



Financial Report Package

April 2026

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3433	\$ 195,311.22	\$ 181,992.19	\$ 13,319.03
Total OPERATING ASSETS:	\$ 195,311.22	\$ 181,992.19	\$ 13,319.03
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 2,959.76	\$ -	\$ 2,959.76
Total CURRENT ASSETS:	\$ 2,959.76	\$ -	\$ 2,959.76
Total Assets:	\$ 198,270.98	\$ 181,992.19	\$ 16,278.79
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 5,007.56	\$ -	\$ 5,007.56
20-2200-00-00 PPD Maintenance Fees	1.00	39,551.00	(39,550.00)
Total CURRENT LIABILITIES:	\$ 5,008.56	\$ 39,551.00	\$ (34,542.44)
OPERATING EQUITY			
30-3900-01-00 Retained Earnings - Bar 1	\$ 46,589.21	\$ 46,589.21	\$ -
30-3900-02-00 Retained Earnings - Bar 2	39,018.67	39,018.67	-
30-3900-03-00 Retained Earnings - Bar 3	30,242.69	30,242.69	-
Total OPERATING EQUITY:	\$ 115,850.57	\$ 115,850.57	\$ -
Net Income / (Loss)	\$ 77,411.85	\$ 26,590.62	\$ 50,821.23
Total Liabilities & Equity:	\$ 198,270.98	\$ 181,992.19	\$ 16,278.79

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
Assets			
BARB 1 RESERVE ASSETS			
11-1211-00-00 VNB RSV 1 1890	\$ 54,951.10	\$ 50,548.90	\$ 4,402.20
11-1212-00-00 FFB CD 4.5% 2/28/25	62,397.25	62,205.03	192.22
Total BARB 1 RESERVE ASSETS:	\$ 117,348.35	\$ 112,753.93	\$ 4,594.42
BARB 2 RESERVE ASSETS			
12-1212-00-00 VNB RSV 2 1904	\$ 52,217.97	\$ 47,813.27	\$ 4,404.70
12-1213-00-00 FFB CD 4.5% 2/28/25	66,054.47	65,850.98	203.49
Total BARB 2 RESERVE ASSETS:	\$ 118,272.44	\$ 113,664.25	\$ 4,608.19
BARB 3 RESERVE ASSETS			
13-1213-00-00 VNB RSV 3 1882	\$ 35,558.80	\$ 32,634.12	\$ 2,924.68
13-1214-00-00 FFB CD 4.5% 2/28/25	37,557.86	37,442.16	115.70
Total BARB 3 RESERVE ASSETS:	\$ 73,116.66	\$ 70,076.28	\$ 3,040.38
Total Assets:	\$ 308,737.45	\$ 296,494.46	\$ 12,242.99
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	21,958.76	21,415.51	543.25
25-2503-01-00 RSV - Roof Bar 1	59,506.59	55,012.34	4,494.25
25-2507-01-00 RSV - Exterior Building - Bar 1	6,000.00	7,500.00	(1,500.00)
25-2508-01-00 RSV - Electric Panel - Bar 1	1,500.00	750.00	750.00
25-2510-01-00 RSV - Fire Alarm Bar 1	3,001.00	3,001.00	-
25-2599-01-00 RSV - Unallocated Interest - Bar 1	16,065.77	15,758.85	306.92
Total BARB 1 RESERVE EQUITY:	\$ 117,348.35	\$ 112,753.93	\$ 4,594.42
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	19,888.10	19,643.35	244.75
26-2503-02-00 RSV - Roof Bar 2	63,363.34	58,952.84	4,410.50
26-2507-02-00 RSV - Exterior Building - Bar 2	6,000.24	7,500.24	(1,500.00)
26-2508-02-00 RSV - Electric Panel - Bar 2	1,800.00	900.00	900.00
26-2510-02-00 RSV - Fire Alarm Bar 2	2,535.50	2,303.00	232.50
26-2599-02-00 RSV - Unallocated Interest - Bar 2	14,613.52	14,293.08	320.44
Total BARB 2 RESERVE EQUITY:	\$ 118,272.44	\$ 113,664.25	\$ 4,608.19
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	14,969.50	14,545.00	424.50
27-2503-03-00 RSV - Roof Bar 3	37,374.37	34,328.37	3,046.00
27-2507-03-00 RSV - Exterior Building - Bar 3	3,999.60	4,999.60	(1,000.00)
27-2508-03-00 RSV - Electric Panel - Bar 3	760.00	380.00	380.00
27-2510-03-00 RSV - Fire Alarm Bar 3	2,000.00	2,000.00	-
27-2599-03-00 RSV - Unallocated Interest - Bar 3	7,193.69	7,003.81	189.88
Total BARB 3 RESERVE EQUITY:	\$ 73,116.66	\$ 70,076.28	\$ 3,040.38
Net Income / (Loss)	\$ -	\$ -	\$ -

Balance Sheet - Comparative - Reserve

The Barbados at Tarpon Cove Drive Condominium Association, Inc.

