



Financial Report Package

February 2024

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 2/29/2024	Prior Month Balance at 01/31/2024	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 46,289.85	\$ 54,840.95	\$ (8,551.10)
Total OPERATING ASSETS:	\$ 46,289.85	\$ 54,840.95	\$ (8,551.10)
CURRENT ASSETS			
15-1400-00-00 Accounts Receivable	\$ 306.50	\$ 2,406.50	\$ (2,100.00)
Total CURRENT ASSETS:	\$ 306.50	\$ 2,406.50	\$ (2,100.00)
Total Assets:	\$ 46,596.35	\$ 57,247.45	\$ (10,651.10)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 275.55	\$ 2,224.70	\$ (1,949.15)
20-2200-00-00 PPD Maintenance Fees	0.80	0.80	-
Total CURRENT LIABILITIES:	\$ 276.35	\$ 2,225.50	\$ (1,949.15)
OPERATING EQUITY			
30-3900-00-00 Retained Earnings - Prior	\$ 138,754.62	\$ 138,754.62	\$ -
30-3900-04-00 Ret Earnings - Prior Bar 4	5,335.48	5,335.48	-
30-3900-05-00 Ret Earnings - Prior Bar 5	19,249.17	19,249.17	-
30-3900-06-00 Ret Earnings - Prior Bar 6	(15,215.79)	(15,215.79)	-
30-3900-07-00 Ret Earnings - Prior Bar 7	(4,506.10)	(4,506.10)	-
Total OPERATING EQUITY:	\$ 143,617.38	\$ 143,617.38	\$ -
Net Income / (Loss)	\$ (97,297.38)	\$ (88,595.43)	\$ (8,701.95)
Total Liabilities & Equity:	\$ 46,596.35	\$ 57,247.45	\$ (10,651.10)

	Current Balance at 2/29/2024	Prior Month Balance at 01/31/2024	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 51,925.91	\$ 51,843.69	\$ 82.22
Total BAR 4 RESERVE ASSETS:	\$ 51,925.91	\$ 51,843.69	\$ 82.22
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 86,283.62	\$ 86,146.99	\$ 136.63
Total BAR 5 RESERVE ASSETS:	\$ 86,283.62	\$ 86,146.99	\$ 136.63
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 95,207.47	\$ 95,056.72	\$ 150.75
Total BAR 6 RESERVE ASSETS:	\$ 95,207.47	\$ 95,056.72	\$ 150.75
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 73,387.31	\$ 73,271.10	\$ 116.21
Total BAR 7 RESERVE ASSETS:	\$ 73,387.31	\$ 73,271.10	\$ 116.21
Total Assets:	\$ 306,804.31	\$ 306,318.50	\$ 485.81
Liabilities & Equity			
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 8,098.50	\$ 8,098.50	\$ -
24-3003-04-00 RSV - Roof Bar 4	35,827.30	35,827.30	-
24-3006-04-00 RSV - Fire Equip Bar 4	6,499.83	6,499.83	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	1,500.28	1,418.06	82.22
Total BAR 4 RESERVE EQUITY:	\$ 51,925.91	\$ 51,843.69	\$ 82.22
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 11,462.50	\$ 11,462.50	\$ -
25-3003-05-00 RSV - Roof Bar 5	66,062.01	66,062.01	-
25-3006-05-00 RSV - Fire Equip Bar 5	6,499.76	6,499.76	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	2,259.35	2,122.72	136.63
Total BAR 5 RESERVE EQUITY:	\$ 86,283.62	\$ 86,146.99	\$ 136.63
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 11,701.00	\$ 11,701.00	\$ -
26-3003-06-00 RSV - Roof Bar 6	66,969.17	66,969.17	-
26-3006-06-00 RSV - Fire Equip Bar 6	9,999.83	9,999.83	-
26-3008-06-00 RSV - Unalloc Interest Bar 6	6,537.47	6,386.72	150.75
Total BAR 6 RESERVE EQUITY:	\$ 95,207.47	\$ 95,056.72	\$ 150.75
