



Financial Report Package

July 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 7/31/2025	Prior Month Balance at 06/30/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3433	\$ 185,487.40	\$ 175,049.04	\$ 10,438.36
Total OPERATING ASSETS:	\$ 185,487.40	\$ 175,049.04	\$ 10,438.36
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:	\$ 188,278.28	\$ 175,049.04	\$ 13,229.24
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ -	\$ 120.87	\$ (120.87)
20-2200-00-00 PPD Maintenance Fees	2,975.00	38,400.00	(35,425.00)
Total CURRENT LIABILITIES:	\$ 2,975.00	\$ 38,520.87	\$ (35,545.87)
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)	\$ 131,524.75	\$ 82,749.64	\$ 48,775.11
Total Liabilities & Equity:	\$ 188,278.28	\$ 175,049.04	\$ 13,229.24

	Current Balance at 7/31/2025	Prior Month Balance at 06/30/2025	Change
Assets			
BARB 1 RESERVE ASSETS			
11-1211-00-00 VNB RSV 1 1890	\$ 39,828.95	\$ 35,657.04	\$ 4,171.91
11-1212-00-00 FFB CD 4.5% 2/28/25	60,659.92	60,453.28	206.64
Total BARB 1 RESERVE ASSETS:	\$ 100,488.87	\$ 96,110.32	\$ 4,378.55
BARB 2 RESERVE ASSETS			
12-1212-00-00 VNB RSV 2 1904	\$ 36,864.24	\$ 32,447.03	\$ 4,417.21
12-1213-00-00 FFB CD 4.5% 2/28/25	64,215.31	63,996.56	218.75
Total BARB 2 RESERVE ASSETS:	\$ 101,079.55	\$ 96,443.59	\$ 4,635.96
BARB 3 RESERVE ASSETS			
13-1213-00-00 VNB RSV 3 1882	\$ 25,072.79	\$ 21,850.08	\$ 3,222.71
13-1214-00-00 FFB CD 4.5% 2/28/25	36,512.12	36,387.74	124.38
Total BARB 3 RESERVE ASSETS:	\$ 61,584.91	\$ 58,237.82	\$ 3,347.09
Total Assets:	\$ 263,153.33	\$ 250,791.73	\$ 12,361.60
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	46,424.59	42,331.09	4,093.50
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	13,374.79	13,089.74	285.05
Total BARB 1 RESERVE EQUITY:	\$ 100,488.87	\$ 96,110.32	\$ 4,378.55
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	19,081.85	18,765.10	316.75
26-2503-02-00 RSV - Roof Bar 2	50,513.84	46,485.34	4,028.50
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	11,841.38	11,550.67	290.71
Total BARB 2 RESERVE EQUITY:	\$ 101,079.55	\$ 96,443.59	\$ 4,635.96
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	13,660.75	13,201.00	459.75
27-2503-03-00 RSV - Roof Bar 3	28,568.37	25,854.37	2,714.00
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	5,536.69	5,363.35	173.34
Total BARB 3 RESERVE EQUITY:	\$ 61,584.91	\$ 58,237.82	\$ 3,347.09
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 263,153.33	\$ 250,791.73	\$ 12,361.60

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3433 \$185,487.40

Total OPERATING ASSETS:

\$185,487.40

BARB 1 RESERVE ASSETS

11-1211-00-00 VNB RSV 1 1890 39,828.95

11-1212-00-00 FFB CD 4.5% 2/28/25 60,659.92

Total BARB 1 RESERVE ASSETS:

\$100,488.87

BARB 2 RESERVE ASSETS

12-1212-00-00 VNB RSV 2 1904 36,864.24

12-1213-00-00 FFB CD 4.5% 2/28/25 64,215.31

Total BARB 2 RESERVE ASSETS:

\$101,079.55

BARB 3 RESERVE ASSETS

13-1213-00-00 VNB RSV 3 1882 25,072.79

13-1214-00-00 FFB CD 4.5% 2/28/25 36,512.12

Total BARB 3 RESERVE ASSETS:

\$61,584.91

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 2,790.88

Total CURRENT ASSETS:

\$2,790.88

Total Assets:

\$451,431.61

Liabilities & Equity

CURRENT LIABILITIES

20-2200-00-00 PPD Maintenance Fees 2,975.00

Total CURRENT LIABILITIES:

\$2,975.00

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 46,424.59

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 13,374.79

Total BARB 1 RESERVE EQUITY:

\$100,488.87

BARB 2 RESERVE EQUITY

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

26-2502-02-00 RSV - Painting Bar 2 19,081.85

26-2503-02-00 RSV - Roof Bar 2 50,513.84

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 11,841.38

Total BARB 2 RESERVE EQUITY:

\$101,079.55

BARB 3 RESERVE EQUITY

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

27-2502-03-00 RSV - Painting Bar 3 13,660.75

27-2503-03-00 RSV - Roof Bar 3 28,568.37

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 5,536.69

Total BARB 3 RESERVE EQUITY:

\$61,584.91

Balance Sheet

The Barbados at Tarpon Cove Drive Condominium Association , Inc.
End Date: 07/31/2025

Date: 8/8/2025
Time: 12:06 am
Page: 2

OPERATING EQUITY

30-3900-01-00	Retained Earnings - Bar 1	\$18,544.93	
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	131,524.75	
			\$131,524.75
Total Liabilities & Equity:			\$451,431.61

