



Financial Report Package

December 2025

Prepared for

**The Barbados at Tarpon Cove Drive
Condominium Association, Inc.**

KPG Accounting Services, Inc.

	Current Balance at 12/31/2025	Prior Month Balance at 11/30/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3433	\$ 146,895.25	\$ 118,834.95	\$ 28,060.30
Total OPERATING ASSETS:	\$ 146,895.25	\$ 118,834.95	\$ 28,060.30
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ -	\$ 2,790.88	\$ (2,790.88)
Total CURRENT ASSETS:	\$ -	\$ 2,790.88	\$ (2,790.88)
Total Assets:	\$ 146,895.25	\$ 121,625.83	\$ 25,269.42
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 19.68	\$ -	\$ 19.68
20-2200-00-00 PPD Maintenance Fees	31,025.00	2,975.00	28,050.00
Total CURRENT LIABILITIES:	\$ 31,044.68	\$ 2,975.00	\$ 28,069.68
OPERATING EQUITY			
30-3900-01-00 Retained Earnings - Bar 1	\$ 18,544.93	\$ 18,544.93	\$ -
30-3900-02-00 Retained Earnings - Bar 2	15,043.39	15,043.39	-
30-3900-03-00 Retained Earnings - Bar 3	20,190.21	20,190.21	-
Total OPERATING EQUITY:	\$ 53,778.53	\$ 53,778.53	\$ -
Net Income / (Loss)	\$ 62,072.04	\$ 64,872.30	\$ (2,800.26)
Total Liabilities & Equity:	\$ 146,895.25	\$ 121,625.83	\$ 25,269.42

	Current Balance at 12/31/2025	Prior Month Balance at 11/30/2025	Change
Assets			
BARB 1 RESERVE ASSETS			
11-1211-00-00 VNB RSV 1 1890	\$ 44,434.74	\$ 44,328.10	\$ 106.64
11-1212-00-00 FFB CD 4.5% 2/28/25	61,650.31	61,469.85	180.46
Total BARB 1 RESERVE ASSETS:	\$ 106,085.05	\$ 105,797.95	\$ 287.10
BARB 2 RESERVE ASSETS			
12-1212-00-00 VNB RSV 2 1904	\$ 41,691.95	\$ 41,585.95	\$ 106.00
12-1213-00-00 FFB CD 4.5% 2/28/25	65,263.74	65,072.71	191.03
Total BARB 2 RESERVE ASSETS:	\$ 106,955.69	\$ 106,658.66	\$ 297.03
BARB 3 RESERVE ASSETS			
13-1213-00-00 VNB RSV 3 1882	\$ 28,572.83	\$ 28,504.27	\$ 68.56
13-1214-00-00 FFB CD 4.5% 2/28/25	37,108.26	36,999.65	108.61
Total BARB 3 RESERVE ASSETS:	\$ 65,681.09	\$ 65,503.92	\$ 177.17
Total Assets:	\$ 278,721.83	\$ 277,960.53	\$ 761.30
Liabilities & Equity			
BARB 1 RESERVE EQUITY			
25-2501-01-00 RSV - Paving Bar 1	\$ 9,316.23	\$ 9,316.23	\$ -
25-2502-01-00 RSV - Painting Bar 1	20,872.26	20,872.26	-
25-2503-01-00 RSV - Roof Bar 1	50,518.09	50,518.09	-
25-2507-01-00 RSV - Exterior Building - Bar 1	7,500.00	7,500.00	-
25-2510-01-00 RSV - Fire Alarm Bar 1	3,001.00	3,001.00	-
25-2599-01-00 RSV - Unallocated Interest - Bar 1	14,877.47	14,590.37	287.10
Total BARB 1 RESERVE EQUITY:	\$ 106,085.05	\$ 105,797.95	\$ 287.10
BARB 2 RESERVE EQUITY			
26-2501-02-00 RSV - Paving Bar 2	\$ 10,071.74	\$ 10,071.74	\$ -
26-2502-02-00 RSV - Painting Bar 2	19,398.60	19,398.60	-
26-2503-02-00 RSV - Roof Bar 2	54,542.34	54,542.34	-
26-2507-02-00 RSV - Exterior Building - Bar 2	7,500.24	7,500.24	-
26-2510-02-00 RSV - Fire Alarm Bar 2	2,070.50	2,070.50	-
26-2599-02-00 RSV - Unallocated Interest - Bar 2	13,372.27	13,075.24	297.03
Total BARB 2 RESERVE EQUITY:	\$ 106,955.69	\$ 106,658.66	\$ 297.03
BARB 3 RESERVE EQUITY			
27-2501-03-00 RSV - Paving Bar 3	\$ 6,819.50	\$ 6,819.50	\$ -
27-2502-03-00 RSV - Painting Bar 3	14,120.50	14,120.50	-
27-2503-03-00 RSV - Roof Bar 3	31,282.37	31,282.37	-
27-2507-03-00 RSV - Exterior Building - Bar 3	4,999.60	4,999.60	-
27-2510-03-00 RSV - Fire Alarm Bar 3	2,000.00	2,000.00	-
27-2599-03-00 RSV - Unallocated Interest - Bar 3	6,459.12	6,281.95	177.17
Total BARB 3 RESERVE EQUITY:	\$ 65,681.09	\$ 65,503.92	\$ 177.17
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 278,721.83	\$ 277,960.53	\$ 761.30

