



Financial Report Package

October 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3433	\$ 131,759.79	\$ 220,263.48	\$ (88,503.69)
Total OPERATING ASSETS:	\$ 131,759.79	\$ 220,263.48	\$ (88,503.69)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 5,581.76	\$ -	\$ 5,581.76
Total CURRENT ASSETS:	\$ 5,581.76	\$ -	\$ 5,581.76
Total Assets:	\$ 137,341.55	\$ 220,263.48	\$ (82,921.93)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2200-00-00 PPD Maintenance Fees	\$ 2,975.00	\$ 43,400.00	\$ (40,425.00)
Total CURRENT LIABILITIES:	\$ 2,975.00	\$ 43,400.00	\$ (40,425.00)
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)	\$ 80,588.02	\$ 123,084.95	\$ (42,496.93)
Total Liabilities & Equity:	\$ 137,341.55	\$ 220,263.48	\$ (82,921.93)

	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
Assets			
BARB 1 RESERVE ASSETS			
11-1211-00-00 VNB RSV 1 1890	\$ 44,218.94	\$ 40,017.29	\$ 4,201.65
11-1212-00-00 FFB CD 4.5% 2/28/25	61,277.34	61,068.60	208.74
Total BARB 1 RESERVE ASSETS:	\$ 105,496.28	\$ 101,085.89	\$ 4,410.39
BARB 2 RESERVE ASSETS			
12-1212-00-00 VNB RSV 2 1904	\$ 41,483.84	\$ 37,037.98	\$ 4,445.86
12-1213-00-00 FFB CD 4.5% 2/28/25	64,868.92	64,647.94	220.98
Total BARB 2 RESERVE ASSETS:	\$ 106,352.76	\$ 101,685.92	\$ 4,666.84
BARB 3 RESERVE ASSETS			
13-1213-00-00 VNB RSV 3 1882	\$ 28,434.07	\$ 25,191.36	\$ 3,242.71
13-1214-00-00 FFB CD 4.5% 2/28/25	36,883.77	36,758.12	125.65
Total BARB 3 RESERVE ASSETS:	\$ 65,317.84	\$ 61,949.48	\$ 3,368.36
Total Assets:	\$ 277,166.88	\$ 264,721.29	\$ 12,445.59
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	46,424.59	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	14,288.70	13,971.81	316.89
Total BARB 1 RESERVE EQUITY:	\$ 105,496.28	\$ 101,085.89	\$ 4,410.39
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	19,081.85	316.75
26-2503-02-00 RSV - Roof Bar 2	54,542.34	50,513.84	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	12,769.34	12,447.75	321.59
Total BARB 2 RESERVE EQUITY:	\$ 106,352.76	\$ 101,685.92	\$ 4,666.84
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	13,660.75	459.75
27-2503-03-00 RSV - Roof Bar 3	31,282.37	28,568.37	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	6,095.87	5,901.26	194.61
Total BARB 3 RESERVE EQUITY:	\$ 65,317.84	\$ 61,949.48	\$ 3,368.36
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 277,166.88	\$ 264,721.29	\$ 12,445.59

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3433 \$131,759.79

Total OPERATING ASSETS:

\$131,759.79

BARB 1 RESERVE ASSETS

11-1211-00-00 VNB RSV 1 1890 44,218.94

11-1212-00-00 FFB CD 4.5% 2/28/25 61,277.34

Total BARB 1 RESERVE ASSETS:

\$105,496.28

BARB 2 RESERVE ASSETS

12-1212-00-00 VNB RSV 2 1904 41,483.84

12-1213-00-00 FFB CD 4.5% 2/28/25 64,868.92

Total BARB 2 RESERVE ASSETS:

\$106,352.76

BARB 3 RESERVE ASSETS

13-1213-00-00 VNB RSV 3 1882 28,434.07

13-1214-00-00 FFB CD 4.5% 2/28/25 36,883.77

Total BARB 3 RESERVE ASSETS:

\$65,317.84

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 5,581.76

Total CURRENT ASSETS:

\$5,581.76

Total Assets:

\$414,508.43

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 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 14,288.70

Total BARB 1 RESERVE EQUITY:

\$105,496.28

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 12,769.34

Total BARB 2 RESERVE EQUITY:

\$106,352.76

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 6,095.87

Total BARB 3 RESERVE EQUITY:

\$65,317.84

Balance Sheet

The Barbados at Tarpon Cove Drive Condominium Association, Inc.
End Date: 10/31/2025

Date: 11/7/2025
Time: 12:13 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	80,588.02	
			\$80,588.02
Total Liabilities & Equity:			\$414,508.43

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	\$125,856.00	\$125,803.00	\$ 53.00	\$ 125,803.00
4005 Application Fees - Bar 1	-	-	-	750.00	-	750.00	-
4025 Late Fees - Bar 1	131.76	-	131.76	263.52	-	263.52	-
4040 Background Check Fee - Bar 1	-	-	-	350.00	-	350.00	-
4050 Master Assoc Fees - Bar 1	17,586.00	17,594.75	(8.75)	70,344.00	70,379.00	(35.00)	70,379.00
TOTAL INCOME	\$ 49,181.76	\$ 49,045.50	\$ 136.26	\$197,563.52	\$196,182.00	\$ 1,381.52	\$ 196,182.00
TOTAL INCOME	\$ 49,181.76	\$ 49,045.50	\$ 136.26	\$197,563.52	\$196,182.00	\$ 1,381.52	\$ 196,182.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 1	-	15.67	15.67	-	156.70	156.70	188.00
5110 Audit /Accounting Fees - Bar 1	-	15.50	15.50	-	155.00	155.00	186.00
TOTAL PROFESSIONAL	\$ -	\$ 31.17	\$ 31.17	\$ -	\$ 311.70	\$ 311.70	\$ 374.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 1	-	7.83	7.83	94.97	78.30	(16.67)	94.00
5457 Office Expense - Bar 1	64.40	34.42	(29.98)	1,693.73	344.20	(1,349.53)	413.00
5458 Website Expense - Bar 1	-	23.42	23.42	225.00	234.20	9.20	281.00
TOTAL GENERAL / ADMINISTRATIVE	\$ 64.40	\$ 65.67	\$ 1.27	\$ 2,013.70	\$ 656.70	(\$ 1,357.00)	\$ 788.00
INSURANCE							
5550 Insurance Expense - Bar 1	41,471.99	4,554.92	(36,917.07)	42,450.62	45,549.20	3,098.58	54,659.00
5551 Flood Insurance - Bar 1	-	1,871.75	1,871.75	18,902.00	18,717.50	(184.50)	22,461.00
TOTAL INSURANCE	\$ 41,471.99	\$ 6,426.67	(\$ 35,045.32)	\$ 61,352.62	\$ 64,266.70	\$ 2,914.08	\$ 77,120.00
UTILITIES							
5801 Electricity - Bar 1	60.37	62.50	2.13	606.82	625.00	18.18	750.00
5880 Water / Sewer - Bar 1	979.44	1,093.75	114.31	10,510.56	10,937.50	426.94	13,125.00
TOTAL UTILITIES	\$ 1,039.81	\$ 1,156.25	\$ 116.44	\$ 11,117.38	\$ 11,562.50	\$ 445.12	\$ 13,875.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 1	-	655.00	655.00	852.33	6,550.00	5,697.67	7,860.00