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bar 1	\$31,464.00	\$31,450.75	\$13.25	\$94,392.00	\$94,352.25	\$39.75	\$125,803.00
4005 Application Fees - Bar 1	-	-	-	450.00	-	450.00	-
4025 Late Fees - Bar 1	65.88	-	65.88	131.76	-	131.76	-
4040 Background Check Fee - Bar 1	-	-	-	250.00	-	250.00	-
4050 Master Assoc Fees - Bar 1	17,586.00	17,594.75	(8.75)	52,758.00	52,784.25	(26.25)	70,379.00
TOTAL INCOME	\$49,115.88	\$49,045.50	\$70.38	\$147,981.76	\$147,136.50	\$845.26	\$196,182.00
TOTAL INCOME	\$49,115.88	\$49,045.50	\$70.38	\$147,981.76	\$147,136.50	\$845.26	\$196,182.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 1	-	15.67	15.67	-	109.69	109.69	188.00
5110 Audit /Accounting Fees - Bar 1	-	15.50	15.50	-	108.50	108.50	186.00
TOTAL PROFESSIONAL	\$-	\$31.17	\$31.17	\$-	\$218.19	\$218.19	\$374.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 1	-	7.83	7.83	94.97	54.81	(40.16)	94.00
5457 Office Expense - Bar 1	2.65	34.42	31.77	1,520.01	240.94	(1,279.07)	413.00
5458 Website Expense - Bar 1	-	23.42	23.42	225.00	163.94	(61.06)	281.00
TOTAL GENERAL / ADMINISTRATIVE	\$2.65	\$65.67	\$63.02	\$1,839.98	\$459.69	(\$1,380.29)	\$788.00
INSURANCE							
5550 Insurance Expense - Bar 1	-	4,554.92	4,554.92	450.00	31,884.44	31,434.44	54,659.00
5551 Flood Insurance - Bar 1	-	1,871.75	1,871.75	18,902.00	13,102.25	(5,799.75)	22,461.00
TOTAL INSURANCE	\$-	\$6,426.67	\$6,426.67	\$19,352.00	\$44,986.69	\$25,634.69	\$77,120.00
UTILITIES							
5801 Electricity - Bar 1	60.04	62.50	2.46	426.13	437.50	11.37	750.00
5880 Water / Sewer - Bar 1	968.25	1,093.75	125.50	7,471.53	7,656.25	184.72	13,125.00
TOTAL UTILITIES	\$1,028.29	\$1,156.25	\$127.96	\$7,897.66	\$8,093.75	\$196.09	\$13,875.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 1	-	655.00	655.00	852.33	4,585.00	3,732.67	7,860.00
6202 Fire Mgmt System - Bar 1	120.00	156.25	36.25	1,510.37	1,093.75	(416.62)	1,875.00
6205 Janitorial - Contract Bar 1	562.50	203.17	(359.33)	1,687.50	1,422.19	(265.31)	2,438.00
6206 Roof Cleaning - Contract Bar 1	-	312.50	312.50	-	2,187.50	2,187.50	3,750.00
6208 Driveway Cleaning - Bar 1	-	112.50	112.50	506.00	787.50	281.50	1,350.00
TOTAL REPAIR /MAINTENANCE	\$682.50	\$1,439.42	\$756.92	\$4,556.20	\$10,075.94	\$5,519.74	\$17,273.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 1	17,594.81	17,594.75	(0.06)	52,784.37	52,784.25	(0.12)	70,379.00
9005 Transfer to Reserves - Bar 1	4,093.50	4,093.50	-	12,280.50	12,280.50	-	16,374.00
TOTAL RESERVE/MASTER TRANSFERS	\$21,688.31	\$21,688.25	(\$0.06)	\$65,064.87	\$65,064.75	(\$0.12)	\$86,753.00
TOTAL EXPENSES	\$23,401.75	\$30,807.43	\$7,405.68	\$98,710.71	\$128,899.01	\$30,188.30	\$196,183.00
NET ORDINARY INCOME	\$25,714.13	\$18,238.07	\$7,476.06	\$49,271.05	\$18,237.49	\$31,033.56	(\$1.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 2	\$31,464.00	\$31,450.50	\$13.50	\$94,392.00	\$94,351.50	\$40.50	\$125,802.00