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3433 \$146,895.25

Total OPERATING ASSETS: \$146,895.25

BARB 1 RESERVE ASSETS

11-1211-00-00 VNB RSV 1 1890 44,434.74

11-1212-00-00 FFB CD 4.5% 2/28/25 61,650.31

Total BARB 1 RESERVE ASSETS: \$106,085.05

BARB 2 RESERVE ASSETS

12-1212-00-00 VNB RSV 2 1904 41,691.95

12-1213-00-00 FFB CD 4.5% 2/28/25 65,263.74

Total BARB 2 RESERVE ASSETS: \$106,955.69

BARB 3 RESERVE ASSETS

13-1213-00-00 VNB RSV 3 1882 28,572.83

13-1214-00-00 FFB CD 4.5% 2/28/25 37,108.26

Total BARB 3 RESERVE ASSETS: \$65,681.09

Total Assets: \$425,617.08

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 19.68

20-2200-00-00 PPD Maintenance Fees 31,025.00

Total CURRENT LIABILITIES: \$31,044.68

BARB 1 RESERVE EQUITY

25-2501-01-00 RSV - Paving Bar 1 9,316.23

25-2502-01-00 RSV - Painting Bar 1 20,872.26

25-2503-01-00 RSV - Roof Bar 1 50,518.09

25-2507-01-00 RSV - Exterior Building - Bar 1 7,500.00

25-2510-01-00 RSV - Fire Alarm Bar 1 3,001.00

25-2599-01-00 RSV - Unallocated Interest - Bar 1 14,877.47

Total BARB 1 RESERVE EQUITY: \$106,085.05

BARB 2 RESERVE EQUITY

26-2501-02-00 RSV - Paving Bar 2 10,071.74

26-2502-02-00 RSV - Painting Bar 2 19,398.60

26-2503-02-00 RSV - Roof Bar 2 54,542.34

26-2507-02-00 RSV - Exterior Building - Bar 2 7,500.24

26-2510-02-00 RSV - Fire Alarm Bar 2 2,070.50

26-2599-02-00 RSV - Unallocated Interest - Bar 2 13,372.27

Total BARB 2 RESERVE EQUITY: \$106,955.69

BARB 3 RESERVE EQUITY

27-2501-03-00 RSV - Paving Bar 3 6,819.50

27-2502-03-00 RSV - Painting Bar 3 14,120.50

27-2503-03-00 RSV - Roof Bar 3 31,282.37

27-2507-03-00 RSV - Exterior Building - Bar 3 4,999.60

27-2510-03-00 RSV - Fire Alarm Bar 3 2,000.00

27-2599-03-00 RSV - Unallocated Interest - Bar 3 6,459.12

Total BARB 3 RESERVE EQUITY: \$65,681.09

OPERATING EQUITY

30-3900-01-00 Retained Earnings - Bar 1 18,544.93

Balance Sheet

The Barbados at Tarpon Cove Drive Condominium Association, Inc.
End Date: 12/31/2025

Date: 1/9/2026
Time: 12:02 am
Page: 2

30-3900-02-00	Retained Earnings - Bar 2	\$15,043.39	
30-3900-03-00	Retained Earnings - Bar 3	20,190.21	
Total OPERATING EQUITY:			\$53,778.53
	Net Income Gain / Loss	62,072.04	
			\$62,072.04
Total Liabilities & Equity:			\$425,617.08