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 9,899.25	\$ 9,899.25	\$ -
27-3003-07-00 RSV - Roof Bar 7	49,746.19	49,746.19	-
27-3006-07-00 RSV - Fire Equip Bar 7	10,270.60	10,270.60	-
27-3008-07-00 RSV - Unalloc Interest Bar 7	3,471.27	3,355.06	116.21
Total BAR 7 RESERVE EQUITY:	\$ 73,387.31	\$ 73,271.10	\$ 116.21
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 306,804.31	\$ 306,318.50	\$ 485.81

Assets

OPERATING ASSETS		
10-1010-00-00 VNB OP 2353	\$46,289.85	
Total OPERATING ASSETS:		<u>\$46,289.85</u>
BAR 4 RESERVE ASSETS		
11-1214-00-00 VNB RSV 4 2013	51,925.91	
Total BAR 4 RESERVE ASSETS:		<u>\$51,925.91</u>
BAR 5 RESERVE ASSETS		
12-1215-00-00 VNB RSV 5 1874	86,283.62	
Total BAR 5 RESERVE ASSETS:		<u>\$86,283.62</u>
BAR 6 RESERVE ASSETS		
13-1216-00-00 VNB RSV 6 1866	95,207.47	
Total BAR 6 RESERVE ASSETS:		<u>\$95,207.47</u>
BAR 7 RESERVE ASSETS		
14-1217-00-00 VNB Bar 7 RSV 2005	73,387.31	
Total BAR 7 RESERVE ASSETS:		<u>\$73,387.31</u>
CURRENT ASSETS		
15-1400-00-00 Accounts Receivable	306.50	
Total CURRENT ASSETS:		<u>\$306.50</u>
Total Assets:		<u>\$353,400.66</u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00 Accounts Payable	275.55	
20-2200-00-00 PPD Maintenance Fees	0.80	
Total CURRENT LIABILITIES:		<u>\$276.35</u>
BAR 4 RESERVE EQUITY		
24-3002-04-00 RSV - Painting Bar 4	8,098.50	
24-3003-04-00 RSV - Roof Bar 4	35,827.30	
24-3006-04-00 RSV - Fire Equip Bar 4	6,499.83	
24-3008-04-00 RSV - Unalloc Interest Bar 4	1,500.28	
Total BAR 4 RESERVE EQUITY:		<u>\$51,925.91</u>
BAR 5 RESERVE EQUITY		
25-3002-05-00 RSV - Painting Bar 5	11,462.50	
25-3003-05-00 RSV - Roof Bar 5	66,062.01	
25-3006-05-00 RSV - Fire Equip Bar 5	6,499.76	
25-3008-05-00 RSV - Unalloc Interest Bar 5	2,259.35	
Total BAR 5 RESERVE EQUITY:		<u>\$86,283.62</u>
BAR 6 RESERVE EQUITY		
26-3002-06-00 RSV - Painting Bar 6	11,701.00	
26-3003-06-00 RSV - Roof Bar 6	66,969.17	
26-3006-06-00 RSV - Fire Equip Bar 6	9,999.83	
26-3008-06-00 RSV - Unalloc Interest Bar 6	6,537.47	
Total BAR 6 RESERVE EQUITY:		<u>\$95,207.47</u>
BAR 7 RESERVE EQUITY		
27-3002-07-00 RSV - Painting Bar 7	9,899.25	
27-3003-07-00 RSV - Roof Bar 7	49,746.19	
27-3006-07-00 RSV - Fire Equip Bar 7	10,270.60	

27-3008-07-00 RSV - Unalloc Interest Bar 7	\$3,471.27	
Total BAR 7 RESERVE EQUITY:		<u>\$73,387.31</u>
OPERATING EQUITY		
30-3900-00-00 Retained Earnings - Prior	138,754.62	
30-3900-04-00 Ret Earnings - Prior Bar 4	5,335.48	
30-3900-05-00 Ret Earnings - Prior Bar 5	19,249.17	
30-3900-06-00 Ret Earnings - Prior Bar 6	(15,215.79)	
30-3900-07-00 Ret Earnings - Prior Bar 7	(4,506.10)	
Total OPERATING EQUITY:		<u>\$143,617.38</u>
Net Income Gain / Loss	<u>(97,297.38)</u>	
		<u>(\$97,297.38)</u>
Total Liabilities & Equity:		<u><u>\$353,400.66</u></u>

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)	\$89,900.00
4050 Master Assoc Fees - Bar 4	-	-	-	15,336.00	15,331.25	4.75	61,325.00
4070 Background Check Fee - Bar 4	-	-	-	(9.78)	-	(9.78)	-
TOTAL INCOME	\$-	\$-	\$-	\$37,790.22	\$37,806.25	(\$16.03)	\$151,225.00
