



Financial Report Package

February 2026

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 2/28/2026	Prior Month Balance at 01/31/2026	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 115,065.44	\$ 124,429.52	\$ (9,364.08)
Total OPERATING ASSETS:	\$ 115,065.44	\$ 124,429.52	\$ (9,364.08)
CURRENT ASSETS			
15-1400-00-00 Accounts Receivable	\$ 65.13	\$ 5,480.26	\$ (5,415.13)
Total CURRENT ASSETS:	\$ 65.13	\$ 5,480.26	\$ (5,415.13)
Total Assets:	\$ 115,130.57	\$ 129,909.78	\$ (14,779.21)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ -	\$ 463.43	\$ (463.43)
20-2200-00-00 PPD Maintenance Fees	2,675.00	-	2,675.00
Total CURRENT LIABILITIES:	\$ 2,675.00	\$ 463.43	\$ 2,211.57
OPERATING EQUITY			
30-3900-04-00 Ret Earnings - Prior Bar 4	\$ 26,858.87	\$ 26,858.87	\$ -
30-3900-05-00 Ret Earnings - Prior Bar 5	68,069.13	68,069.13	-
30-3900-06-00 Ret Earnings - Prior Bar 6	41,539.88	41,539.88	-
30-3900-07-00 Ret Earnings - Prior Bar 7	57,598.42	57,598.42	-
Total OPERATING EQUITY:	\$ 194,066.30	\$ 194,066.30	\$ -
Net Income / (Loss)	\$ (81,610.73)	\$ (64,619.95)	\$ (16,990.78)
Total Liabilities & Equity:	\$ 115,130.57	\$ 129,909.78	\$ (14,779.21)

	Current Balance at 2/28/2026	Prior Month Balance at 01/31/2026	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 92,174.28	\$ 91,986.09	\$ 188.19
Total BAR 4 RESERVE ASSETS:	\$ 92,174.28	\$ 91,986.09	\$ 188.19
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 147,849.39	\$ 147,547.53	\$ 301.86
Total BAR 5 RESERVE ASSETS:	\$ 147,849.39	\$ 147,547.53	\$ 301.86
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 152,843.78	\$ 152,531.72	\$ 312.06
Total BAR 6 RESERVE ASSETS:	\$ 152,843.78	\$ 152,531.72	\$ 312.06
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 112,885.05	\$ 112,654.57	\$ 230.48
Total BAR 7 RESERVE ASSETS:	\$ 112,885.05	\$ 112,654.57	\$ 230.48
Total Assets:	\$ 505,752.50	\$ 504,719.91	\$ 1,032.59
Liabilities & Equity			
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 17,445.75	\$ 17,445.75	\$ -
24-3003-04-00 RSV - Roof Bar 4	63,561.80	63,561.80	-
24-3006-04-00 RSV - Fire Equip Bar 4	7,052.33	7,052.33	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	4,114.40	3,926.21	188.19
Total BAR 4 RESERVE EQUITY:	\$ 92,174.28	\$ 91,986.09	\$ 188.19
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 25,732.25	\$ 25,732.25	\$ -
25-3003-05-00 RSV - Roof Bar 5	108,234.97	108,234.97	-
25-3006-05-00 RSV - Fire Equip Bar 5	7,298.76	7,298.76	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	6,583.41	6,281.55	301.86
Total BAR 5 RESERVE EQUITY:	\$ 147,849.39	\$ 147,547.53	\$ 301.86
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 25,868.00	\$ 25,868.00	\$ -
26-3003-06-00 RSV - Roof Bar 6	108,894.42	108,894.42	-
26-3006-06-00 RSV - Fire Equip Bar 6	6,900.08	6,900.08	-
26-3008-06-00 RSV - Unalloc Interest Bar 6	11,181.28	10,869.22	312.06
Total BAR 6 RESERVE EQUITY:	\$ 152,843.78	\$ 152,531.72	\$ 312.06
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 21,656.00	\$ 21,656.00	\$ -
