



Financial Report Package

September 2025

Prepared for

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

KPG Accounting Services, Inc.

**Balance Sheet - Comparative - Operating**

The Barbados at Tarpon Cove Drive Condominium Association , Inc.

End Date: 09/30/2025

Date: 10/9/2025

Time: 12:00 am

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	Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3433	\$ 220,263.48	\$ 185,691.05	\$ 34,572.43
Total OPERATING ASSETS:	\$ 220,263.48	\$ 185,691.05	\$ 34,572.43
Total Assets:	\$ 220,263.48	\$ 185,691.05	\$ 34,572.43
Liabilities & Equity			
CURRENT LIABILITIES			
20-2200-00-00 PPD Maintenance Fees	\$ 43,400.00	\$ 2,975.00	\$ 40,425.00
Total CURRENT LIABILITIES:	\$ 43,400.00	\$ 2,975.00	\$ 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)	\$ 123,084.95	\$ 128,937.52	\$ (5,852.57)
Total Liabilities & Equity:	\$ 220,263.48	\$ 185,691.05	\$ 34,572.43

	Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets			
BARB 1 RESERVE ASSETS			
11-1211-00-00 VNB RSV 1 1890	\$ 40,017.29	\$ 39,918.75	\$ 98.54
11-1212-00-00 FFB CD 4.5% 2/28/25	61,068.60	60,867.27	201.33
Total BARB 1 RESERVE ASSETS:	\$ 101,085.89	\$ 100,786.02	\$ 299.87
BARB 2 RESERVE ASSETS			
12-1212-00-00 VNB RSV 2 1904	\$ 37,037.98	\$ 36,947.07	\$ 90.91
12-1213-00-00 FFB CD 4.5% 2/28/25	64,647.94	64,434.81	213.13
Total BARB 2 RESERVE ASSETS:	\$ 101,685.92	\$ 101,381.88	\$ 304.04
BARB 3 RESERVE ASSETS			
13-1213-00-00 VNB RSV 3 1882	\$ 25,191.36	\$ 25,129.32	\$ 62.04
13-1214-00-00 FFB CD 4.5% 2/28/25	36,758.12	36,636.93	121.19
Total BARB 3 RESERVE ASSETS:	\$ 61,949.48	\$ 61,766.25	\$ 183.23
Total Assets:	\$ 264,721.29	\$ 263,934.15	\$ 787.14
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	46,424.59	-
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	13,971.81	13,671.94	299.87
Total BARB 1 RESERVE EQUITY:	\$ 101,085.89	\$ 100,786.02	\$ 299.87
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	19,081.85	-
26-2503-02-00 RSV - Roof Bar 2	50,513.84	50,513.84	-
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	12,447.75	12,143.71	304.04
Total BARB 2 RESERVE EQUITY:	\$ 101,685.92	\$ 101,381.88	\$ 304.04
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	13,660.75	-
27-2503-03-00 RSV - Roof Bar 3	28,568.37	28,568.37	-
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	5,901.26	5,718.03	183.23
Total BARB 3 RESERVE EQUITY:	\$ 61,949.48	\$ 61,766.25	\$ 183.23
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 264,721.29	\$ 263,934.15	\$ 787.14

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3433 \$220,263.48

Total OPERATING ASSETS:

\$220,263.48

BARB 1 RESERVE ASSETS

11-1211-00-00 VNB RSV 1 1890 40,017.29

11-1212-00-00 FFB CD 4.5% 2/28/25 61,068.60

Total BARB 1 RESERVE ASSETS:

\$101,085.89

BARB 2 RESERVE ASSETS

12-1212-00-00 VNB RSV 2 1904 37,037.98

12-1213-00-00 FFB CD 4.5% 2/28/25 64,647.94

Total BARB 2 RESERVE ASSETS:

\$101,685.92

BARB 3 RESERVE ASSETS

13-1213-00-00 VNB RSV 3 1882 25,191.36

13-1214-00-00 FFB CD 4.5% 2/28/25 36,758.12

Total BARB 3 RESERVE ASSETS:

\$61,949.48

Total Assets:

\$484,984.77

Liabilities & Equity

CURRENT LIABILITIES

20-2200-00-00 PPD Maintenance Fees 43,400.00

Total CURRENT LIABILITIES:

\$43,400.00

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 13,971.81

Total BARB 1 RESERVE EQUITY:

\$101,085.89

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 12,447.75

Total BARB 2 RESERVE EQUITY:

\$101,685.92

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 5,901.26

Total BARB 3 RESERVE EQUITY:

\$61,949.48

OPERATING EQUITY

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

30-3900-02-00 Retained Earnings - Bar 2 15,043.39

Balance Sheet

The Barbados at Tarpon Cove Drive Condominium Association , Inc.
End Date: 09/30/2025

Date: 10/9/2025
Time: 12:00 am
Page: 2

30-3900-03-00 Retained Earnings - Bar 3	\$20,190.21	
Total OPERATING EQUITY:		\$53,778.53
Net Income Gain / Loss	123,084.95	
		\$123,084.95
Total Liabilities & Equity:		\$484,984.77

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bar 1	\$-	\$-	\$-	\$94,392.00	\$94,352.25	\$39.75	\$125,803.00
4005 Application Fees - Bar 1	150.00	-	150.00	750.00	-	750.00	-
4025 Late Fees - Bar 1	-	-	-	131.76	-	131.76	-
4040 Background Check Fee - Bar 1	-	-	-	350.00	-	350.00	-
4050 Master Assoc Fees - Bar 1	-	-	-	52,758.00	52,784.25	(26.25)	70,379.00
TOTAL INCOME	\$150.00	\$-	\$150.00	\$148,381.76	\$147,136.50	\$1,245.26	\$196,182.00
TOTAL INCOME	\$150.00	\$-	\$150.00	\$148,381.76	\$147,136.50	\$1,245.26	\$196,182.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 1	-	15.67	15.67	-	141.03	141.03	188.00
5110 Audit /Accounting Fees - Bar 1	-	15.50	15.50	-	139.50	139.50	186.00
TOTAL PROFESSIONAL	\$-	\$31.17	\$31.17	\$-	\$280.53	\$280.53	\$374.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 1	-	7.83	7.83	94.97	70.47	(24.50)	94.00
5457 Office Expense - Bar 1	97.94	34.42	(63.52)	1,629.33	309.78	(1,319.55)	413.00
5458 Website Expense - Bar 1	-	23.42	23.42	225.00	210.78	(14.22)	281.00
TOTAL GENERAL / ADMINISTRATIVE	\$97.94	\$65.67	(\$32.27)	\$1,949.30	\$591.03	(\$1,358.27)	\$788.00
INSURANCE							
5550 Insurance Expense - Bar 1	528.63	4,554.92	4,026.29	978.63	40,994.28	40,015.65	54,659.00
5551 Flood Insurance - Bar 1	-	1,871.75	1,871.75	18,902.00	16,845.75	(2,056.25)	22,461.00
TOTAL INSURANCE	\$528.63	\$6,426.67	\$5,898.04	\$19,880.63	\$57,840.03	\$37,959.40	\$77,120.00
UTILITIES							
5801 Electricity - Bar 1	60.21	62.50	2.29	546.45	562.50	16.05	750.00
5880 Water / Sewer - Bar 1	1,035.39	1,093.75	58.36	9,531.12	9,843.75	312.63	13,125.00
TOTAL UTILITIES	\$1,095.60	\$1,156.25	\$60.65	\$10,077.57	\$10,406.25	\$328.68	\$13,875.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 1	-	655.00	655.00	852.33	5,895.00	5,042.67	7,860.00
6202 Fire Mgmt System - Bar 1	225.00	156.25	(68.75)	1,735.37	1,406.25	(329.12)	1,875.00
6205 Janitorial - Contract Bar 1	-	203.17	203.17	1,687.50	1,828.53	141.03	2,438.00
6206 Roof Cleaning - Contract Bar 1	-	312.50	312.50	-	2,812.50	2,812.50	3,750.00
6208 Driveway Cleaning - Bar 1	506.00	112.50	(393.50)	1,012.00	1,012.50	0.50	1,350.00
TOTAL REPAIR /MAINTENANCE	\$731.00	\$1,439.42	\$708.42	\$5,287.20	\$12,954.78	\$7,667.58	\$17,273.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 1	-	-	-	52,784.37	52,784.25	(0.12)	70,379.00