TOTAL INCOME	\$0.00	\$-	\$-	\$37,790.22	\$37,806.25	(\$16.03)	\$151,225.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 4	-	8.17	8.17	-	16.34	16.34	98.00
5110 Audit /Accounting Fees - Bar 4	-	6.75	6.75	-	13.50	13.50	81.00
TOTAL PROFESSIONAL	\$-	\$14.92	\$14.92	\$-	\$29.84	\$29.84	\$179.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	1.00	1.00	-	2.00	2.00	12.00
5457 Office Expense - Bar 4	53.51	16.33	(37.18)	57.03	32.66	(24.37)	196.00
5458 Website Expense - Bar 4	-	10.58	10.58	-	21.16	21.16	127.00
TOTAL GENERAL / ADMINISTRATIVE	\$53.51	\$27.91	(\$25.60)	\$57.03	\$55.82	(\$1.21)	\$335.00
INSURANCE							
5550 INS Expense - Bar 4	110.57	3,475.25	3,364.68	1,249.53	6,950.50	5,700.97	41,703.00
5551 INS - Flood - Bar 4	-	1,059.75	1,059.75	5,180.00	2,119.50	(3,060.50)	12,717.00
TOTAL INSURANCE	\$110.57	\$4,535.00	\$4,424.43	\$6,429.53	\$9,070.00	\$2,640.47	\$54,420.00
UTILITIES							
5801 Electricity - Bar 4	93.12	97.75	4.63	188.38	195.50	7.12	1,173.00
5880 Water / Sewer -Bar 4	1,300.03	847.75	(452.28)	2,219.74	1,695.50	(524.24)	10,173.00
TOTAL UTILITIES	\$1,393.15	\$945.50	(\$447.65)	\$2,408.12	\$1,891.00	(\$517.12)	\$11,346.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	225.00	262.58	37.58	305.00	525.16	220.16	3,151.00
6202 Fire Mgmt System - Bar 4	-	163.08	163.08	349.05	326.16	(22.89)	1,957.00
6203 Fire Alarm / Exting Service - Bar 4	-	-	-	466.22	-	(466.22)	-
6205 Janitorial Contract - Bar 4	-	215.25	215.25	645.65	430.50	(215.15)	2,583.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	260.84	260.84	1,565.00
6208 Sidewalks & Steps - Bar 4	-	-	-	2,116.13	-	(2,116.13)	-
6212 Sidewalk Powerwashing - Bar 4	-	91.33	91.33	-	182.66	182.66	1,096.00
TOTAL REPAIR /MAINTENANCE	\$225.00	\$862.66	\$637.66	\$3,882.05	\$1,725.32	(\$2,156.73)	\$10,352.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 4	-	-	-	15,334.91	15,331.25	(3.66)	61,325.00
9005 Transfer to Reserves - Bar 4	-	-	-	3,316.75	3,316.75	-	13,267.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$18,651.66	\$18,648.00	(\$3.66)	\$74,592.00
TOTAL EXPENSES	\$1,782.23	\$6,385.99	\$4,603.76	\$31,428.39	\$31,419.98	(\$8.41)	\$151,224.00
NET ORDINARY INCOME	(\$1,782.23)	(\$6,385.99)	\$4,603.76	\$6,361.83	\$6,386.27	(\$24.44)	\$1.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 5	\$-	\$-	\$-	\$32,448.00	\$32,456.00	(\$8.00)	\$129,824.00
4005 Application Fees - Bar 5	150.00	-	150.00	300.00	-	300.00	-
4025 Late Fees - Bar 5	-	-	-	56.50	-	56.50	-
4050 Master Assoc Fees - Bar 5	-	-	-	22,152.00	22,145.00	7.00	88,580.00
4070 Background Check Fee - Bar 5	100.00	-	100.00	85.87	-	85.87	-
TOTAL INCOME	\$250.00	\$-	\$250.00	\$55,042.37	\$54,601.00	\$441.37	\$218,404.00
TOTAL INCOME	\$250.00	\$-	\$250.00	\$55,042.37	\$54,601.00	\$441.37	\$218,404.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 5	-	11.75	11.75	-	23.50	23.50	141.00
5110 Audit /Accounting Fees - Bar 5	-	9.75	9.75	-	19.50	19.50	117.00
TOTAL PROFESSIONAL	\$-	\$21.50	\$21.50	\$-	\$43.00	\$43.00	\$258.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	1.42	1.42	-	2.84	2.84	17.00