27-3003-07-00 RSV - Roof Bar 7	77,179.84	77,179.84	-
27-3006-07-00 RSV - Fire Equip Bar 7	7,238.10	7,238.10	-
27-3008-07-00 RSV - Unalloc Interest Bar 7	6,811.11	6,580.63	230.48
Total BAR 7 RESERVE EQUITY:	\$ 112,885.05	\$ 112,654.57	\$ 230.48
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 505,752.50	\$ 504,719.91	\$ 1,032.59

Assets

OPERATING ASSETS		
10-1010-00-00 VNB OP 2353	\$115,065.44	
Total OPERATING ASSETS:		<u>\$115,065.44</u>
BAR 4 RESERVE ASSETS		
11-1214-00-00 VNB RSV 4 2013	92,174.28	
Total BAR 4 RESERVE ASSETS:		<u>\$92,174.28</u>
BAR 5 RESERVE ASSETS		
12-1215-00-00 VNB RSV 5 1874	147,849.39	
Total BAR 5 RESERVE ASSETS:		<u>\$147,849.39</u>
BAR 6 RESERVE ASSETS		
13-1216-00-00 VNB RSV 6 1866	152,843.78	
Total BAR 6 RESERVE ASSETS:		<u>\$152,843.78</u>
BAR 7 RESERVE ASSETS		
14-1217-00-00 VNB Bar 7 RSV 2005	112,885.05	
Total BAR 7 RESERVE ASSETS:		<u>\$112,885.05</u>
CURRENT ASSETS		
15-1400-00-00 Accounts Receivable	65.13	
Total CURRENT ASSETS:		<u>\$65.13</u>
Total Assets:		<u><u>\$620,883.07</u></u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2200-00-00 PPD Maintenance Fees	2,675.00	
Total CURRENT LIABILITIES:		<u>\$2,675.00</u>
BAR 4 RESERVE EQUITY		
24-3002-04-00 RSV - Painting Bar 4	17,445.75	
24-3003-04-00 RSV - Roof Bar 4	63,561.80	
24-3006-04-00 RSV - Fire Equip Bar 4	7,052.33	
24-3008-04-00 RSV - Unalloc Interest Bar 4	4,114.40	
Total BAR 4 RESERVE EQUITY:		<u>\$92,174.28</u>
BAR 5 RESERVE EQUITY		
25-3002-05-00 RSV - Painting Bar 5	25,732.25	
25-3003-05-00 RSV - Roof Bar 5	108,234.97	
25-3006-05-00 RSV - Fire Equip Bar 5	7,298.76	
25-3008-05-00 RSV - Unalloc Interest Bar 5	6,583.41	
Total BAR 5 RESERVE EQUITY:		<u>\$147,849.39</u>
BAR 6 RESERVE EQUITY		
26-3002-06-00 RSV - Painting Bar 6	25,868.00	
26-3003-06-00 RSV - Roof Bar 6	108,894.42	
26-3006-06-00 RSV - Fire Equip Bar 6	6,900.08	
26-3008-06-00 RSV - Unalloc Interest Bar 6	11,181.28	
Total BAR 6 RESERVE EQUITY:		<u>\$152,843.78</u>
BAR 7 RESERVE EQUITY		
27-3002-07-00 RSV - Painting Bar 7	21,656.00	
27-3003-07-00 RSV - Roof Bar 7	77,179.84	
27-3006-07-00 RSV - Fire Equip Bar 7	7,238.10	
27-3008-07-00 RSV - Unalloc Interest Bar 7	6,811.11	

Total BAR 7 RESERVE EQUITY:		<u>\$112,885.05</u>
OPERATING EQUITY		
30-3900-04-00 Ret Earnings - Prior Bar 4	\$26,858.87	
30-3900-05-00 Ret Earnings - Prior Bar 5	68,069.13	
30-3900-06-00 Ret Earnings - Prior Bar 6	41,539.88	
30-3900-07-00 Ret Earnings - Prior Bar 7	57,598.42	
Total OPERATING EQUITY:		<u>\$194,066.30</u>
Net Income Gain / Loss	<u>(81,610.73)</u>	
		<u>(\$81,610.73)</u>
Total Liabilities & Equity:		<u><u>\$620,883.07</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bar 4	\$ -	\$ -	\$ -	\$ 30,330.00	\$ 30,324.25	\$ 5.75	\$ 121,297.00
4005 Application Fees - Bar 4	-	-	-	300.00	-	300.00	-
4050 Master Assoc Fees - Bar 4	-	-	-	17,820.00	17,825.75	(5.75)	71,303.00
4070 Background Check Fee - Bar 4	-	-	-	150.00	-	150.00	-
TOTAL INCOME	\$ -	\$ -	\$ -	\$ 48,600.00	\$ 48,150.00	\$ 450.00	\$ 192,600.00