9005 Transfer to Reserves - Bar 1	-	-	-	12,280.50	12,280.50	-	16,374.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$65,064.87	\$65,064.75	(\$0.12)	\$86,753.00
TOTAL EXPENSES	\$2,453.17	\$9,119.18	\$6,666.01	\$102,259.57	\$147,137.37	\$44,877.80	\$196,183.00
NET ORDINARY INCOME	(\$2,303.17)	(\$9,119.18)	\$6,816.01	\$46,122.19	(\$0.87)	\$46,123.06	(\$1.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 2	\$-	\$-	\$-	\$94,392.00	\$94,351.50	\$40.50	\$125,802.00
4005 Application Fees - Bar 2	150.00	-	150.00	150.00	-	150.00	-
4050 Master Assoc Fees - Bar 2	-	-	-	52,758.00	52,784.25	(26.25)	70,379.00
4199 Use of Surplus Funds - Bar 2	-	-	-	-	486.00	(486.00)	648.00
TOTAL INCOME	\$150.00	\$-	\$150.00	\$147,300.00	\$147,621.75	(\$321.75)	\$196,829.00
TOTAL INCOME	\$150.00	\$-	\$150.00	\$147,300.00	\$147,621.75	(\$321.75)	\$196,829.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 2	-	15.67	15.67	-	141.03	141.03	188.00
5110 Audit /Accounting Fees - Bar 2	-	15.50	15.50	-	139.50	139.50	186.00
TOTAL PROFESSIONAL	\$-	\$31.17	\$31.17	\$-	\$280.53	\$280.53	\$374.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 2	-	7.83	7.83	94.97	70.47	(24.50)	94.00
5457 Office Expense - Bar 2	5.16	34.42	29.26	1,253.96	309.78	(944.18)	413.00
5458 Website Expense - Bar 2	-	23.42	23.42	225.00	210.78	(14.22)	281.00
TOTAL GENERAL / ADMINISTRATIVE	\$5.16	\$65.67	\$60.51	\$1,573.93	\$591.03	(\$982.90)	\$788.00
INSURANCE							
5550 Insurance Expense - Bar 2	528.63	4,554.92	4,026.29	978.63	40,994.28	40,015.65	54,659.00
5551 Flood Insurance - Bar 2	-	1,871.75	1,871.75	7,964.00	16,845.75	8,881.75	22,461.00
TOTAL INSURANCE	\$528.63	\$6,426.67	\$5,898.04	\$8,942.63	\$57,840.03	\$48,897.40	\$77,120.00
UTILITIES							
5801 Electricity - Bar 2	65.20	62.50	(2.70)	582.46	562.50	(19.96)	750.00
5880 Water / Sewer - Bar 2	889.92	1,093.75	203.83	9,011.67	9,843.75	832.08	13,125.00
TOTAL UTILITIES	\$955.12	\$1,156.25	\$201.13	\$9,594.13	\$10,406.25	\$812.12	\$13,875.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 2	-	625.00	625.00	2,785.83	5,625.00	2,839.17	7,500.00
6202 Fire Mgmt System - Bar 2	225.00	156.25	(68.75)	1,735.37	1,406.25	(329.12)	1,875.00
6205 Janitorial - Contract Bar 2	-	203.17	203.17	1,687.50	1,828.53	141.03	2,438.00
6206 Roof Cleaning - Contract Bar 2	-	312.50	312.50	-	2,812.50	2,812.50	3,750.00
6208 Driveway Cleaning - Bar 2	506.00	112.50	(393.50)	1,012.00	1,012.50	0.50	1,350.00
TOTAL REPAIR /MAINTENANCE	\$731.00	\$1,409.42	\$678.42	\$7,220.70	\$12,684.78	\$5,464.08	\$16,913.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 2	-	-	-	52,784.37	52,784.25	(0.12)	70,379.00
9005 Transfer to Reserves - Bar 2	-	-	-	13,035.75	13,035.75	-	17,381.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$65,820.12	\$65,820.00	(\$0.12)	\$87,760.00
TOTAL EXPENSES	\$2,219.91	\$9,089.18	\$6,869.27	\$93,151.51	\$147,622.62	\$54,471.11	\$196,830.00
NET ORDINARY INCOME	(\$2,069.91)	(\$9,089.18)	\$7,019.27	\$54,148.49	(\$0.87)	\$54,149.36	(\$1.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 3	\$-	\$-	\$-	\$62,928.00	\$62,903.25	\$24.75	\$83,871.00