4050 Master Assoc Fees - Bar 2	17,586.00	17,594.75	(8.75)	52,758.00	52,784.25	(26.25)	70,379.00
4199 Use of Surplus Funds - Bar 2	-	162.00	(162.00)	-	486.00	(486.00)	648.00
TOTAL INCOME	\$49,050.00	\$49,207.25	(\$157.25)	\$147,150.00	\$147,621.75	(\$471.75)	\$196,829.00
TOTAL INCOME	\$49,050.00	\$49,207.25	(\$157.25)	\$147,150.00	\$147,621.75	(\$471.75)	\$196,829.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 2	-	15.67	15.67	-	109.69	109.69	188.00
5110 Audit /Accounting Fees - Bar 2	-	15.50	15.50	-	108.50	108.50	186.00
TOTAL PROFESSIONAL	\$-	\$31.17	\$31.17	\$-	\$218.19	\$218.19	\$374.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 2	-	7.83	7.83	94.97	54.81	(40.16)	94.00
5457 Office Expense - Bar 2	2.64	34.42	31.78	1,245.42	240.94	(1,004.48)	413.00
5458 Website Expense - Bar 2	-	23.42	23.42	225.00	163.94	(61.06)	281.00
TOTAL GENERAL / ADMINISTRATIVE	\$2.64	\$65.67	\$63.03	\$1,565.39	\$459.69	(\$1,105.70)	\$788.00
INSURANCE							
5550 Insurance Expense - Bar 2	-	4,554.92	4,554.92	450.00	31,884.44	31,434.44	54,659.00
5551 Flood Insurance - Bar 2	-	1,871.75	1,871.75	7,964.00	13,102.25	5,138.25	22,461.00
TOTAL INSURANCE	\$-	\$6,426.67	\$6,426.67	\$8,414.00	\$44,986.69	\$36,572.69	\$77,120.00
UTILITIES							
5801 Electricity - Bar 2	64.35	62.50	(1.85)	452.17	437.50	(14.67)	750.00
5880 Water / Sewer - Bar 2	923.49	1,093.75	170.26	7,209.45	7,656.25	446.80	13,125.00
TOTAL UTILITIES	\$987.84	\$1,156.25	\$168.41	\$7,661.62	\$8,093.75	\$432.13	\$13,875.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 2	-	625.00	625.00	2,785.83	4,375.00	1,589.17	7,500.00
6202 Fire Mgmt System - Bar 2	120.00	156.25	36.25	1,510.37	1,093.75	(416.62)	1,875.00
6205 Janitorial - Contract Bar 2	562.50	203.17	(359.33)	1,687.50	1,422.19	(265.31)	2,438.00
6206 Roof Cleaning - Contract Bar 2	-	312.50	312.50	-	2,187.50	2,187.50	3,750.00
6208 Driveway Cleaning - Bar 2	-	112.50	112.50	506.00	787.50	281.50	1,350.00
TOTAL REPAIR /MAINTENANCE	\$682.50	\$1,409.42	\$726.92	\$6,489.70	\$9,865.94	\$3,376.24	\$16,913.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 2	17,594.81	17,594.75	(0.06)	52,784.37	52,784.25	(0.12)	70,379.00
9005 Transfer to Reserves - Bar 2	4,345.25	4,345.25	-	13,035.75	13,035.75	-	17,381.00
TOTAL RESERVE/MASTER TRANSFERS	\$21,940.06	\$21,940.00	(\$0.06)	\$65,820.12	\$65,820.00	(\$0.12)	\$87,760.00
TOTAL EXPENSES	\$23,613.04	\$31,029.18	\$7,416.14	\$89,950.83	\$129,444.26	\$39,493.43	\$196,830.00
NET ORDINARY INCOME	\$25,436.96	\$18,178.07	\$7,258.89	\$57,199.17	\$18,177.49	\$39,021.68	(\$1.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 3	\$20,976.00	\$20,967.75	\$8.25	\$62,928.00	\$62,903.25	\$24.75	\$83,871.00