TOTAL INCOME	\$ 0.00	\$ -	\$ -	\$ 48,600.00	\$ 48,150.00	\$ 450.00	\$ 192,600.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 4	-	16.33	16.33	-	32.66	32.66	196.00
5110 Audit /Accounting Fees - Bar 4	-	8.17	8.17	-	16.34	16.34	98.00
TOTAL PROFESSIONAL	\$ -	\$ 24.50	\$ 24.50	\$ -	\$ 49.00	\$ 49.00	\$ 294.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	72.00	8.17	(63.83)	72.00	16.34	(55.66)	98.00
5457 Office Expense - Bar 4	95.74	16.33	(79.41)	172.95	32.66	(140.29)	196.00
5458 Website Expense - Bar 4	-	16.33	16.33	-	32.66	32.66	196.00
TOTAL GENERAL / ADMINISTRATIVE	\$ 167.74	\$ 40.83	(\$ 126.91)	\$ 244.95	\$ 81.66	(\$ 163.29)	\$ 490.00
INSURANCE							
5550 INS Expense - Bar 4	-	2,853.25	2,853.25	30,726.47	5,706.50	(25,019.97)	34,239.00
5551 INS - Flood - Bar 4	5,534.00	1,652.58	(3,881.42)	5,534.00	3,305.16	(2,228.84)	19,831.00
TOTAL INSURANCE	\$ 5,534.00	\$ 4,505.83	(\$ 1,028.17)	\$ 36,260.47	\$ 9,011.66	(\$ 27,248.81)	\$ 54,070.00
UTILITIES							
5801 Electricity - Bar 4	107.94	97.83	(10.11)	217.15	195.66	(21.49)	1,174.00
5880 Water / Sewer -Bar 4	1,353.35	1,222.83	(130.52)	2,478.34	2,445.66	(32.68)	14,674.00
TOTAL UTILITIES	\$ 1,461.29	\$ 1,320.66	(\$ 140.63)	\$ 2,695.49	\$ 2,641.32	(\$ 54.17)	\$ 15,848.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	-	407.58	407.58	-	815.16	815.16	4,891.00
6202 Fire Mgmt System - Bar 4	769.38	652.17	(117.21)	1,228.13	1,304.34	76.21	7,826.00
6205 Janitorial Contract - Bar 4	-	244.58	244.58	710.00	489.16	(220.84)	2,935.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	260.84	260.84	1,565.00
6208 Sidewalks & Steps - Bar 4	-	122.25	122.25	-	244.50	244.50	1,467.00
6211 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	81.50	81.50	489.00
TOTAL REPAIR /MAINTENANCE	\$ 769.38	\$ 1,597.75	\$ 828.37	\$ 1,938.13	\$ 3,195.50	\$ 1,257.37	\$ 19,173.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 4	-	-	-	17,830.23	17,825.75	(4.48)	71,303.00
9005 Transfer to Reserves - Bar 4	-	-	-	7,855.50	7,855.50	-	31,422.00
TOTAL RESERVE/MASTER TRANSFERS	\$ -	\$ -	\$ -	\$ 25,685.73	\$ 25,681.25	(\$ 4.48)	\$ 102,725.00
TOTAL EXPENSES	\$ 7,932.41	\$ 7,489.57	(\$ 442.84)	\$ 66,824.77	\$ 40,660.39	(\$ 26,164.38)	\$ 192,600.00
NET ORDINARY INCOME	(\$ 7,932.41)	(\$ 7,489.57)	(\$ 442.84)	(\$ 18,224.77)	\$ 7,489.61	(\$ 25,714.38)	\$ 0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 5	\$-	\$-	\$-	\$43,810.00	\$43,801.75	\$8.25	\$175,207.00
4025 Late Fees - Bar 5	-	-	-	130.26	-	130.26	-
4050 Master Assoc Fees - Bar 5	-	-	-	25,740.00	25,748.50	(8.50)	102,994.00
TOTAL INCOME	\$-	\$-	\$-	\$69,680.26	\$69,550.25	\$130.01	\$278,201.00
TOTAL INCOME	\$0.00	\$-	\$-	\$69,680.26	\$69,550.25	\$130.01	\$278,201.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 5	-	23.58	23.58	-	47.16	47.16	283.00
5110 Audit /Accounting Fees - Bar 5	-	11.75	11.75	-	23.50	23.50	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$-	\$70.66	\$70.66	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	104.00	11.75	(92.25)	104.00	23.50	(80.50)	141.00
5457 Office Expense - Bar 5	9.69	23.58	13.89	17.56	47.16	29.60	283.00