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bar 1	\$ -	\$ -	\$ -	\$125,856.00	\$125,803.00	\$ 53.00	\$ 125,803.00
4005 Application Fees - Bar 1	150.00	-	150.00	900.00	-	900.00	-
4025 Late Fees - Bar 1	-	-	-	263.52	-	263.52	-
4040 Background Check Fee - Bar 1	50.00	-	50.00	400.00	-	400.00	-
4050 Master Assoc Fees - Bar 1	-	-	-	70,344.00	70,379.00	(35.00)	70,379.00
TOTAL INCOME	\$ 200.00	\$ -	\$ 200.00	\$197,763.52	\$196,182.00	\$ 1,581.52	\$ 196,182.00
TOTAL INCOME	\$ 200.00	\$ -	\$ 200.00	\$197,763.52	\$196,182.00	\$ 1,581.52	\$ 196,182.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 1	-	15.63	15.63	-	188.00	188.00	188.00
5110 Audit /Accounting Fees - Bar 1	-	15.50	15.50	-	186.00	186.00	186.00
TOTAL PROFESSIONAL	\$ -	\$ 31.13	\$ 31.13	\$ -	\$ 374.00	\$ 374.00	\$ 374.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 1	-	7.87	7.87	94.97	94.00	(0.97)	94.00
5457 Office Expense - Bar 1	7.38	34.38	27.00	1,703.93	413.00	(1,290.93)	413.00
5458 Website Expense - Bar 1	-	23.38	23.38	225.00	281.00	56.00	281.00
TOTAL GENERAL / ADMINISTRATIVE	\$ 7.38	\$ 65.63	\$ 58.25	\$ 2,023.90	\$ 788.00	(\$ 1,235.90)	\$ 788.00
INSURANCE							
5550 Insurance Expense - Bar 1	-	4,554.88	4,554.88	42,450.62	54,659.00	12,208.38	54,659.00
5551 Flood Insurance - Bar 1	-	1,871.75	1,871.75	18,902.00	22,461.00	3,559.00	22,461.00
TOTAL INSURANCE	\$ -	\$ 6,426.63	\$ 6,426.63	\$ 61,352.62	\$ 77,120.00	\$ 15,767.38	\$ 77,120.00
UTILITIES							
5801 Electricity - Bar 1	60.76	62.50	1.74	728.18	750.00	21.82	750.00
5880 Water / Sewer - Bar 1	1,124.99	1,093.75	(31.24)	12,736.74	13,125.00	388.26	13,125.00
TOTAL UTILITIES	\$ 1,185.75	\$ 1,156.25	(\$ 29.50)	\$ 13,464.92	\$ 13,875.00	\$ 410.08	\$ 13,875.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 1	-	655.00	655.00	897.75	7,860.00	6,962.25	7,860.00
6202 Fire Mgmt System - Bar 1	-	156.25	156.25	1,964.87	1,875.00	(89.87)	1,875.00
6205 Janitorial - Contract Bar 1	-	203.13	203.13	2,250.00	2,438.00	188.00	2,438.00
6206 Roof Cleaning - Contract Bar 1	-	312.50	312.50	-	3,750.00	3,750.00	3,750.00
6208 Driveway Cleaning - Bar 1	-	112.50	112.50	1,012.00	1,350.00	338.00	1,350.00
TOTAL REPAIR /MAINTENANCE	\$ -	\$ 1,439.38	\$ 1,439.38	\$ 6,124.62	\$ 17,273.00	\$ 11,148.38	\$ 17,273.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 1	-	-	-	70,379.18	70,379.00	(0.18)	70,379.00
9005 Transfer to Reserves - Bar 1	-	-	-	16,374.00	16,374.00	-	16,374.00
TOTAL RESERVE/MASTER TRANSFERS	\$ -	\$ -	\$ -	\$ 86,753.18	\$ 86,753.00	(\$ 0.18)	\$ 86,753.00
TOTAL EXPENSES	\$ 1,193.13	\$ 9,119.02	\$ 7,925.89	\$169,719.24	\$196,183.00	\$ 26,463.76	\$ 196,183.00
NET ORDINARY INCOME	(\$ 993.13)	(\$ 9,119.02)	\$ 8,125.89	\$ 28,044.28	(\$ 1.00)	\$ 28,045.28	(\$ 1.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 2	\$-	\$-	\$-	\$125,856.00	\$125,802.00	\$54.00	\$125,802.00
4005 Application Fees - Bar 2	-	-	-	150.00	-	150.00	-