6202 Fire Mgmt System - Bar 1	-	156.25	156.25	1,735.37	1,562.50	(172.87)	1,875.00
6205 Janitorial - Contract Bar 1	562.50	203.17	(359.33)	2,250.00	2,031.70	(218.30)	2,438.00
6206 Roof Cleaning - Contract Bar 1	-	312.50	312.50	-	3,125.00	3,125.00	3,750.00
6208 Driveway Cleaning - Bar 1	-	112.50	112.50	1,012.00	1,125.00	113.00	1,350.00
TOTAL REPAIR /MAINTENANCE	\$ 562.50	\$ 1,439.42	\$ 876.92	\$ 5,849.70	\$ 14,394.20	\$ 8,544.50	\$ 17,273.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 1	17,594.81	17,594.75	(0.06)	70,379.18	70,379.00	(0.18)	70,379.00
9005 Transfer to Reserves - Bar 1	4,093.50	4,093.50	-	16,374.00	16,374.00	-	16,374.00
TOTAL RESERVE/MASTER TRANSFERS	\$ 21,688.31	\$ 21,688.25	(\$ 0.06)	\$ 86,753.18	\$ 86,753.00	(\$ 0.18)	\$ 86,753.00
TOTAL EXPENSES	\$ 64,827.01	\$ 30,807.43	(\$ 34,019.58)	\$167,086.58	\$177,944.80	\$ 10,858.22	\$ 196,183.00
NET ORDINARY INCOME	(\$ 15,645.25)	\$ 18,238.07	(\$ 33,883.32)	\$ 30,476.94	\$ 18,237.20	\$ 12,239.74	(\$ 1.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 2	\$31,464.00	\$31,450.50	\$13.50	\$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	17,586.00	17,594.75	(8.75)	70,344.00	70,379.00	(35.00)	70,379.00
4199 Use of Surplus Funds - Bar 2	-	162.00	(162.00)	-	648.00	(648.00)	648.00
TOTAL INCOME	\$49,050.00	\$49,207.25	(\$157.25)	\$196,350.00	\$196,829.00	(\$479.00)	\$196,829.00
TOTAL INCOME	\$49,050.00	\$49,207.25	(\$157.25)	\$196,350.00	\$196,829.00	(\$479.00)	\$196,829.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 2	-	15.67	15.67	-	156.70	156.70	188.00
5110 Audit /Accounting Fees - Bar 2	-	15.50	15.50	-	155.00	155.00	186.00
TOTAL PROFESSIONAL	\$-	\$31.17	\$31.17	\$-	\$311.70	\$311.70	\$374.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 2	-	7.83	7.83	94.97	78.30	(16.67)	94.00
5457 Office Expense - Bar 2	64.40	34.42	(29.98)	1,318.36	344.20	(974.16)	413.00
5458 Website Expense - Bar 2	-	23.42	23.42	225.00	234.20	9.20	281.00
TOTAL GENERAL / ADMINISTRATIVE	\$64.40	\$65.67	\$1.27	\$1,638.33	\$656.70	(\$981.63)	\$788.00
INSURANCE							
5550 Insurance Expense - Bar 2	41,471.99	4,554.92	(36,917.07)	42,450.62	45,549.20	3,098.58	54,659.00
5551 Flood Insurance - Bar 2	-	1,871.75	1,871.75	7,964.00	18,717.50	10,753.50	22,461.00
TOTAL INSURANCE	\$41,471.99	\$6,426.67	(\$35,045.32)	\$50,414.62	\$64,266.70	\$13,852.08	\$77,120.00
UTILITIES							
5801 Electricity - Bar 2	64.82	62.50	(2.32)	647.28	625.00	(22.28)	750.00
5880 Water / Sewer - Bar 2	889.92	1,093.75	203.83	9,901.59	10,937.50	1,035.91	13,125.00