5457 Office Expense - Bar 5	35.92	23.58	(12.34)	43.70	47.16	3.46	283.00
5458 Website Expense - Bar 5	-	15.33	15.33	-	30.66	30.66	184.00
TOTAL GENERAL / ADMINISTRATIVE	\$35.92	\$40.33	\$4.41	\$43.70	\$80.66	\$36.96	\$484.00
INSURANCE							
5550 INS Expense - Bar 5	159.67	5,019.83	4,860.16	50,539.77	10,039.66	(40,500.11)	60,238.00
5551 INS - Flood - Bar 5	-	1,530.83	1,530.83	10,371.00	3,061.66	(7,309.34)	18,370.00
TOTAL INSURANCE	\$159.67	\$6,550.66	\$6,390.99	\$60,910.77	\$13,101.32	(\$47,809.45)	\$78,608.00
UTILITIES							
5801 Electricity - Bar 5	124.83	141.33	16.50	261.64	282.66	21.02	1,696.00
5880 Water / Sewer - Bar 5	1,851.20	1,224.67	(626.53)	3,332.69	2,449.34	(883.35)	14,696.00
TOTAL UTILITIES	\$1,976.03	\$1,366.00	(\$610.03)	\$3,594.33	\$2,732.00	(\$862.33)	\$16,392.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	375.00	422.58	47.58	495.00	845.16	350.16	5,071.00
6202 Fire Mgmt System - Bar 5	-	235.50	235.50	504.17	471.00	(33.17)	2,826.00
6203 Fire Alarm / Exting Service - Bar 5	-	-	-	673.43	-	(673.43)	-
6205 Janitorial Contract - Bar 5	-	310.83	310.83	932.61	621.66	(310.95)	3,730.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	376.84	376.84	2,261.00
6208 Sidewalks & Steps - Bar 5	-	-	-	3,056.63	-	(3,056.63)	-
6212 Sidewalk Powerwashing - Bar 5	-	131.92	131.92	-	263.84	263.84	1,583.00
TOTAL REPAIR /MAINTENANCE	\$375.00	\$1,289.25	\$914.25	\$5,661.84	\$2,578.50	(\$3,083.34)	\$15,471.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 5	-	-	-	22,144.32	22,145.00	0.68	88,580.00
9005 Transfer to Reserves - Bar 5	-	-	-	4,653.00	4,653.00	-	18,612.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$26,797.32	\$26,798.00	\$0.68	\$107,192.00
TOTAL EXPENSES	\$2,546.62	\$9,267.74	\$6,721.12	\$97,007.96	\$45,333.48	(\$51,674.48)	\$218,405.00
NET ORDINARY INCOME	(\$2,296.62)	(\$9,267.74)	\$6,971.12	(\$41,965.59)	\$9,267.52	(\$51,233.11)	(\$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	\$129,778.00
4005 Application Fees Bar 6	150.00	-	150.00	150.00	-	150.00	-
4050 Master Assoc Fees - Bar 6	-	-	-	22,152.00	22,145.00	7.00	88,580.00
4070 Background Check Fee - Bar 6	50.00	-	50.00	35.87	-	35.87	-
TOTAL INCOME	\$200.00	\$-	\$200.00	\$54,785.87	\$54,589.50	\$196.37	\$218,358.00
TOTAL INCOME	\$200.00	\$-	\$200.00	\$54,785.87	\$54,589.50	\$196.37	\$218,358.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 6	-	11.75	11.75	-	23.50	23.50	141.00
5110 Audit /Accounting Fees - Bar 6	-	9.75	9.75	-	19.50	19.50	117.00
TOTAL PROFESSIONAL	\$-	\$21.50	\$21.50	\$-	\$43.00	\$43.00	\$258.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	1.42	1.42	-	2.84	2.84	17.00
5457 Office Expense - Bar 6	83.92	23.58	(60.34)	89.00	47.16	(41.84)	283.00
5458 Website Expense - Bar 6	-	15.33	15.33	-	30.66	30.66	184.00
TOTAL GENERAL / ADMINISTRATIVE	\$83.92	\$40.33	(\$43.59)	\$89.00	\$80.66	(\$8.34)	\$484.00
INSURANCE							
5550 INS Expense - Bar 6	159.67	5,019.83	4,860.16	50,539.77	10,039.66	(40,500.11)	60,238.00