4005 Application Fees - Bar 3	150.00	-	150.00	450.00	-	450.00	-
4040 Background Check Fee - Bar 3	150.00	-	150.00	250.00	-	250.00	-
4050 Master Assoc Fees - Bar 3	11,724.00	11,730.00	(6.00)	35,172.00	35,190.00	(18.00)	46,920.00
TOTAL INCOME	\$33,000.00	\$32,697.75	\$302.25	\$98,800.00	\$98,093.25	\$706.75	\$130,791.00
OTHER INCOME							
4199 Use of Surplus Funds - Bar 3	-	384.00	(384.00)	-	1,152.00	(1,152.00)	1,536.00
TOTAL OTHER INCOME	\$-	\$384.00	(\$384.00)	\$-	\$1,152.00	(\$1,152.00)	\$1,536.00
TOTAL INCOME	\$33,000.00	\$33,081.75	(\$81.75)	\$98,800.00	\$99,245.25	(\$445.25)	\$132,327.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 3	-	10.42	10.42	-	72.94	72.94	125.00
5110 Audit /Accounting Fees - Bar 3	-	10.33	10.33	-	72.31	72.31	124.00
TOTAL PROFESSIONAL	\$-	\$20.75	\$20.75	\$-	\$145.25	\$145.25	\$249.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 3	-	5.25	5.25	63.31	36.75	(26.56)	63.00
5457 Office Expense - Bar 3	9.76	22.92	13.16	910.88	160.44	(750.44)	275.00
5458 Website Expense - Bar 3	-	15.67	15.67	150.00	109.69	(40.31)	188.00
TOTAL GENERAL / ADMINISTRATIVE	\$9.76	\$43.84	\$34.08	\$1,124.19	\$306.88	(\$817.31)	\$526.00
INSURANCE							
5550 Insurance Expense - Bar 3	-	3,036.67	3,036.67	300.00	21,256.69	20,956.69	36,440.00
5551 Flood Insurance - Bar 3	19,336.00	1,247.83	(18,088.17)	19,336.00	8,734.81	(10,601.19)	14,974.00
TOTAL INSURANCE	\$19,336.00	\$4,284.50	(\$15,051.50)	\$19,636.00	\$29,991.50	\$10,355.50	\$51,414.00
UTILITIES							
5801 Electricity - Bar 3	29.82	41.67	11.85	217.84	291.69	73.85	500.00
5880 Water / Sewer - Bar 3	641.77	729.17	87.40	5,018.32	5,104.19	85.87	8,750.00
TOTAL UTILITIES	\$671.59	\$770.84	\$99.25	\$5,236.16	\$5,395.88	\$159.72	\$9,250.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 3	-	416.67	416.67	568.21	2,916.69	2,348.48	5,000.00
6202 Fire Mgmt System - Bar 3	80.00	104.17	24.17	1,006.90	729.19	(277.71)	1,250.00
6205 Janitorial - Contract Bar 3	375.00	135.42	(239.58)	1,125.00	947.94	(177.06)	1,625.00
6206 Roof Cleaning - Contract Bar 3	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
6208 Driveway Cleaning - Bar 3	-	75.00	75.00	338.00	525.00	187.00	900.00
TOTAL REPAIR /MAINTENANCE	\$455.00	\$939.59	\$484.59	\$3,038.11	\$6,577.13	\$3,539.02	\$11,275.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 3	11,729.88	11,730.00	0.12	35,189.76	35,190.00	0.24	46,920.00
9005 Transfer to Reserves - Bar 3	3,173.75	3,173.75	-	9,521.25	9,521.25	-	12,695.00
TOTAL RESERVE/MASTER TRANSFERS	\$14,903.63	\$14,903.75	\$0.12	\$44,711.01	\$44,711.25	\$0.24	\$59,615.00
TOTAL EXPENSES	\$35,375.98	\$20,963.27	(\$14,412.71)	\$73,745.47	\$87,127.89	\$13,382.42	\$132,329.00
NET ORDINARY INCOME	(\$2,375.98)	\$12,118.48	(\$14,494.46)	\$25,054.53	\$12,117.36	\$12,937.17	(\$2.00)