5458 Website Expense - Bar 5	-	23.58	23.58	-	47.16	47.16	283.00
TOTAL GENERAL / ADMINISTRATIVE	\$113.69	\$58.91	(\$54.78)	\$121.56	\$117.82	(\$3.74)	\$707.00
INSURANCE							
5550 INS Expense - Bar 5	-	4,121.42	4,121.42	44,370.46	8,242.84	(36,127.62)	49,457.00
5551 INS - Flood - Bar 5	-	2,304.08	2,304.08	6,941.00	4,608.16	(2,332.84)	27,649.00
TOTAL INSURANCE	\$-	\$6,425.50	\$6,425.50	\$51,311.46	\$12,851.00	(\$38,460.46)	\$77,106.00
UTILITIES							
5801 Electricity - Bar 5	144.17	141.33	(2.84)	289.33	282.66	(6.67)	1,696.00
5880 Water / Sewer - Bar 5	1,950.35	1,766.33	(184.02)	3,710.30	3,532.66	(177.64)	21,196.00
TOTAL UTILITIES	\$2,094.52	\$1,907.66	(\$186.86)	\$3,999.63	\$3,815.32	(\$184.31)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	-	588.75	588.75	-	1,177.50	1,177.50	7,065.00
6202 Fire Mgmt System - Bar 5	1,111.33	942.00	(169.33)	1,111.33	1,884.00	772.67	11,304.00
6205 Janitorial Contract - Bar 5	-	353.25	353.25	1,025.00	706.50	(318.50)	4,239.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	376.84	376.84	2,261.00
6208 Sidewalks & Steps - Bar 5	-	176.67	176.67	-	353.34	353.34	2,120.00
6211 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	117.84	117.84	707.00
TOTAL REPAIR /MAINTENANCE	\$1,111.33	\$2,308.01	\$1,196.68	\$2,136.33	\$4,616.02	\$2,479.69	\$27,696.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 5	-	-	-	25,747.69	25,748.50	0.81	102,994.00
9005 Transfer to Reserves - Bar 5	-	-	-	11,596.00	11,596.00	-	46,384.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$37,343.69	\$37,344.50	\$0.81	\$149,378.00
TOTAL EXPENSES	\$3,319.54	\$10,735.41	\$7,415.87	\$94,912.67	\$58,815.32	(\$36,097.35)	\$278,203.00
NET ORDINARY INCOME	(\$3,319.54)	(\$10,735.41)	\$7,415.87	(\$25,232.41)	\$10,734.93	(\$35,967.34)	(\$2.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 6	\$-	\$-	\$-	\$43,810.00	\$43,801.50	\$8.50	\$175,206.00
4005 Application Fees Bar 6	150.00	-	150.00	300.00	-	300.00	-
4025 Late Fees - Bar 6	-	-	-	195.39	-	195.39	-
4050 Master Assoc Fees - Bar 6	-	-	-	25,740.00	25,748.50	(8.50)	102,994.00
4070 Background Check Fee - Bar 6	150.00	-	150.00	250.00	-	250.00	-
TOTAL INCOME	\$300.00	\$-	\$300.00	\$70,295.39	\$69,550.00	\$745.39	\$278,200.00
TOTAL INCOME	\$300.00	\$-	\$300.00	\$70,295.39	\$69,550.00	\$745.39	\$278,200.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 6	-	23.58	23.58	-	47.16	47.16	283.00
5110 Audit /Accounting Fees - Bar 6	-	11.75	11.75	-	23.50	23.50	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$-	\$70.66	\$70.66	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	104.00	11.75	(92.25)	104.00	23.50	(80.50)	141.00
5457 Office Expense - Bar 6	150.45	23.58	(126.87)	162.28	47.16	(115.12)	283.00
5458 Website Expense - Bar 6	-	23.58	23.58	-	47.16	47.16	283.00
TOTAL GENERAL / ADMINISTRATIVE	\$254.45	\$58.91	(\$195.54)	\$266.28	\$117.82	(\$148.46)	\$707.00
INSURANCE							
5550 INS Expense - Bar 6	-	4,121.42	4,121.42	44,370.46	8,242.84	(36,127.62)	49,457.00
5551 INS - Flood - Bar 6	-	2,138.33	2,138.33	3,247.00	4,276.66	1,029.66	25,660.00