4050 Master Assoc Fees - Bar 2	-	-	-	70,344.00	70,379.00	(35.00)	70,379.00
4199 Use of Surplus Funds - Bar 2	-	-	-	-	648.00	(648.00)	648.00
TOTAL INCOME	\$-	\$-	\$-	\$196,350.00	\$196,829.00	(\$479.00)	\$196,829.00
TOTAL INCOME	\$0.00	\$-	\$-	\$196,350.00	\$196,829.00	(\$479.00)	\$196,829.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 2	-	15.63	15.63	-	188.00	188.00	188.00
5110 Audit /Accounting Fees - Bar 2	-	15.50	15.50	-	186.00	186.00	186.00
TOTAL PROFESSIONAL	\$-	\$31.13	\$31.13	\$-	\$374.00	\$374.00	\$374.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 2	-	7.87	7.87	94.97	94.00	(0.97)	94.00
5457 Office Expense - Bar 2	7.38	34.38	27.00	1,328.56	413.00	(915.56)	413.00
5458 Website Expense - Bar 2	-	23.38	23.38	225.00	281.00	56.00	281.00
TOTAL GENERAL / ADMINISTRATIVE	\$7.38	\$65.63	\$58.25	\$1,648.53	\$788.00	(\$860.53)	\$788.00
INSURANCE							
5550 Insurance Expense - Bar 2	-	4,554.88	4,554.88	42,450.62	54,659.00	12,208.38	54,659.00
5551 Flood Insurance - Bar 2	-	1,871.75	1,871.75	19,793.00	22,461.00	2,668.00	22,461.00
TOTAL INSURANCE	\$-	\$6,426.63	\$6,426.63	\$62,243.62	\$77,120.00	\$14,876.38	\$77,120.00
UTILITIES							
5801 Electricity - Bar 2	63.69	62.50	(1.19)	774.50	750.00	(24.50)	750.00
5880 Water / Sewer - Bar 2	982.19	1,093.75	111.56	11,889.77	13,125.00	1,235.23	13,125.00
TOTAL UTILITIES	\$1,045.88	\$1,156.25	\$110.37	\$12,664.27	\$13,875.00	\$1,210.73	\$13,875.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 2	-	625.00	625.00	2,831.25	7,500.00	4,668.75	7,500.00
6202 Fire Mgmt System - Bar 2	-	156.25	156.25	1,964.87	1,875.00	(89.87)	1,875.00
6205 Janitorial - Contract Bar 2	-	203.13	203.13	2,250.00	2,438.00	188.00	2,438.00
6206 Roof Cleaning - Contract Bar 2	-	312.50	312.50	-	3,750.00	3,750.00	3,750.00
6208 Driveway Cleaning - Bar 2	-	112.50	112.50	1,012.00	1,350.00	338.00	1,350.00
TOTAL REPAIR /MAINTENANCE	\$-	\$1,409.38	\$1,409.38	\$8,058.12	\$16,913.00	\$8,854.88	\$16,913.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 2	-	-	-	70,379.18	70,379.00	(0.18)	70,379.00
9005 Transfer to Reserves - Bar 2	-	-	-	17,381.00	17,381.00	-	17,381.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$87,760.18	\$87,760.00	(\$0.18)	\$87,760.00
TOTAL EXPENSES	\$1,053.26	\$9,089.02	\$8,035.76	\$172,374.72	\$196,830.00	\$24,455.28	\$196,830.00
NET ORDINARY INCOME	(\$1,053.26)	(\$9,089.02)	\$8,035.76	\$23,975.28	(\$1.00)	\$23,976.28	(\$1.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 3	\$-	\$-	\$-	\$83,904.00	\$83,871.00	\$33.00	\$83,871.00
4005 Application Fees - Bar 3	-	-	-	600.00	-	600.00	-
4040 Background Check Fee - Bar 3	-	-	-	250.00	-	250.00	-
4050 Master Assoc Fees - Bar 3	-	-	-	46,896.00	46,920.00	(24.00)	46,920.00
TOTAL INCOME	\$-	\$-	\$-	\$131,650.00	\$130,791.00	\$859.00	\$130,791.00
OTHER INCOME							
4199 Use of Surplus Funds - Bar 3	-	-	-	-	1,536.00	(1,536.00)	1,536.00