5551 INS - Flood - Bar 6	-	1,530.83	1,530.83	2,535.00	3,061.66	526.66	18,370.00
TOTAL INSURANCE	\$159.67	\$6,550.66	\$6,390.99	\$53,074.77	\$13,101.32	(\$39,973.45)	\$78,608.00
UTILITIES							
5801 Electricity - Bar 6	152.15	141.33	(10.82)	309.12	282.66	(26.46)	1,696.00
5880 Water / Sewer - Bar 6	1,971.15	1,224.67	(746.48)	3,471.90	2,449.34	(1,022.56)	14,696.00
TOTAL UTILITIES	\$2,123.30	\$1,366.00	(\$757.30)	\$3,781.02	\$2,732.00	(\$1,049.02)	\$16,392.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	375.00	422.58	47.58	495.00	845.16	350.16	5,071.00
6202 Fire Mgmt System - Bar 6	-	235.50	235.50	504.17	471.00	(33.17)	2,826.00
6203 Fire Alarm / Exting Service - Bar 6	-	-	-	673.43	-	(673.43)	-
6205 Janitorial Contract - Bar 6	-	310.83	310.83	932.61	621.66	(310.95)	3,730.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	376.84	376.84	2,261.00
6208 Sidewalks & Steps - Bar 6	-	-	-	3,056.63	-	(3,056.63)	-
6212 Sidewalk Powerwashing - Bar 6	-	131.92	131.92	-	263.84	263.84	1,583.00
TOTAL REPAIR /MAINTENANCE	\$375.00	\$1,289.25	\$914.25	\$5,661.84	\$2,578.50	(\$3,083.34)	\$15,471.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 6	-	-	-	22,144.32	22,145.00	0.68	88,580.00
9005 Transfer to Reserves - Bar 6	-	-	-	4,641.50	4,641.50	-	18,566.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$26,785.82	\$26,786.50	\$0.68	\$107,146.00
TOTAL EXPENSES	\$2,741.89	\$9,267.74	\$6,525.85	\$89,392.45	\$45,321.98	(\$44,070.47)	\$218,359.00
NET ORDINARY INCOME	(\$2,541.89)	(\$9,267.74)	\$6,725.85	(\$34,606.58)	\$9,267.52	(\$43,874.10)	(\$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)	\$109,882.00
4025 Late Fees - Bar 7	-	-	-	56.50	-	56.50	-
4050 Master Assoc Fees - Bar 7	-	-	-	18,744.00	18,737.75	6.25	74,951.00
4070 Background Check Fee - Bar 7	-	-	-	(11.96)	-	(11.96)	-
TOTAL INCOME	\$-	\$-	\$-	\$46,244.54	\$46,208.25	\$36.29	\$184,833.00
TOTAL INCOME	\$0.00	\$-	\$-	\$46,244.54	\$46,208.25	\$36.29	\$184,833.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 7	-	10.00	10.00	-	20.00	20.00	120.00
5110 Audit /Accounting Fees - Bar 7	-	8.33	8.33	-	16.66	16.66	100.00
TOTAL PROFESSIONAL	\$-	\$18.33	\$18.33	\$-	\$36.66	\$36.66	\$220.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	1.25	1.25	-	2.50	2.50	15.00
5457 Office Expense - Bar 7	62.20	19.83	(42.37)	66.52	39.66	(26.86)	238.00
5458 Website Expense - Bar 7	-	12.92	12.92	-	25.84	25.84	155.00
TOTAL GENERAL / ADMINISTRATIVE	\$62.20	\$34.00	(\$28.20)	\$66.52	\$68.00	\$1.48	\$408.00
INSURANCE							
5550 INS Expense - Bar 7	135.09	4,247.58	4,112.49	42,801.55	8,495.16	(34,306.39)	50,971.00
5551 INS - Flood - Bar 7	-	1,295.25	1,295.25	115.00	2,590.50	2,475.50	15,543.00
TOTAL INSURANCE	\$135.09	\$5,542.83	\$5,407.74	\$42,916.55	\$11,085.66	(\$31,830.89)	\$66,514.00
UTILITIES							
5801 Electricity - Bar 7	124.02	119.58	(4.44)	250.75	239.16	(11.59)	1,435.00
5880 Water / Sewer - Bar 7	1,459.90	1,036.25	(423.65)	2,689.39	2,072.50	(616.89)	12,435.00