TOTAL INSURANCE	\$-	\$6,259.75	\$6,259.75	\$47,617.46	\$12,519.50	(\$35,097.96)	\$75,117.00
UTILITIES							
5801 Electricity - Bar 6	177.60	141.33	(36.27)	359.62	282.66	(76.96)	1,696.00
5880 Water / Sewer - Bar 6	2,004.73	1,766.33	(238.40)	3,895.58	3,532.66	(362.92)	21,196.00
TOTAL UTILITIES	\$2,182.33	\$1,907.66	(\$274.67)	\$4,255.20	\$3,815.32	(\$439.88)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	-	588.75	588.75	-	1,177.50	1,177.50	7,065.00
6202 Fire Mgmt System - Bar 6	1,111.33	942.00	(169.33)	1,111.33	1,884.00	772.67	11,304.00
6205 Janitorial Contract - Bar 6	-	353.25	353.25	1,025.00	706.50	(318.50)	4,239.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	376.84	376.84	2,261.00
6208 Sidewalks & Steps - Bar 6	-	176.67	176.67	-	353.34	353.34	2,120.00
6211 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	117.84	117.84	707.00
TOTAL REPAIR /MAINTENANCE	\$1,111.33	\$2,308.01	\$1,196.68	\$2,136.33	\$4,616.02	\$2,479.69	\$27,696.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 6	-	-	-	25,747.69	25,748.50	0.81	102,994.00
9005 Transfer to Reserves - Bar 6	-	-	-	12,093.00	12,093.00	-	48,372.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$37,840.69	\$37,841.50	\$0.81	\$151,366.00
TOTAL EXPENSES	\$3,548.11	\$10,569.66	\$7,021.55	\$92,115.96	\$58,980.82	(\$33,135.14)	\$278,202.00
NET ORDINARY INCOME	(\$3,248.11)	(\$10,569.66)	\$7,321.55	(\$21,820.57)	\$10,569.18	(\$32,389.75)	(\$2.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 7	\$-	\$-	\$-	\$37,070.00	\$37,062.75	\$7.25	\$148,251.00
4005 Application Fees - Bar 7	150.00	-	150.00	150.00	-	150.00	-
4025 Late Fees - Bar 7	-	-	-	65.13	-	65.13	-
4050 Master Assoc Fees - Bar 7	-	-	-	21,780.00	21,787.25	(7.25)	87,149.00
4070 Background Check Fee - Bar 7	100.00	-	100.00	100.00	-	100.00	-
TOTAL INCOME	\$250.00	\$-	\$250.00	\$59,165.13	\$58,850.00	\$315.13	\$235,400.00
TOTAL INCOME	\$250.00	\$-	\$250.00	\$59,165.13	\$58,850.00	\$315.13	\$235,400.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 7	-	19.83	19.83	-	39.66	39.66	238.00
5110 Audit /Accounting Fees - Bar 7	-	10.00	10.00	-	20.00	20.00	120.00
TOTAL PROFESSIONAL	\$-	\$29.83	\$29.83	\$-	\$59.66	\$59.66	\$358.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	88.00	10.00	(78.00)	88.00	20.00	(68.00)	120.00
5457 Office Expense - Bar 7	13.88	19.83	5.95	19.31	39.66	20.35	238.00
5458 Website Expense - Bar 7	-	19.83	19.83	-	39.66	39.66	238.00
TOTAL GENERAL / ADMINISTRATIVE	\$101.88	\$49.66	(\$52.22)	\$107.31	\$99.32	(\$7.99)	\$596.00
INSURANCE							
5550 INS Expense - Bar 7	-	3,487.25	3,487.25	37,540.61	6,974.50	(30,566.11)	41,847.00
5551 INS - Flood - Bar 7	-	1,565.50	1,565.50	-	3,131.00	3,131.00	18,786.00
TOTAL INSURANCE	\$-	\$5,052.75	\$5,052.75	\$37,540.61	\$10,105.50	(\$27,435.11)	\$60,633.00
UTILITIES							
5801 Electricity - Bar 7	142.96	119.50	(23.46)	287.25	239.00	(48.25)	1,434.00
5880 Water / Sewer - Bar 7	1,555.52	1,494.50	(61.02)	3,003.94	2,989.00	(14.94)	17,934.00