4005 Application Fees - Bar 3	150.00	-	150.00	600.00	-	600.00	-
4040 Background Check Fee - Bar 3	-	-	-	250.00	-	250.00	-
4050 Master Assoc Fees - Bar 3	-	-	-	35,172.00	35,190.00	(18.00)	46,920.00
TOTAL INCOME	\$150.00	\$-	\$150.00	\$98,950.00	\$98,093.25	\$856.75	\$130,791.00
OTHER INCOME							
4199 Use of Surplus Funds - Bar 3	-	-	-	-	1,152.00	(1,152.00)	1,536.00
TOTAL OTHER INCOME	\$-	\$-	\$-	\$-	\$1,152.00	(\$1,152.00)	\$1,536.00
TOTAL INCOME	\$150.00	\$-	\$150.00	\$98,950.00	\$99,245.25	(\$295.25)	\$132,327.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 3	-	10.42	10.42	-	93.78	93.78	125.00
5110 Audit /Accounting Fees - Bar 3	-	10.33	10.33	-	92.97	92.97	124.00
TOTAL PROFESSIONAL	\$-	\$20.75	\$20.75	\$-	\$186.75	\$186.75	\$249.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 3	-	5.25	5.25	63.31	47.25	(16.06)	63.00
5457 Office Expense - Bar 3	4.04	22.92	18.88	1,015.29	206.28	(809.01)	275.00
5458 Website Expense - Bar 3	-	15.67	15.67	150.00	141.03	(8.97)	188.00
TOTAL GENERAL / ADMINISTRATIVE	\$4.04	\$43.84	\$39.80	\$1,228.60	\$394.56	(\$834.04)	\$526.00
INSURANCE							
5550 Insurance Expense - Bar 3	465.74	3,036.67	2,570.93	765.74	27,330.03	26,564.29	36,440.00
5551 Flood Insurance - Bar 3	-	1,247.83	1,247.83	19,336.00	11,230.47	(8,105.53)	14,974.00
TOTAL INSURANCE	\$465.74	\$4,284.50	\$3,818.76	\$20,101.74	\$38,560.50	\$18,458.76	\$51,414.00
UTILITIES							
5801 Electricity - Bar 3	29.94	41.67	11.73	277.60	375.03	97.43	500.00
5880 Water / Sewer - Bar 3	641.77	729.17	87.40	6,290.67	6,562.53	271.86	8,750.00
TOTAL UTILITIES	\$671.71	\$770.84	\$99.13	\$6,568.27	\$6,937.56	\$369.29	\$9,250.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 3	-	416.67	416.67	568.21	3,750.03	3,181.82	5,000.00
6202 Fire Mgmt System - Bar 3	150.00	104.17	(45.83)	1,156.90	937.53	(219.37)	1,250.00
6205 Janitorial - Contract Bar 3	-	135.42	135.42	1,125.00	1,218.78	93.78	1,625.00
6206 Roof Cleaning - Contract Bar 3	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
6208 Driveway Cleaning - Bar 3	338.00	75.00	(263.00)	676.00	675.00	(1.00)	900.00
TOTAL REPAIR /MAINTENANCE	\$488.00	\$939.59	\$451.59	\$3,526.11	\$8,456.31	\$4,930.20	\$11,275.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 3	-	-	-	35,189.76	35,190.00	0.24	46,920.00
9005 Transfer to Reserves - Bar 3	-	-	-	9,521.25	9,521.25	-	12,695.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$44,711.01	\$44,711.25	\$0.24	\$59,615.00
TOTAL EXPENSES	\$1,629.49	\$6,059.52	\$4,430.03	\$76,135.73	\$99,246.93	\$23,111.20	\$132,329.00
NET ORDINARY INCOME	(\$1,479.49)	(\$6,059.52)	\$4,580.03	\$22,814.27	(\$1.68)	\$22,815.95	(\$2.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-01-00 Maint/ Rsv Fees - Bar 1	\$-	\$-	\$-	\$94,392.00	\$94,352.25	\$39.75	\$125,803.00
4000-02-00 Maint / Rsv Fees - Bar 2	-	-	-	94,392.00	94,351.50	40.50	125,802.00
4000-03-00 Maint / Rsv Fees - Bar 3	-	-	-	62,928.00	62,903.25	24.75	83,871.00