TOTAL OTHER INCOME	\$-	\$-	\$-	\$-	\$1,536.00	(\$1,536.00)	\$1,536.00
TOTAL INCOME	\$0.00	\$-	\$-	\$131,650.00	\$132,327.00	(\$677.00)	\$132,327.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 3	-	10.38	10.38	-	125.00	125.00	125.00
5110 Audit /Accounting Fees - Bar 3	-	10.37	10.37	-	124.00	124.00	124.00
TOTAL PROFESSIONAL	\$-	\$20.75	\$20.75	\$-	\$249.00	\$249.00	\$249.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 3	-	5.25	5.25	63.31	63.00	(0.31)	63.00
5457 Office Expense - Bar 3	4.92	22.88	17.96	1,065.05	275.00	(790.05)	275.00
5458 Website Expense - Bar 3	-	15.63	15.63	150.00	188.00	38.00	188.00
TOTAL GENERAL / ADMINISTRATIVE	\$4.92	\$43.76	\$38.84	\$1,278.36	\$526.00	(\$752.36)	\$526.00
INSURANCE							
5550 Insurance Expense - Bar 3	-	3,036.63	3,036.63	28,414.06	36,440.00	8,025.94	36,440.00
5551 Flood Insurance - Bar 3	-	1,247.87	1,247.87	19,336.00	14,974.00	(4,362.00)	14,974.00
TOTAL INSURANCE	\$-	\$4,284.50	\$4,284.50	\$47,750.06	\$51,414.00	\$3,663.94	\$51,414.00
UTILITIES							
5801 Electricity - Bar 3	30.69	41.63	10.94	368.34	500.00	131.66	500.00
5880 Water / Sewer - Bar 3	718.26	729.13	10.87	8,311.59	8,750.00	438.41	8,750.00
TOTAL UTILITIES	\$748.95	\$770.76	\$21.81	\$8,679.93	\$9,250.00	\$570.07	\$9,250.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 3	-	416.63	416.63	788.63	5,000.00	4,211.37	5,000.00
6202 Fire Mgmt System - Bar 3	-	104.13	104.13	1,309.90	1,250.00	(59.90)	1,250.00
6205 Janitorial - Contract Bar 3	-	135.38	135.38	1,500.00	1,625.00	125.00	1,625.00
6206 Roof Cleaning - Contract Bar 3	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
6208 Driveway Cleaning - Bar 3	-	75.00	75.00	676.00	900.00	224.00	900.00
TOTAL REPAIR /MAINTENANCE	\$-	\$939.51	\$939.51	\$4,274.53	\$11,275.00	\$7,000.47	\$11,275.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 3	-	-	-	46,919.64	46,920.00	0.36	46,920.00
9005 Transfer to Reserves - Bar 3	-	-	-	12,695.00	12,695.00	-	12,695.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$59,614.64	\$59,615.00	\$0.36	\$59,615.00
TOTAL EXPENSES	\$753.87	\$6,059.28	\$5,305.41	\$121,597.52	\$132,329.00	\$10,731.48	\$132,329.00
NET ORDINARY INCOME	(\$753.87)	(\$6,059.28)	\$5,305.41	\$10,052.48	(\$2.00)	\$10,054.48	(\$2.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-01-00 Maint/ Rsv Fees - Bar 1	\$ -	\$ -	\$ -	\$125,856.00	\$125,803.00	\$ 53.00	\$125,803.00
4000-02-00 Maint / Rsv Fees - Bar 2	-	-	-	125,856.00	125,802.00	54.00	125,802.00
4000-03-00 Maint / Rsv Fees - Bar 3	-	-	-	83,904.00	83,871.00	33.00	83,871.00
4005-01-00 Application Fees - Bar 1	150.00	-	150.00	900.00	-	900.00	-
4005-02-00 Application Fees - Bar 2	-	-	-	150.00	-	150.00	-
4005-03-00 Application Fees - Bar 3	-	-	-	600.00	-	600.00	-
4025-01-00 Late Fees - Bar 1	-	-	-	263.52	-	263.52	-
4040-01-00 Background Check Fee - Bar 1	50.00	-	50.00	400.00	-	400.00	-