TOTAL UTILITIES	\$1,698.48	\$1,614.00	(\$84.48)	\$3,291.19	\$3,228.00	(\$63.19)	\$19,368.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	-	498.25	498.25	-	996.50	996.50	5,979.00
6202 Fire Mgmt System - Bar 7	940.36	797.17	(143.19)	940.36	1,594.34	653.98	9,566.00
6205 Janitorial Contract - Bar 7	-	298.92	298.92	870.00	597.84	(272.16)	3,587.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	318.84	318.84	1,913.00
6208 Sidewalks & Steps - Bar 7	-	149.42	149.42	-	298.84	298.84	1,793.00
6211 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	99.50	99.50	597.00
TOTAL REPAIR /MAINTENANCE	\$940.36	\$1,952.93	\$1,012.57	\$1,810.36	\$3,905.86	\$2,095.50	\$23,435.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 7	-	-	-	21,784.39	21,787.25	2.86	87,149.00
9005 Transfer to Reserves - Bar 7	-	-	-	10,964.25	10,964.25	-	43,857.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$32,748.64	\$32,751.50	\$2.86	\$131,006.00
TOTAL EXPENSES	\$2,740.72	\$8,699.17	\$5,958.45	\$75,498.11	\$50,149.84	(\$25,348.27)	\$235,396.00
NET ORDINARY INCOME	(\$2,490.72)	(\$8,699.17)	\$6,208.45	(\$16,332.98)	\$8,700.16	(\$25,033.14)	\$4.00

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	\$ -	\$ -	\$ -	\$ 30,330.00	\$ 30,324.25	\$ 5.75	\$121,297.00
4000-05-00 Maint / Rsv Fees - Bar 5	-	-	-	43,810.00	43,801.75	8.25	175,207.00
4000-06-00 Maint / Rsv Fees - Bar 6	-	-	-	43,810.00	43,801.50	8.50	175,206.00
4000-07-00 Maint / Rsv Fees - Bar 7	-	-	-	37,070.00	37,062.75	7.25	148,251.00
4005-04-00 Application Fees - Bar 4	-	-	-	300.00	-	300.00	-
4005-06-00 Application Fees Bar 6	150.00	-	150.00	300.00	-	300.00	-
4005-07-00 Application Fees - Bar 7	150.00	-	150.00	150.00	-	150.00	-
4025-05-00 Late Fees - Bar 5	-	-	-	130.26	-	130.26	-
4025-06-00 Late Fees - Bar 6	-	-	-	195.39	-	195.39	-
4025-07-00 Late Fees - Bar 7	-	-	-	65.13	-	65.13	-
4050-04-00 Master Assoc Fees - Bar 4	-	-	-	17,820.00	17,825.75	(5.75)	71,303.00
4050-05-00 Master Assoc Fees - Bar 5	-	-	-	25,740.00	25,748.50	(8.50)	102,994.00
4050-06-00 Master Assoc Fees - Bar 6	-	-	-	25,740.00	25,748.50	(8.50)	102,994.00
4050-07-00 Master Assoc Fees - Bar 7	-	-	-	21,780.00	21,787.25	(7.25)	87,149.00
4070-04-00 Background Check Fee - Bar 4	-	-	-	150.00	-	150.00	-
4070-06-00 Background Check Fee - Bar 6	150.00	-	150.00	250.00	-	250.00	-
4070-07-00 Background Check Fee - Bar 7	100.00	-	100.00	100.00	-	100.00	-
Total INCOME	\$ 550.00	\$ -	\$ 550.00	\$247,740.78	\$246,100.25	\$1,640.53	\$984,401.00
Total OPERATING INCOME	\$ 550.00	\$ -	\$ 550.00	\$247,740.78	\$246,100.25	\$ 1,640.53	\$984,401.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	16.33	16.33	-	32.66	32.66	196.00
5030-05-00 Legal - Bar 5	-	23.58	23.58	-	47.16	47.16	283.00
5030-06-00 Legal - Bar 6	-	23.58	23.58	-	47.16	47.16	283.00
5030-07-00 Legal - Bar 7	-	19.83	19.83	-	39.66	39.66	238.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	8.17	8.17	-	16.34	16.34	98.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	11.75	11.75	-	23.50	23.50	141.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	11.75	11.75	-	23.50	23.50	141.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	10.00	10.00	-	20.00	20.00	120.00