TOTAL UTILITIES	\$954.74	\$1,156.25	\$201.51	\$10,548.87	\$11,562.50	\$1,013.63	\$13,875.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 2	-	625.00	625.00	2,785.83	6,250.00	3,464.17	7,500.00
6202 Fire Mgmt System - Bar 2	-	156.25	156.25	1,735.37	1,562.50	(172.87)	1,875.00
6205 Janitorial - Contract Bar 2	562.50	203.17	(359.33)	2,250.00	2,031.70	(218.30)	2,438.00
6206 Roof Cleaning - Contract Bar 2	-	312.50	312.50	-	3,125.00	3,125.00	3,750.00
6208 Driveway Cleaning - Bar 2	-	112.50	112.50	1,012.00	1,125.00	113.00	1,350.00
TOTAL REPAIR /MAINTENANCE	\$562.50	\$1,409.42	\$846.92	\$7,783.20	\$14,094.20	\$6,311.00	\$16,913.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 2	17,594.81	17,594.75	(0.06)	70,379.18	70,379.00	(0.18)	70,379.00
9005 Transfer to Reserves - Bar 2	4,345.25	4,345.25	-	17,381.00	17,381.00	-	17,381.00
TOTAL RESERVE/MASTER TRANSFERS	\$21,940.06	\$21,940.00	(\$0.06)	\$87,760.18	\$87,760.00	(\$0.18)	\$87,760.00
TOTAL EXPENSES	\$64,993.69	\$31,029.18	(\$33,964.51)	\$158,145.20	\$178,651.80	\$20,506.60	\$196,830.00
NET ORDINARY INCOME	(\$15,943.69)	\$18,178.07	(\$34,121.76)	\$38,204.80	\$18,177.20	\$20,027.60	(\$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	\$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	11,724.00	11,730.00	(6.00)	46,896.00	46,920.00	(24.00)	46,920.00
TOTAL INCOME	\$32,700.00	\$32,697.75	\$2.25	\$131,650.00	\$130,791.00	\$859.00	\$130,791.00
OTHER INCOME							
4199 Use of Surplus Funds - Bar 3	-	384.00	(384.00)	-	1,536.00	(1,536.00)	1,536.00
TOTAL OTHER INCOME	\$-	\$384.00	(\$384.00)	\$-	\$1,536.00	(\$1,536.00)	\$1,536.00
TOTAL INCOME	\$32,700.00	\$33,081.75	(\$381.75)	\$131,650.00	\$132,327.00	(\$677.00)	\$132,327.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 3	-	10.42	10.42	-	104.20	104.20	125.00
5110 Audit /Accounting Fees - Bar 3	-	10.33	10.33	-	103.30	103.30	124.00
TOTAL PROFESSIONAL	\$-	\$20.75	\$20.75	\$-	\$207.50	\$207.50	\$249.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 3	-	5.25	5.25	63.31	52.50	(10.81)	63.00
5457 Office Expense - Bar 3	42.96	22.92	(20.04)	1,058.25	229.20	(829.05)	275.00
5458 Website Expense - Bar 3	-	15.67	15.67	150.00	156.70	6.70	188.00
TOTAL GENERAL / ADMINISTRATIVE	\$42.96	\$43.84	\$0.88	\$1,271.56	\$438.40	(\$833.16)	\$526.00
INSURANCE							
5550 Insurance Expense - Bar 3	27,648.32	3,036.67	(24,611.65)	28,414.06	30,366.70	1,952.64	36,440.00
5551 Flood Insurance - Bar 3	-	1,247.83	1,247.83	19,336.00	12,478.30	(6,857.70)	14,974.00
TOTAL INSURANCE	\$27,648.32	\$4,284.50	(\$23,363.82)	\$47,750.06	\$42,845.00	(\$4,905.06)	\$51,414.00
UTILITIES							
5801 Electricity - Bar 3	29.88	41.67	11.79	307.48	416.70	109.22	500.00