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-01-00 Maint/ Rsv Fees - Bar 1	\$31,464.00	\$31,450.75	\$13.25	\$94,392.00	\$94,352.25	\$39.75	\$125,803.00
4000-02-00 Maint / Rsv Fees - Bar 2	31,464.00	31,450.50	13.50	94,392.00	94,351.50	40.50	125,802.00
4000-03-00 Maint / Rsv Fees - Bar 3	20,976.00	20,967.75	8.25	62,928.00	62,903.25	24.75	83,871.00
4005-01-00 Application Fees - Bar 1	-	-	-	450.00	-	450.00	-
4005-03-00 Application Fees - Bar 3	150.00	-	150.00	450.00	-	450.00	-
4025-01-00 Late Fees - Bar 1	65.88	-	65.88	131.76	-	131.76	-
4040-01-00 Background Check Fee - Bar 1	-	-	-	250.00	-	250.00	-
4040-03-00 Background Check Fee - Bar 3	150.00	-	150.00	250.00	-	250.00	-
4050-01-00 Master Assoc Fees - Bar 1	17,586.00	17,594.75	(8.75)	52,758.00	52,784.25	(26.25)	70,379.00
4050-02-00 Master Assoc Fees - Bar 2	17,586.00	17,594.75	(8.75)	52,758.00	52,784.25	(26.25)	70,379.00
4050-03-00 Master Assoc Fees - Bar 3	11,724.00	11,730.00	(6.00)	35,172.00	35,190.00	(18.00)	46,920.00
4199-02-00 Use of Surplus Funds - Bar 2	-	162.00	(162.00)	-	486.00	(486.00)	648.00
Total INCOME	\$131,165.88	\$130,950.50	\$215.38	\$393,931.76	\$392,851.50	\$1,080.26	\$523,802.00
OTHER INCOME							
4199-03-00 Use of Surplus Funds - Bar 3	-	384.00	(384.00)	-	1,152.00	(1,152.00)	1,536.00
Total OTHER INCOME	\$-	\$384.00	(\$384.00)	\$-	\$1,152.00	(\$1,152.00)	\$1,536.00
Total OPERATING INCOME	\$131,165.88	\$131,334.50	(\$168.62)	\$393,931.76	\$394,003.50	(\$71.74)	\$525,338.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-01-00 Legal - Bar 1	-	15.67	15.67	-	109.69	109.69	188.00
5030-02-00 Legal - Bar 2	-	15.67	15.67	-	109.69	109.69	188.00
5030-03-00 Legal - Bar 3	-	10.42	10.42	-	72.94	72.94	125.00
5110-01-00 Audit /Accounting Fees - Bar 1	-	15.50	15.50	-	108.50	108.50	186.00
5110-02-00 Audit /Accounting Fees - Bar 2	-	15.50	15.50	-	108.50	108.50	186.00
5110-03-00 Audit /Accounting Fees - Bar 3	-	10.33	10.33	-	72.31	72.31	124.00
Total PROFESSIONAL	\$-	\$83.09	\$83.09	\$-	\$581.63	\$581.63	\$997.00
GENERAL / ADMINISTRATIVE							
5118-01-00 Fees to Division - Bar 1	-	7.83	7.83	94.97	54.81	(40.16)	94.00
5118-02-00 Fees to Division - Bar 2	-	7.83	7.83	94.97	54.81	(40.16)	94.00
5118-03-00 Fees to Division - Bar 3	-	5.25	5.25	63.31	36.75	(26.56)	63.00
5457-01-00 Office Expense - Bar 1	2.65	34.42	31.77	1,520.01	240.94	(1,279.07)	413.00
5457-02-00 Office Expense - Bar 2	2.64	34.42	31.78	1,245.42	240.94	(1,004.48)	413.00
5457-03-00 Office Expense - Bar 3	9.76	22.92	13.16	910.88	160.44	(750.44)	275.00
5458-01-00 Website Expense - Bar 1	-	23.42	23.42	225.00	163.94	(61.06)	281.00
5458-02-00 Website Expense - Bar 2	-	23.42	23.42	225.00	163.94	(61.06)	281.00
5458-03-00 Website Expense - Bar 3	-	15.67	15.67	150.00	109.69	(40.31)	188.00
Total GENERAL / ADMINISTRATIVE	\$15.05	\$175.18	\$160.13	\$4,529.56	\$1,226.26	(\$3,303.30)	\$2,102.00
INSURANCE							
5550-01-00 Insurance Expense - Bar 1	-	4,554.92	4,554.92	450.00	31,884.44	31,434.44	54,659.00
5550-02-00 Insurance Expense - Bar 2	-	4,554.92	4,554.92	450.00	31,884.44	31,434.44	54,659.00
5550-03-00 Insurance Expense - Bar 3	-	3,036.67	3,036.67	300.00	21,256.69	20,956.69	36,440.00
5551-01-00 Flood Insurance - Bar 1	-	1,871.75	1,871.75	18,902.00	13,102.25	(5,799.75)	22,461.00
5551-02-00 Flood Insurance - Bar 2	-	1,871.75	1,871.75	7,964.00	13,102.25	5,138.25	22,461.00