Total PROFESSIONAL	\$ -	\$ 124.99	\$ 124.99	\$ -	\$ 249.98	\$249.98	\$ 1,500.00
GENERAL / ADMINISTRATIVE							
5118-04-00 Fees to Division - Bar 4	72.00	8.17	(63.83)	72.00	16.34	(55.66)	98.00
5118-05-00 Fees to Division - Bar 5	104.00	11.75	(92.25)	104.00	23.50	(80.50)	141.00
5118-06-00 Fees to Division - Bar 6	104.00	11.75	(92.25)	104.00	23.50	(80.50)	141.00
5118-07-00 Fees to Division - Bar 7	88.00	10.00	(78.00)	88.00	20.00	(68.00)	120.00
5457-04-00 Office Expense - Bar 4	95.74	16.33	(79.41)	172.95	32.66	(140.29)	196.00
5457-05-00 Office Expense - Bar 5	9.69	23.58	13.89	17.56	47.16	29.60	283.00
5457-06-00 Office Expense - Bar 6	150.45	23.58	(126.87)	162.28	47.16	(115.12)	283.00
5457-07-00 Office Expense - Bar 7	13.88	19.83	5.95	19.31	39.66	20.35	238.00
5458-04-00 Website Expense - Bar 4	-	16.33	16.33	-	32.66	32.66	196.00
5458-05-00 Website Expense - Bar 5	-	23.58	23.58	-	47.16	47.16	283.00
5458-06-00 Website Expense - Bar 6	-	23.58	23.58	-	47.16	47.16	283.00
5458-07-00 Website Expense - Bar 7	-	19.83	19.83	-	39.66	39.66	238.00
Total GENERAL / ADMINISTRATIVE	\$ 637.76	\$ 208.31	(\$ 429.45)	\$ 740.10	\$ 416.62	(\$323.48)	\$ 2,500.00
INSURANCE							
5550-04-00 INS Expense - Bar 4	-	2,853.25	2,853.25	30,726.47	5,706.50	(25,019.97)	34,239.00
5550-05-00 INS Expense - Bar 5	-	4,121.42	4,121.42	44,370.46	8,242.84	(36,127.62)	49,457.00
5550-06-00 INS Expense - Bar 6	-	4,121.42	4,121.42	44,370.46	8,242.84	(36,127.62)	49,457.00
5550-07-00 INS Expense - Bar 7	-	3,487.25	3,487.25	37,540.61	6,974.50	(30,566.11)	41,847.00
5551-04-00 INS - Flood - Bar 4	5,534.00	1,652.58	(3,881.42)	5,534.00	3,305.16	(2,228.84)	19,831.00
5551-05-00 INS - Flood - Bar 5	-	2,304.08	2,304.08	6,941.00	4,608.16	(2,332.84)	27,649.00
5551-06-00 INS - Flood - Bar 6	-	2,138.33	2,138.33	3,247.00	4,276.66	1,029.66	25,660.00
5551-07-00 INS - Flood - Bar 7	-	1,565.50	1,565.50	-	3,131.00	3,131.00	18,786.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total INSURANCE	\$5,534.00	\$22,243.83	\$16,709.83	\$172,730.00	\$44,487.66	(\$128,242.34)	\$266,926.00
UTILITIES							
5801-04-00 Electricity - Bar 4	\$107.94	\$97.83	(\$10.11)	\$217.15	\$195.66	(\$21.49)	\$1,174.00
5801-05-00 Electricity - Bar 5	144.17	141.33	(2.84)	289.33	282.66	(6.67)	1,696.00
5801-06-00 Electricity - Bar 6	177.60	141.33	(36.27)	359.62	282.66	(76.96)	1,696.00
5801-07-00 Electricity - Bar 7	142.96	119.50	(23.46)	287.25	239.00	(48.25)	1,434.00
5880-04-00 Water / Sewer -Bar 4	1,353.35	1,222.83	(130.52)	2,478.34	2,445.66	(32.68)	14,674.00
5880-05-00 Water / Sewer - Bar 5	1,950.35	1,766.33	(184.02)	3,710.30	3,532.66	(177.64)	21,196.00
5880-06-00 Water / Sewer - Bar 6	2,004.73	1,766.33	(238.40)	3,895.58	3,532.66	(362.92)	21,196.00
5880-07-00 Water / Sewer - Bar 7	1,555.52	1,494.50	(61.02)	3,003.94	2,989.00	(14.94)	17,934.00
Total UTILITIES	\$7,436.62	\$6,749.98	(\$686.64)	\$14,241.51	\$13,499.96	(\$741.55)	\$81,000.00
REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	-	407.58	407.58	-	815.16	815.16	4,891.00