5880 Water / Sewer - Bar 3	608.20	729.17	120.97	6,898.87	7,291.70	392.83	8,750.00
TOTAL UTILITIES	\$638.08	\$770.84	\$132.76	\$7,206.35	\$7,708.40	\$502.05	\$9,250.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 3	-	416.67	416.67	568.21	4,166.70	3,598.49	5,000.00
6202 Fire Mgmt System - Bar 3	-	104.17	104.17	1,156.90	1,041.70	(115.20)	1,250.00
6205 Janitorial - Contract Bar 3	375.00	135.42	(239.58)	1,500.00	1,354.20	(145.80)	1,625.00
6206 Roof Cleaning - Contract Bar 3	-	208.33	208.33	-	2,083.30	2,083.30	2,500.00
6208 Driveway Cleaning - Bar 3	-	75.00	75.00	676.00	750.00	74.00	900.00
TOTAL REPAIR /MAINTENANCE	\$375.00	\$939.59	\$564.59	\$3,901.11	\$9,395.90	\$5,494.79	\$11,275.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 3	11,729.88	11,730.00	0.12	46,919.64	46,920.00	0.36	46,920.00
9005 Transfer to Reserves - Bar 3	3,173.75	3,173.75	-	12,695.00	12,695.00	-	12,695.00
TOTAL RESERVE/MASTER TRANSFERS	\$14,903.63	\$14,903.75	\$0.12	\$59,614.64	\$59,615.00	\$0.36	\$59,615.00
TOTAL EXPENSES	\$43,607.99	\$20,963.27	(\$22,644.72)	\$119,743.72	\$120,210.20	\$466.48	\$132,329.00
NET ORDINARY INCOME	(\$10,907.99)	\$12,118.48	(\$23,026.47)	\$11,906.28	\$12,116.80	(\$210.52)	(\$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	\$ 31,464.00	\$ 31,450.75	\$ 13.25	\$125,856.00	\$125,803.00	\$ 53.00	\$125,803.00
4000-02-00 Maint / Rsv Fees - Bar 2	31,464.00	31,450.50	13.50	125,856.00	125,802.00	54.00	125,802.00
4000-03-00 Maint / Rsv Fees - Bar 3	20,976.00	20,967.75	8.25	83,904.00	83,871.00	33.00	83,871.00
4005-01-00 Application Fees - Bar 1	-	-	-	750.00	-	750.00	-
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	131.76	-	131.76	263.52	-	263.52	-
4040-01-00 Background Check Fee - Bar 1	-	-	-	350.00	-	350.00	-
4040-03-00 Background Check Fee - Bar 3	-	-	-	250.00	-	250.00	-
4050-01-00 Master Assoc Fees - Bar 1	17,586.00	17,594.75	(8.75)	70,344.00	70,379.00	(35.00)	70,379.00
4050-02-00 Master Assoc Fees - Bar 2	17,586.00	17,594.75	(8.75)	70,344.00	70,379.00	(35.00)	70,379.00
4050-03-00 Master Assoc Fees - Bar 3	11,724.00	11,730.00	(6.00)	46,896.00	46,920.00	(24.00)	46,920.00
4199-02-00 Use of Surplus Funds - Bar 2	-	162.00	(162.00)	-	648.00	(648.00)	648.00
Total INCOME	\$ 130,931.76	\$ 130,950.50	(\$ 18.74)	\$525,563.52	\$523,802.00	\$1,761.52	\$523,802.00
OTHER INCOME							
4199-03-00 Use of Surplus Funds - Bar 3	-	384.00	(384.00)	-	1,536.00	(1,536.00)	1,536.00
Total OTHER INCOME	\$ -	\$ 384.00	(\$ 384.00)	\$ -	\$ 1,536.00	(\$1,536.00)	\$ 1,536.00