4040-03-00 Background Check Fee - Bar 3	-	-	-	250.00	-	250.00	-
4050-01-00 Master Assoc Fees - Bar 1	-	-	-	70,344.00	70,379.00	(35.00)	70,379.00
4050-02-00 Master Assoc Fees - Bar 2	-	-	-	70,344.00	70,379.00	(35.00)	70,379.00
4050-03-00 Master Assoc Fees - Bar 3	-	-	-	46,896.00	46,920.00	(24.00)	46,920.00
4199-02-00 Use of Surplus Funds - Bar 2	-	-	-	-	648.00	(648.00)	648.00
Total INCOME	\$ 200.00	\$ -	\$ 200.00	\$525,763.52	\$523,802.00	\$1,961.52	\$523,802.00
OTHER INCOME							
4199-03-00 Use of Surplus Funds - Bar 3	-	-	-	-	1,536.00	(1,536.00)	1,536.00
Total OTHER INCOME	\$ -	\$ -	\$ -	\$ -	\$ 1,536.00	(\$1,536.00)	\$ 1,536.00
Total OPERATING INCOME	\$ 200.00	\$ -	\$ 200.00	\$525,763.52	\$525,338.00	\$ 425.52	\$525,338.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-01-00 Legal - Bar 1	-	15.63	15.63	-	188.00	188.00	188.00
5030-02-00 Legal - Bar 2	-	15.63	15.63	-	188.00	188.00	188.00
5030-03-00 Legal - Bar 3	-	10.38	10.38	-	125.00	125.00	125.00
5110-01-00 Audit /Accounting Fees - Bar 1	-	15.50	15.50	-	186.00	186.00	186.00
5110-02-00 Audit /Accounting Fees - Bar 2	-	15.50	15.50	-	186.00	186.00	186.00
5110-03-00 Audit /Accounting Fees - Bar 3	-	10.37	10.37	-	124.00	124.00	124.00
Total PROFESSIONAL	\$ -	\$ 83.01	\$ 83.01	\$ -	\$ 997.00	\$997.00	\$ 997.00
GENERAL / ADMINISTRATIVE							
5118-01-00 Fees to Division - Bar 1	-	7.87	7.87	94.97	94.00	(0.97)	94.00
5118-02-00 Fees to Division - Bar 2	-	7.87	7.87	94.97	94.00	(0.97)	94.00
5118-03-00 Fees to Division - Bar 3	-	5.25	5.25	63.31	63.00	(0.31)	63.00
5457-01-00 Office Expense - Bar 1	7.38	34.38	27.00	1,703.93	413.00	(1,290.93)	413.00
5457-02-00 Office Expense - Bar 2	7.38	34.38	27.00	1,328.56	413.00	(915.56)	413.00
5457-03-00 Office Expense - Bar 3	4.92	22.88	17.96	1,065.05	275.00	(790.05)	275.00
5458-01-00 Website Expense - Bar 1	-	23.38	23.38	225.00	281.00	56.00	281.00
5458-02-00 Website Expense - Bar 2	-	23.38	23.38	225.00	281.00	56.00	281.00
5458-03-00 Website Expense - Bar 3	-	15.63	15.63	150.00	188.00	38.00	188.00
Total GENERAL / ADMINISTRATIVE	\$ 19.68	\$ 175.02	\$ 155.34	\$ 4,950.79	\$ 2,102.00	(\$2,848.79)	\$ 2,102.00
INSURANCE							
5550-01-00 Insurance Expense - Bar 1	-	4,554.88	4,554.88	42,450.62	54,659.00	12,208.38	54,659.00
5550-02-00 Insurance Expense - Bar 2	-	4,554.88	4,554.88	42,450.62	54,659.00	12,208.38	54,659.00
5550-03-00 Insurance Expense - Bar 3	-	3,036.63	3,036.63	28,414.06	36,440.00	8,025.94	36,440.00
5551-01-00 Flood Insurance - Bar 1	-	1,871.75	1,871.75	18,902.00	22,461.00	3,559.00	22,461.00
5551-02-00 Flood Insurance - Bar 2	-	1,871.75	1,871.75	19,793.00	22,461.00	2,668.00	22,461.00
5551-03-00 Flood Insurance - Bar 3	-	1,247.87	1,247.87	19,336.00	14,974.00	(4,362.00)	14,974.00
Total INSURANCE	\$ -	\$ 17,137.76	\$ 17,137.76	\$171,346.30	\$205,654.00	\$34,307.70	\$205,654.00
UTILITIES							
5801-01-00 Electricity - Bar 1	60.76	62.50	1.74	728.18	750.00	21.82	750.00