4005-01-00 Application Fees - Bar 1	150.00	-	150.00	750.00	-	750.00	-
4005-02-00 Application Fees - Bar 2	150.00	-	150.00	150.00	-	150.00	-
4005-03-00 Application Fees - Bar 3	150.00	-	150.00	600.00	-	600.00	-
4025-01-00 Late Fees - Bar 1	-	-	-	131.76	-	131.76	-
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	-	-	-	52,758.00	52,784.25	(26.25)	70,379.00
4050-02-00 Master Assoc Fees - Bar 2	-	-	-	52,758.00	52,784.25	(26.25)	70,379.00
4050-03-00 Master Assoc Fees - Bar 3	-	-	-	35,172.00	35,190.00	(18.00)	46,920.00
4199-02-00 Use of Surplus Funds - Bar 2	-	-	-	-	486.00	(486.00)	648.00
Total INCOME	\$450.00	\$-	\$450.00	\$394,631.76	\$392,851.50	\$1,780.26	\$523,802.00
OTHER INCOME							
4199-03-00 Use of Surplus Funds - Bar 3	-	-	-	-	1,152.00	(1,152.00)	1,536.00
Total OTHER INCOME	\$-	\$-	\$-	\$-	\$1,152.00	(\$1,152.00)	\$1,536.00
Total OPERATING INCOME	\$450.00	\$-	\$450.00	\$394,631.76	\$394,003.50	\$628.26	\$525,338.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-01-00 Legal - Bar 1	-	15.67	15.67	-	141.03	141.03	188.00
5030-02-00 Legal - Bar 2	-	15.67	15.67	-	141.03	141.03	188.00
5030-03-00 Legal - Bar 3	-	10.42	10.42	-	93.78	93.78	125.00
5110-01-00 Audit /Accounting Fees - Bar 1	-	15.50	15.50	-	139.50	139.50	186.00
5110-02-00 Audit /Accounting Fees - Bar 2	-	15.50	15.50	-	139.50	139.50	186.00
5110-03-00 Audit /Accounting Fees - Bar 3	-	10.33	10.33	-	92.97	92.97	124.00
Total PROFESSIONAL	\$-	\$83.09	\$83.09	\$-	\$747.81	\$747.81	\$997.00
GENERAL / ADMINISTRATIVE							
5118-01-00 Fees to Division - Bar 1	-	7.83	7.83	94.97	70.47	(24.50)	94.00
5118-02-00 Fees to Division - Bar 2	-	7.83	7.83	94.97	70.47	(24.50)	94.00
5118-03-00 Fees to Division - Bar 3	-	5.25	5.25	63.31	47.25	(16.06)	63.00
5457-01-00 Office Expense - Bar 1	97.94	34.42	(63.52)	1,629.33	309.78	(1,319.55)	413.00
5457-02-00 Office Expense - Bar 2	5.16	34.42	29.26	1,253.96	309.78	(944.18)	413.00
5457-03-00 Office Expense - Bar 3	4.04	22.92	18.88	1,015.29	206.28	(809.01)	275.00
5458-01-00 Website Expense - Bar 1	-	23.42	23.42	225.00	210.78	(14.22)	281.00
5458-02-00 Website Expense - Bar 2	-	23.42	23.42	225.00	210.78	(14.22)	281.00
5458-03-00 Website Expense - Bar 3	-	15.67	15.67	150.00	141.03	(8.97)	188.00
Total GENERAL / ADMINISTRATIVE	\$107.14	\$175.18	\$68.04	\$4,751.83	\$1,576.62	(\$3,175.21)	\$2,102.00
INSURANCE							
5550-01-00 Insurance Expense - Bar 1	528.63	4,554.92	4,026.29	978.63	40,994.28	40,015.65	54,659.00
5550-02-00 Insurance Expense - Bar 2	528.63	4,554.92	4,026.29	978.63	40,994.28	40,015.65	54,659.00
5550-03-00 Insurance Expense - Bar 3	465.74	3,036.67	2,570.93	765.74	27,330.03	26,564.29	36,440.00
5551-01-00 Flood Insurance - Bar 1	-	1,871.75	1,871.75	18,902.00	16,845.75	(2,056.25)	22,461.00
5551-02-00 Flood Insurance - Bar 2	-	1,871.75	1,871.75	7,964.00	16,845.75	8,881.75	22,461.00
5551-03-00 Flood Insurance - Bar 3	-	1,247.83	1,247.83	19,336.00	11,230.47	(8,105.53)	14,974.00
Total INSURANCE	\$1,523.00	\$17,137.84	\$15,614.84	\$48,925.00	\$154,240.56	\$105,315.56	\$205,654.00