Total OPERATING INCOME	\$ 130,931.76	\$ 131,334.50	(\$ 402.74)	\$525,563.52	\$525,338.00	\$ 225.52	\$525,338.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-01-00 Legal - Bar 1	-	15.67	15.67	-	156.70	156.70	188.00
5030-02-00 Legal - Bar 2	-	15.67	15.67	-	156.70	156.70	188.00
5030-03-00 Legal - Bar 3	-	10.42	10.42	-	104.20	104.20	125.00
5110-01-00 Audit /Accounting Fees - Bar 1	-	15.50	15.50	-	155.00	155.00	186.00
5110-02-00 Audit /Accounting Fees - Bar 2	-	15.50	15.50	-	155.00	155.00	186.00
5110-03-00 Audit /Accounting Fees - Bar 3	-	10.33	10.33	-	103.30	103.30	124.00
Total PROFESSIONAL	\$ -	\$ 83.09	\$ 83.09	\$ -	\$ 830.90	\$830.90	\$ 997.00
GENERAL / ADMINISTRATIVE							
5118-01-00 Fees to Division - Bar 1	-	7.83	7.83	94.97	78.30	(16.67)	94.00
5118-02-00 Fees to Division - Bar 2	-	7.83	7.83	94.97	78.30	(16.67)	94.00
5118-03-00 Fees to Division - Bar 3	-	5.25	5.25	63.31	52.50	(10.81)	63.00
5457-01-00 Office Expense - Bar 1	64.40	34.42	(29.98)	1,693.73	344.20	(1,349.53)	413.00
5457-02-00 Office Expense - Bar 2	64.40	34.42	(29.98)	1,318.36	344.20	(974.16)	413.00
5457-03-00 Office Expense - Bar 3	42.96	22.92	(20.04)	1,058.25	229.20	(829.05)	275.00
5458-01-00 Website Expense - Bar 1	-	23.42	23.42	225.00	234.20	9.20	281.00
5458-02-00 Website Expense - Bar 2	-	23.42	23.42	225.00	234.20	9.20	281.00
5458-03-00 Website Expense - Bar 3	-	15.67	15.67	150.00	156.70	6.70	188.00
Total GENERAL / ADMINISTRATIVE	\$ 171.76	\$ 175.18	\$ 3.42	\$ 4,923.59	\$ 1,751.80	(\$3,171.79)	\$ 2,102.00
INSURANCE							
5550-01-00 Insurance Expense - Bar 1	41,471.99	4,554.92	(36,917.07)	42,450.62	45,549.20	3,098.58	54,659.00
5550-02-00 Insurance Expense - Bar 2	41,471.99	4,554.92	(36,917.07)	42,450.62	45,549.20	3,098.58	54,659.00
5550-03-00 Insurance Expense - Bar 3	27,648.32	3,036.67	(24,611.65)	28,414.06	30,366.70	1,952.64	36,440.00
5551-01-00 Flood Insurance - Bar 1	-	1,871.75	1,871.75	18,902.00	18,717.50	(184.50)	22,461.00
5551-02-00 Flood Insurance - Bar 2	-	1,871.75	1,871.75	7,964.00	18,717.50	10,753.50	22,461.00
5551-03-00 Flood Insurance - Bar 3	-	1,247.83	1,247.83	19,336.00	12,478.30	(6,857.70)	14,974.00
Total INSURANCE	\$ 110,592.30	\$ 17,137.84	(\$ 93,454.46)	\$159,517.30	\$171,378.40	\$11,861.10	\$205,654.00
UTILITIES							
5801-01-00 Electricity - Bar 1	60.37	62.50	2.13	606.82	625.00	18.18	750.00
5801-02-00 Electricity - Bar 2	64.82	62.50	(2.32)	647.28	625.00	(22.28)	750.00
5801-03-00 Electricity - Bar 3	29.88	41.67	11.79	307.48	416.70	109.22	500.00
5880-01-00 Water / Sewer - Bar 1	979.44	1,093.75	114.31	10,510.56	10,937.50	426.94	13,125.00
5880-02-00 Water / Sewer - Bar 2	889.92	1,093.75	203.83	9,901.59	10,937.50	1,035.91	13,125.00