6201-05-00 General Maintenance - Bar 5	-	588.75	588.75	-	1,177.50	1,177.50	7,065.00
6201-06-00 General Maintenance - Bar 6	-	588.75	588.75	-	1,177.50	1,177.50	7,065.00
6201-07-00 General Maintenance - Bar 7	-	498.25	498.25	-	996.50	996.50	5,979.00
6202-04-00 Fire Mgmt System - Bar 4	769.38	652.17	(117.21)	1,228.13	1,304.34	76.21	7,826.00
6202-05-00 Fire Mgmt System - Bar 5	1,111.33	942.00	(169.33)	1,111.33	1,884.00	772.67	11,304.00
6202-06-00 Fire Mgmt System - Bar 6	1,111.33	942.00	(169.33)	1,111.33	1,884.00	772.67	11,304.00
6202-07-00 Fire Mgmt System - Bar 7	940.36	797.17	(143.19)	940.36	1,594.34	653.98	9,566.00
6205-04-00 Janitorial Contract - Bar 4	-	244.58	244.58	710.00	489.16	(220.84)	2,935.00
6205-05-00 Janitorial Contract - Bar 5	-	353.25	353.25	1,025.00	706.50	(318.50)	4,239.00
6205-06-00 Janitorial Contract - Bar 6	-	353.25	353.25	1,025.00	706.50	(318.50)	4,239.00
6205-07-00 Janitorial Contract - Bar 7	-	298.92	298.92	870.00	597.84	(272.16)	3,587.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	260.84	260.84	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	376.84	376.84	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	376.84	376.84	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	318.84	318.84	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	-	122.25	122.25	-	244.50	244.50	1,467.00
6208-05-00 Sidewalks & Steps - Bar 5	-	176.67	176.67	-	353.34	353.34	2,120.00
6208-06-00 Sidewalks & Steps - Bar 6	-	176.67	176.67	-	353.34	353.34	2,120.00
6208-07-00 Sidewalks & Steps - Bar 7	-	149.42	149.42	-	298.84	298.84	1,793.00
6211-04-00 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	81.50	81.50	489.00
6211-05-00 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	117.84	117.84	707.00
6211-06-00 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	117.84	117.84	707.00
6211-07-00 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	99.50	99.50	597.00
Total REPAIR /MAINTENANCE	\$3,932.40	\$8,166.70	\$4,234.30	\$8,021.15	\$16,333.40	\$8,312.25	\$98,000.00
RESERVE/MASTER TRANSFERS							
9001-04-00 Master Assoc Transfer Exp - Bar 4	-	-	-	17,830.23	17,825.75	(4.48)	71,303.00
9001-05-00 Master Assoc Transfer Exp - Bar 5	-	-	-	25,747.69	25,748.50	0.81	102,994.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	-	-	-	25,747.69	25,748.50	0.81	102,994.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	-	-	-	21,784.39	21,787.25	2.86	87,149.00
9005-04-00 Transfer to Reserves - Bar 4	-	-	-	7,855.50	7,855.50	-	31,422.00
9005-05-00 Transfer to Reserves - Bar 5	-	-	-	11,596.00	11,596.00	-	46,384.00
9005-06-00 Transfer to Reserves - Bar 6	-	-	-	12,093.00	12,093.00	-	48,372.00
9005-07-00 Transfer to Reserves - Bar 7	-	-	-	10,964.25	10,964.25	-	43,857.00
Total RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$133,618.75	\$133,618.75	\$0.00	\$534,475.00
Total OPERATING EXPENSE	\$17,540.78	\$37,493.81	\$19,953.03	\$329,351.51	\$208,606.37	(\$120,745.14)	\$984,401.00
Net Income:	(\$16,990.78)	(\$37,493.81)	\$20,503.03	(\$81,610.73)	\$37,493.88	(\$119,104.61)	\$0.00