5551-03-00 Flood Insurance - Bar 3	19,336.00	1,247.83	(18,088.17)	19,336.00	8,734.81	(10,601.19)	14,974.00
Total INSURANCE	\$19,336.00	\$17,137.84	(\$2,198.16)	\$47,402.00	\$119,964.88	\$72,562.88	\$205,654.00
UTILITIES							
5801-01-00 Electricity - Bar 1	60.04	62.50	2.46	426.13	437.50	11.37	750.00
5801-02-00 Electricity - Bar 2	64.35	62.50	(1.85)	452.17	437.50	(14.67)	750.00
5801-03-00 Electricity - Bar 3	29.82	41.67	11.85	217.84	291.69	73.85	500.00
5880-01-00 Water / Sewer - Bar 1	968.25	1,093.75	125.50	7,471.53	7,656.25	184.72	13,125.00
5880-02-00 Water / Sewer - Bar 2	923.49	1,093.75	170.26	7,209.45	7,656.25	446.80	13,125.00
5880-03-00 Water / Sewer - Bar 3	641.77	729.17	87.40	5,018.32	5,104.19	85.87	8,750.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total UTILITIES	\$2,687.72	\$3,083.34	\$395.62	\$20,795.44	\$21,583.38	\$787.94	\$37,000.00
REPAIR /MAINTENANCE							
6201-01-00 General Maintenance - Bar 1	\$-	\$655.00	\$655.00	\$852.33	\$4,585.00	\$3,732.67	\$7,860.00
6201-02-00 General Maintenance - Bar 2	-	625.00	625.00	2,785.83	4,375.00	1,589.17	7,500.00
6201-03-00 General Maintenance - Bar 3	-	416.67	416.67	568.21	2,916.69	2,348.48	5,000.00
6202-01-00 Fire Mgmt System - Bar 1	120.00	156.25	36.25	1,510.37	1,093.75	(416.62)	1,875.00
6202-02-00 Fire Mgmt System - Bar 2	120.00	156.25	36.25	1,510.37	1,093.75	(416.62)	1,875.00
6202-03-00 Fire Mgmt System - Bar 3	80.00	104.17	24.17	1,006.90	729.19	(277.71)	1,250.00
6205-01-00 Janitorial - Contract Bar 1	562.50	203.17	(359.33)	1,687.50	1,422.19	(265.31)	2,438.00
6205-02-00 Janitorial - Contract Bar 2	562.50	203.17	(359.33)	1,687.50	1,422.19	(265.31)	2,438.00
6205-03-00 Janitorial - Contract Bar 3	375.00	135.42	(239.58)	1,125.00	947.94	(177.06)	1,625.00
6206-01-00 Roof Cleaning - Contract Bar 1	-	312.50	312.50	-	2,187.50	2,187.50	3,750.00
6206-02-00 Roof Cleaning - Contract Bar 2	-	312.50	312.50	-	2,187.50	2,187.50	3,750.00
6206-03-00 Roof Cleaning - Contract Bar 3	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
6208-01-00 Driveway Cleaning - Bar 1	-	112.50	112.50	506.00	787.50	281.50	1,350.00
6208-02-00 Driveway Cleaning - Bar 2	-	112.50	112.50	506.00	787.50	281.50	1,350.00
6208-03-00 Driveway Cleaning - Bar 3	-	75.00	75.00	338.00	525.00	187.00	900.00
Total REPAIR /MAINTENANCE	\$1,820.00	\$3,788.43	\$1,968.43	\$14,084.01	\$26,519.01	\$12,435.00	\$45,461.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - Bar 1	17,594.81	17,594.75	(0.06)	52,784.37	52,784.25	(0.12)	70,379.00
9001-02-00 Master Assoc Transfer Exp - Bar 2	17,594.81	17,594.75	(0.06)	52,784.37	52,784.25	(0.12)	70,379.00
9001-03-00 Master Assoc Transfer Exp - Bar 3	11,729.88	11,730.00	0.12	35,189.76	35,190.00	0.24	46,920.00
9005-01-00 Transfer to Reserves - Bar 1	4,093.50	4,093.50	-	12,280.50	12,280.50	-	16,374.00
9005-02-00 Transfer to Reserves - Bar 2	4,345.25	4,345.25	-	13,035.75	13,035.75	-	17,381.00
9005-03-00 Transfer to Reserves - Bar 3	3,173.75	3,173.75	-	9,521.25	9,521.25	-	12,695.00
Total RESERVE/MASTER TRANSFERS	\$58,532.00	\$58,532.00	\$-	\$175,596.00	\$175,596.00	\$0.00	\$234,128.00
Total OPERATING EXPENSE	\$82,390.77	\$82,799.88	\$409.11	\$262,407.01	\$345,471.16	\$83,064.15	\$525,342.00
Net Income:	\$48,775.11	\$48,534.62	\$240.49	\$131,524.75	\$48,532.34	\$82,992.41	(\$4.00)