5880-03-00 Water / Sewer - Bar 3	608.20	729.17	120.97	6,898.87	7,291.70	392.83	8,750.00
Total UTILITIES	\$ 2,632.63	\$ 3,083.34	\$ 450.71	\$ 28,872.60	\$ 30,833.40	\$1,960.80	\$ 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	\$852.33	\$6,550.00	\$5,697.67	\$7,860.00
6201-02-00 General Maintenance - Bar 2	-	625.00	625.00	2,785.83	6,250.00	3,464.17	7,500.00
6201-03-00 General Maintenance - Bar 3	-	416.67	416.67	568.21	4,166.70	3,598.49	5,000.00
6202-01-00 Fire Mgmt System - Bar 1	-	156.25	156.25	1,735.37	1,562.50	(172.87)	1,875.00
6202-02-00 Fire Mgmt System - Bar 2	-	156.25	156.25	1,735.37	1,562.50	(172.87)	1,875.00
6202-03-00 Fire Mgmt System - Bar 3	-	104.17	104.17	1,156.90	1,041.70	(115.20)	1,250.00
6205-01-00 Janitorial - Contract Bar 1	562.50	203.17	(359.33)	2,250.00	2,031.70	(218.30)	2,438.00
6205-02-00 Janitorial - Contract Bar 2	562.50	203.17	(359.33)	2,250.00	2,031.70	(218.30)	2,438.00
6205-03-00 Janitorial - Contract Bar 3	375.00	135.42	(239.58)	1,500.00	1,354.20	(145.80)	1,625.00
6206-01-00 Roof Cleaning - Contract Bar 1	-	312.50	312.50	-	3,125.00	3,125.00	3,750.00
6206-02-00 Roof Cleaning - Contract Bar 2	-	312.50	312.50	-	3,125.00	3,125.00	3,750.00
6206-03-00 Roof Cleaning - Contract Bar 3	-	208.33	208.33	-	2,083.30	2,083.30	2,500.00
6208-01-00 Driveway Cleaning - Bar 1	-	112.50	112.50	1,012.00	1,125.00	113.00	1,350.00
6208-02-00 Driveway Cleaning - Bar 2	-	112.50	112.50	1,012.00	1,125.00	113.00	1,350.00
6208-03-00 Driveway Cleaning - Bar 3	-	75.00	75.00	676.00	750.00	74.00	900.00
Total REPAIR /MAINTENANCE	\$1,500.00	\$3,788.43	\$2,288.43	\$17,534.01	\$37,884.30	\$20,350.29	\$45,461.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - Bar 1	17,594.81	17,594.75	(0.06)	70,379.18	70,379.00	(0.18)	70,379.00
9001-02-00 Master Assoc Transfer Exp - Bar 2	17,594.81	17,594.75	(0.06)	70,379.18	70,379.00	(0.18)	70,379.00
9001-03-00 Master Assoc Transfer Exp - Bar 3	11,729.88	11,730.00	0.12	46,919.64	46,920.00	0.36	46,920.00
9005-01-00 Transfer to Reserves - Bar 1	4,093.50	4,093.50	-	16,374.00	16,374.00	-	16,374.00
9005-02-00 Transfer to Reserves - Bar 2	4,345.25	4,345.25	-	17,381.00	17,381.00	-	17,381.00
9005-03-00 Transfer to Reserves - Bar 3	3,173.75	3,173.75	-	12,695.00	12,695.00	-	12,695.00
Total RESERVE/MASTER TRANSFERS	\$58,532.00	\$58,532.00	\$-	\$234,128.00	\$234,128.00	\$0.00	\$234,128.00
Total OPERATING EXPENSE	\$173,428.69	\$82,799.88	(\$90,628.81)	\$444,975.50	\$476,806.80	\$31,831.30	\$525,342.00
Net Income:	(\$42,496.93)	\$48,534.62	(\$91,031.55)	\$80,588.02	\$48,531.20	\$32,056.82	(\$4.00)