TOTAL UTILITIES	\$1,583.92	\$1,155.83	(\$428.09)	\$2,940.14	\$2,311.66	(\$628.48)	\$13,870.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	300.00	372.25	72.25	400.00	744.50	344.50	4,467.00
6202 Fire Mgmt System - Bar 7	-	199.25	199.25	426.61	398.50	(28.11)	2,391.00
6203 Fire Alarm / Exting Service - Bar 7	-	-	-	569.81	-	(569.81)	-
6205 Janitorial Contract - Bar 7	-	263.08	263.08	789.13	526.16	(262.97)	3,157.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	318.84	318.84	1,913.00
6208 Sidewalks & Steps - Bar 7	-	-	-	2,586.37	-	(2,586.37)	-
6212 Sidewalk Powerwashing - Bar 7	-	111.50	111.50	-	223.00	223.00	1,338.00
TOTAL REPAIR /MAINTENANCE	\$300.00	\$1,105.50	\$805.50	\$4,771.92	\$2,211.00	(\$2,560.92)	\$13,266.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 7	-	-	-	18,735.70	18,737.75	2.05	74,951.00
9005 Transfer to Reserves - Bar 7	-	-	-	3,900.75	3,900.75	-	15,603.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$22,636.45	\$22,638.50	\$2.05	\$90,554.00
TOTAL EXPENSES	\$2,081.21	\$7,856.49	\$5,775.28	\$73,331.58	\$38,351.48	(\$34,980.10)	\$184,832.00
NET ORDINARY INCOME	(\$2,081.21)	(\$7,856.49)	\$5,775.28	(\$27,087.04)	\$7,856.77	(\$34,943.81)	\$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)	\$89,900.00
4000-05-00 Maint / Rsv Fees - Bar 5	-	-	-	32,448.00	32,456.00	(8.00)	129,824.00
4000-06-00 Maint / Rsv Fees - Bar 6	-	-	-	32,448.00	32,444.50	3.50	129,778.00
4000-07-00 Maint / Rsv Fees - Bar 7	-	-	-	27,456.00	27,470.50	(14.50)	109,882.00
4005-05-00 Application Fees - Bar 5	150.00	-	150.00	300.00	-	300.00	-
4005-06-00 Application Fees Bar 6	150.00	-	150.00	150.00	-	150.00	-
4025-05-00 Late Fees - Bar 5	-	-	-	56.50	-	56.50	-
4025-07-00 Late Fees - Bar 7	-	-	-	56.50	-	56.50	-
4050-04-00 Master Assoc Fees - Bar 4	-	-	-	15,336.00	15,331.25	4.75	61,325.00
4050-05-00 Master Assoc Fees - Bar 5	-	-	-	22,152.00	22,145.00	7.00	88,580.00
4050-06-00 Master Assoc Fees - Bar 6	-	-	-	22,152.00	22,145.00	7.00	88,580.00
4050-07-00 Master Assoc Fees - Bar 7	-	-	-	18,744.00	18,737.75	6.25	74,951.00
4070-04-00 Background Check Fee - Bar 4	-	-	-	(9.78)	-	(9.78)	-
4070-05-00 Background Check Fee - Bar 5	100.00	-	100.00	85.87	-	85.87	-
4070-06-00 Background Check Fee - Bar 6	50.00	-	50.00	35.87	-	35.87	-
4070-07-00 Background Check Fee - Bar 7	-	-	-	(11.96)	-	(11.96)	-
Total INCOME	\$450.00	\$-	\$450.00	\$193,863.00	\$193,205.00	\$658.00	\$772,820.00
Total OPERATING INCOME	\$450.00	\$-	\$450.00	\$193,863.00	\$193,205.00	\$658.00	\$772,820.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	8.17	8.17	-	16.34	16.34	98.00
5030-05-00 Legal - Bar 5	-	11.75	11.75	-	23.50	23.50	141.00
5030-06-00 Legal - Bar 6	-	11.75	11.75	-	23.50	23.50	141.00
5030-07-00 Legal - Bar 7	-	10.00	10.00	-	20.00	20.00	120.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	6.75	6.75	-	13.50	13.50	81.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	9.75	9.75	-	19.50	19.50	117.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	9.75	9.75	-	19.50	19.50	117.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	8.33	8.33	-	16.66	16.66	100.00