5801-02-00 Electricity - Bar 2	63.69	62.50	(1.19)	774.50	750.00	(24.50)	750.00
5801-03-00 Electricity - Bar 3	30.69	41.63	10.94	368.34	500.00	131.66	500.00
5880-01-00 Water / Sewer - Bar 1	1,124.99	1,093.75	(31.24)	12,736.74	13,125.00	388.26	13,125.00
5880-02-00 Water / Sewer - Bar 2	982.19	1,093.75	111.56	11,889.77	13,125.00	1,235.23	13,125.00
5880-03-00 Water / Sewer - Bar 3	718.26	729.13	10.87	8,311.59	8,750.00	438.41	8,750.00
Total UTILITIES	\$ 2,980.58	\$ 3,083.26	\$ 102.68	\$ 34,809.12	\$ 37,000.00	\$2,190.88	\$ 37,000.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REPAIR /MAINTENANCE							
6201-01-00 General Maintenance - Bar 1	\$-	\$655.00	\$655.00	\$897.75	\$7,860.00	\$6,962.25	\$7,860.00
6201-02-00 General Maintenance - Bar 2	-	625.00	625.00	2,831.25	7,500.00	4,668.75	7,500.00
6201-03-00 General Maintenance - Bar 3	-	416.63	416.63	788.63	5,000.00	4,211.37	5,000.00
6202-01-00 Fire Mgmt System - Bar 1	-	156.25	156.25	1,964.87	1,875.00	(89.87)	1,875.00
6202-02-00 Fire Mgmt System - Bar 2	-	156.25	156.25	1,964.87	1,875.00	(89.87)	1,875.00
6202-03-00 Fire Mgmt System - Bar 3	-	104.13	104.13	1,309.90	1,250.00	(59.90)	1,250.00
6205-01-00 Janitorial - Contract Bar 1	-	203.13	203.13	2,250.00	2,438.00	188.00	2,438.00
6205-02-00 Janitorial - Contract Bar 2	-	203.13	203.13	2,250.00	2,438.00	188.00	2,438.00
6205-03-00 Janitorial - Contract Bar 3	-	135.38	135.38	1,500.00	1,625.00	125.00	1,625.00
6206-01-00 Roof Cleaning - Contract Bar 1	-	312.50	312.50	-	3,750.00	3,750.00	3,750.00
6206-02-00 Roof Cleaning - Contract Bar 2	-	312.50	312.50	-	3,750.00	3,750.00	3,750.00
6206-03-00 Roof Cleaning - Contract Bar 3	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
6208-01-00 Driveway Cleaning - Bar 1	-	112.50	112.50	1,012.00	1,350.00	338.00	1,350.00
6208-02-00 Driveway Cleaning - Bar 2	-	112.50	112.50	1,012.00	1,350.00	338.00	1,350.00
6208-03-00 Driveway Cleaning - Bar 3	-	75.00	75.00	676.00	900.00	224.00	900.00
Total REPAIR /MAINTENANCE	\$-	\$3,788.27	\$3,788.27	\$18,457.27	\$45,461.00	\$27,003.73	\$45,461.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - Bar 1	-	-	-	70,379.18	70,379.00	(0.18)	70,379.00
9001-02-00 Master Assoc Transfer Exp - Bar 2	-	-	-	70,379.18	70,379.00	(0.18)	70,379.00
9001-03-00 Master Assoc Transfer Exp - Bar 3	-	-	-	46,919.64	46,920.00	0.36	46,920.00
9005-01-00 Transfer to Reserves - Bar 1	-	-	-	16,374.00	16,374.00	-	16,374.00
9005-02-00 Transfer to Reserves - Bar 2	-	-	-	17,381.00	17,381.00	-	17,381.00
9005-03-00 Transfer to Reserves - Bar 3	-	-	-	12,695.00	12,695.00	-	12,695.00
Total RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$234,128.00	\$234,128.00	\$0.00	\$234,128.00
Total OPERATING EXPENSE	\$3,000.26	\$24,267.32	\$21,267.06	\$463,691.48	\$525,342.00	\$61,650.52	\$525,342.00
Net Income:	(\$2,800.26)	(\$24,267.32)	\$21,467.06	\$62,072.04	(\$4.00)	\$62,076.04	(\$4.00)