515.95	\$413,486.00	(\$94,029.95)	\$993,638.00
Net Income:	\$107,929.57	\$81,774.67	\$26,154.90	(\$13,900.82)	\$81,774.68	(\$95,675.50)	\$0.00