UTILITIES							
5801-01-00 Electricity - Bar 1	60.21	62.50	2.29	546.45	562.50	16.05	750.00
5801-02-00 Electricity - Bar 2	65.20	62.50	(2.70)	582.46	562.50	(19.96)	750.00
5801-03-00 Electricity - Bar 3	29.94	41.67	11.73	277.60	375.03	97.43	500.00
5880-01-00 Water / Sewer - Bar 1	1,035.39	1,093.75	58.36	9,531.12	9,843.75	312.63	13,125.00
5880-02-00 Water / Sewer - Bar 2	889.92	1,093.75	203.83	9,011.67	9,843.75	832.08	13,125.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5880-03-00 Water / Sewer - Bar 3	\$641.77	\$729.17	\$87.40	\$6,290.67	\$6,562.53	\$271.86	\$8,750.00
Total UTILITIES	\$2,722.43	\$3,083.34	\$360.91	\$26,239.97	\$27,750.06	\$1,510.09	\$37,000.00
REPAIR /MAINTENANCE							
6201-01-00 General Maintenance - Bar 1	-	655.00	655.00	852.33	5,895.00	5,042.67	7,860.00
6201-02-00 General Maintenance - Bar 2	-	625.00	625.00	2,785.83	5,625.00	2,839.17	7,500.00
6201-03-00 General Maintenance - Bar 3	-	416.67	416.67	568.21	3,750.03	3,181.82	5,000.00
6202-01-00 Fire Mgmt System - Bar 1	225.00	156.25	(68.75)	1,735.37	1,406.25	(329.12)	1,875.00
6202-02-00 Fire Mgmt System - Bar 2	225.00	156.25	(68.75)	1,735.37	1,406.25	(329.12)	1,875.00
6202-03-00 Fire Mgmt System - Bar 3	150.00	104.17	(45.83)	1,156.90	937.53	(219.37)	1,250.00
6205-01-00 Janitorial - Contract Bar 1	-	203.17	203.17	1,687.50	1,828.53	141.03	2,438.00
6205-02-00 Janitorial - Contract Bar 2	-	203.17	203.17	1,687.50	1,828.53	141.03	2,438.00
6205-03-00 Janitorial - Contract Bar 3	-	135.42	135.42	1,125.00	1,218.78	93.78	1,625.00
6206-01-00 Roof Cleaning - Contract Bar 1	-	312.50	312.50	-	2,812.50	2,812.50	3,750.00
6206-02-00 Roof Cleaning - Contract Bar 2	-	312.50	312.50	-	2,812.50	2,812.50	3,750.00
6206-03-00 Roof Cleaning - Contract Bar 3	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
6208-01-00 Driveway Cleaning - Bar 1	506.00	112.50	(393.50)	1,012.00	1,012.50	0.50	1,350.00
6208-02-00 Driveway Cleaning - Bar 2	506.00	112.50	(393.50)	1,012.00	1,012.50	0.50	1,350.00
6208-03-00 Driveway Cleaning - Bar 3	338.00	75.00	(263.00)	676.00	675.00	(1.00)	900.00
Total REPAIR /MAINTENANCE	\$1,950.00	\$3,788.43	\$1,838.43	\$16,034.01	\$34,095.87	\$18,061.86	\$45,461.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - Bar 1	-	-	-	52,784.37	52,784.25	(0.12)	70,379.00
9001-02-00 Master Assoc Transfer Exp - Bar 2	-	-	-	52,784.37	52,784.25	(0.12)	70,379.00
9001-03-00 Master Assoc Transfer Exp - Bar 3	-	-	-	35,189.76	35,190.00	0.24	46,920.00
9005-01-00 Transfer to Reserves - Bar 1	-	-	-	12,280.50	12,280.50	-	16,374.00
9005-02-00 Transfer to Reserves - Bar 2	-	-	-	13,035.75	13,035.75	-	17,381.00
9005-03-00 Transfer to Reserves - Bar 3	-	-	-	9,521.25	9,521.25	-	12,695.00
Total RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$175,596.00	\$175,596.00	\$0.00	\$234,128.00
Total OPERATING EXPENSE	\$6,302.57	\$24,267.88	\$17,965.31	\$271,546.81	\$394,006.92	\$122,460.11	\$525,342.00
Net Income:	(\$5,852.57)	(\$24,267.88)	\$18,415.31	\$123,084.95	(\$3.42)	\$123,088.37	(\$4.00)