Total PROFESSIONAL	\$-	\$76.25	\$76.25	\$-	\$152.50	\$152.50	\$915.00
GENERAL / ADMINISTRATIVE							
5118-04-00 Fees to Division - Bar 4	-	1.00	1.00	-	2.00	2.00	12.00
5118-05-00 Fees to Division - Bar 5	-	1.42	1.42	-	2.84	2.84	17.00
5118-06-00 Fees to Division - Bar 6	-	1.42	1.42	-	2.84	2.84	17.00
5118-07-00 Fees to Division - Bar 7	-	1.25	1.25	-	2.50	2.50	15.00
5457-04-00 Office Expense - Bar 4	53.51	16.33	(37.18)	57.03	32.66	(24.37)	196.00
5457-05-00 Office Expense - Bar 5	35.92	23.58	(12.34)	43.70	47.16	3.46	283.00
5457-06-00 Office Expense - Bar 6	83.92	23.58	(60.34)	89.00	47.16	(41.84)	283.00
5457-07-00 Office Expense - Bar 7	62.20	19.83	(42.37)	66.52	39.66	(26.86)	238.00
5458-04-00 Website Expense - Bar 4	-	10.58	10.58	-	21.16	21.16	127.00
5458-05-00 Website Expense - Bar 5	-	15.33	15.33	-	30.66	30.66	184.00
5458-06-00 Website Expense - Bar 6	-	15.33	15.33	-	30.66	30.66	184.00
5458-07-00 Website Expense - Bar 7	-	12.92	12.92	-	25.84	25.84	155.00
Total GENERAL / ADMINISTRATIVE	\$235.55	\$142.57	(\$92.98)	\$256.25	\$285.14	\$28.89	\$1,711.00
INSURANCE							
5550-04-00 INS Expense - Bar 4	110.57	3,475.25	3,364.68	1,249.53	6,950.50	5,700.97	41,703.00
5550-05-00 INS Expense - Bar 5	159.67	5,019.83	4,860.16	50,539.77	10,039.66	(40,500.11)	60,238.00
5550-06-00 INS Expense - Bar 6	159.67	5,019.83	4,860.16	50,539.77	10,039.66	(40,500.11)	60,238.00
5550-07-00 INS Expense - Bar 7	135.09	4,247.58	4,112.49	42,801.55	8,495.16	(34,306.39)	50,971.00
5551-04-00 INS - Flood - Bar 4	-	1,059.75	1,059.75	5,180.00	2,119.50	(3,060.50)	12,717.00
5551-05-00 INS - Flood - Bar 5	-	1,530.83	1,530.83	10,371.00	3,061.66	(7,309.34)	18,370.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5551-06-00 INS - Flood - Bar 6	\$-	\$1,530.83	\$1,530.83	\$2,535.00	\$3,061.66	\$526.66	\$18,370.00
5551-07-00 INS - Flood - Bar 7	-	1,295.25	1,295.25	115.00	2,590.50	2,475.50	15,543.00
Total INSURANCE	\$565.00	\$23,179.15	\$22,614.15	\$163,331.62	\$46,358.30	(\$116,973.32)	\$278,150.00
UTILITIES							
5801-04-00 Electricity - Bar 4	93.12	97.75	4.63	188.38	195.50	7.12	1,173.00
5801-05-00 Electricity - Bar 5	124.83	141.33	16.50	261.64	282.66	21.02	1,696.00
5801-06-00 Electricity - Bar 6	152.15	141.33	(10.82)	309.12	282.66	(26.46)	1,696.00
5801-07-00 Electricity - Bar 7	124.02	119.58	(4.44)	250.75	239.16	(11.59)	1,435.00
5880-04-00 Water / Sewer -Bar 4	1,300.03	847.75	(452.28)	2,219.74	1,695.50	(524.24)	10,173.00
5880-05-00 Water / Sewer - Bar 5	1,851.20	1,224.67	(626.53)	3,332.69	2,449.34	(883.35)	14,696.00
5880-06-00 Water / Sewer - Bar 6	1,971.15	1,224.67	(746.48)	3,471.90	2,449.34	(1,022.56)	14,696.00
5880-07-00 Water / Sewer - Bar 7	1,459.90	1,036.25	(423.65)	2,689.39	2,072.50	(616.89)	12,435.00
Total UTILITIES	\$7,076.40	\$4,833.33	(\$2,243.07)	\$12,723.61	\$9,666.66	(\$3,056.95)	\$58,000.00
REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	225.00	262.58	37.58	305.00	525.16	220.16	3,151.00
6201-05-00 General Maintenance - Bar 5	375.00	422.58	47.58	495.00	845.16	350.16	5,071.00
6201-06-00 General Maintenance - Bar 6	375.00	422.58	47.58	495.00	845.16	350.16	5,071.00
6201-07-00 General Maintenance - Bar 7	300.00	372.25	72.25	400.00	744.50	344.50	4,467.00
6202-04-00 Fire Mgmt System - Bar 4	-	163.08	163.08	349.05	326.16	(22.89)	1,957.00
6202-05-00 Fire Mgmt System - Bar 5	-	235.50	235.50	504.17	471.00	(33.17)	2,826.00
6202-06-00 Fire Mgmt System - Bar 6	-	235.50	235.50	504.17	471.00	(33.17)	2,826.00
6202-07-00 Fire Mgmt System - Bar 7	-	199.25	199.25	426.61	398.50	(28.11)	2,391.00
6203-04-00 Fire Alarm / Exting Service - Bar 4	-	-	-	466.22	-	(466.22)	-
6203-05-00 Fire Alarm / Exting Service - Bar 5	-	-	-	673.43	-	(673.43)	-
6203-06-00 Fire Alarm / Exting Service - Bar 6	-	-	-	673.43	-	(673.43)	-
6203-07-00 Fire Alarm / Exting Service - Bar 7	-	-	-	569.81	-	(569.81)	-
6205-04-00 Janitorial Contract - Bar 4	-	215.25	215.25	645.65	430.50	(215.15)	2,583.00
6205-05-00 Janitorial Contract - Bar 5	-	310.83	310.83	932.61	621.66	(310.95)	3,730.00
6205-06-00 Janitorial Contract - Bar 6	-	310.83	310.83	932.61	621.66	(310.95)	3,730.00
6205-07-00 Janitorial Contract - Bar 7	-	263.08	263.08	789.13	526.16	(262.97)	3,157.00
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	-	-	-	2,116.13	-	(2,116.13)	-
6208-05-00 Sidewalks & Steps - Bar 5	-	-	-	3,056.63	-	(3,056.63)	-
6208-06-00 Sidewalks & Steps - Bar 6	-	-	-	3,056.63	-	(3,056.63)	-
6208-07-00 Sidewalks & Steps - Bar 7	-	-	-	2,586.37	-	(2,586.37)	-
6212-04-00 Sidewalk Powerwashing - Bar 4	-	91.33	91.33	-	182.66	182.66	1,096.00
6212-05-00 Sidewalk Powerwashing - Bar 5	-	131.92	131.92	-	263.84	263.84	1,583.00
6212-06-00 Sidewalk Powerwashing - Bar 6	-	131.92	131.92	-	263.84	263.84	1,583.00
6212-07-00 Sidewalk Powerwashing - Bar 7	-	111.50	111.50	-	223.00	223.00	1,338.00
Total REPAIR /MAINTENANCE	\$1,275.00	\$4,546.66	\$3,271.66	\$19,977.65	\$9,093.32	(\$10,884.33)	\$54,560.00
RESERVE/MASTER TRANSFERS							
9001-04-00 Master Assoc Transfer Exp - Bar 4	-	-	-	15,334.91	15,331.25	(3.66)	61,325.00
9001-05-00 Master Assoc Transfer Exp - Bar 5	-	-	-	22,144.32	22,145.00	0.68	88,580.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9001-06-00 Master Assoc Transfer Exp - Bar 6	\$-	\$-	\$-	\$22,144.32	\$22,145.00	\$0.68	\$88,580.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	-	-	-	18,735.70	18,737.75	2.05	74,951.00
9005-04-00 Transfer to Reserves - Bar 4	-	-	-	3,316.75	3,316.75	-	13,267.00
9005-05-00 Transfer to Reserves - Bar 5	-	-	-	4,653.00	4,653.00	-	18,612.00
9005-06-00 Transfer to Reserves - Bar 6	-	-	-	4,641.50	4,641.50	-	18,566.00
9005-07-00 Transfer to Reserves - Bar 7	-	-	-	3,900.75	3,900.75	-	15,603.00
Total RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$94,871.25	\$94,871.00	(\$0.25)	\$379,484.00
Total OPERATING EXPENSE	\$9,151.95	\$32,777.96	\$23,626.01	\$291,160.38	\$160,426.92	(\$130,733.46)	\$772,820.00
Net Income:	(\$8,701.95)	(\$32,777.96)	\$24,076.01	(\$97,297.38)	\$32,778.08	(\$130,075.46)	\$0.00