End Date: 04/30/2026

Date: 5/11/2026

Time: 12:07 am

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	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
Total Liabilities & Equity:	\$ 308,737.45	\$ 296,494.46	\$ 12,242.99

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3433 \$195,311.22

Total OPERATING ASSETS:

\$195,311.22

BARB 1 RESERVE ASSETS

11-1211-00-00 VNB RSV 1 1890 54,951.10

11-1212-00-00 FFB CD 4.5% 2/28/25 62,397.25

Total BARB 1 RESERVE ASSETS:

\$117,348.35

BARB 2 RESERVE ASSETS

12-1212-00-00 VNB RSV 2 1904 52,217.97

12-1213-00-00 FFB CD 4.5% 2/28/25 66,054.47

Total BARB 2 RESERVE ASSETS:

\$118,272.44

BARB 3 RESERVE ASSETS

13-1213-00-00 VNB RSV 3 1882 35,558.80

13-1214-00-00 FFB CD 4.5% 2/28/25 37,557.86

Total BARB 3 RESERVE ASSETS:

\$73,116.66

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 2,959.76

Total CURRENT ASSETS:

\$2,959.76

Total Assets:

\$507,008.43

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 5,007.56

20-2200-00-00 PPD Maintenance Fees 1.00

Total CURRENT LIABILITIES:

\$5,008.56

BARB 1 RESERVE EQUITY

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

25-2502-01-00 RSV - Painting Bar 1 21,958.76

25-2503-01-00 RSV - Roof Bar 1 59,506.59

25-2507-01-00 RSV - Exterior Building - Bar 1 6,000.00

25-2508-01-00 RSV - Electric Panel - Bar 1 1,500.00

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

25-2599-01-00 RSV - Unallocated Interest - Bar 1 16,065.77

Total BARB 1 RESERVE EQUITY:

\$117,348.35

BARB 2 RESERVE EQUITY

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

26-2502-02-00 RSV - Painting Bar 2 19,888.10

26-2503-02-00 RSV - Roof Bar 2 63,363.34

26-2507-02-00 RSV - Exterior Building - Bar 2 6,000.24

26-2508-02-00 RSV - Electric Panel - Bar 2 1,800.00

26-2510-02-00 RSV - Fire Alarm Bar 2 2,535.50

26-2599-02-00 RSV - Unallocated Interest - Bar 2 14,613.52

Total BARB 2 RESERVE EQUITY:

\$118,272.44

BARB 3 RESERVE EQUITY

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

27-2502-03-00 RSV - Painting Bar 3 14,969.50

27-2503-03-00 RSV - Roof Bar 3 37,374.37

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

Balance Sheet

The Barbados at Tarpon Cove Drive Condominium Association, Inc.

End Date: 04/30/2026

Date: 5/11/2026

Time: 12:08 am

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27-2508-03-00	RSV - Electric Panel - Bar 3	\$760.00	
27-2510-03-00	RSV - Fire Alarm Bar 3	2,000.00	
27-2599-03-00	RSV - Unallocated Interest - Bar 3	7,193.69	
Total BARB 3 RESERVE EQUITY:			\$73,116.66
OPERATING EQUITY			
30-3900-01-00	Retained Earnings - Bar 1	46,589.21	
30-3900-02-00	Retained Earnings - Bar 2	39,018.67	
30-3900-03-00	Retained Earnings - Bar 3	30,242.69	
Total OPERATING EQUITY:			\$115,850.57
	Net Income Gain / Loss	77,411.85	
			\$77,411.85
Total Liabilities & Equity:			\$507,008.43

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bar 1	\$ 33,030.00	\$ 33,031.75	(\$ 1.75)	\$ 66,060.00	\$ 66,063.50	(\$ 3.50)	\$ 132,127.00
4025 Late Fees - Bar 1	134.76	-	134.76	202.14	-	202.14	-
4050 Master Assoc Fees - Bar 1	17,820.00	17,825.75	(5.75)	35,640.00	35,651.50	(11.50)	71,303.00
TOTAL INCOME	\$ 50,984.76	\$ 50,857.50	\$ 127.26	\$101,902.14	\$101,715.00	\$ 187.14	\$ 203,430.00
TOTAL INCOME	\$ 50,984.76	\$ 50,857.50	\$ 127.26	\$101,902.14	\$101,715.00	\$ 187.14	\$ 203,430.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 1	-	15.67	15.67	-	62.68	62.68	188.00
5110 Audit /Accounting Fees - Bar 1	-	25.00	25.00	150.00	100.00	(50.00)	300.00
TOTAL PROFESSIONAL	\$ -	\$ 40.67	\$ 40.67	\$ 150.00	\$ 162.68	\$ 12.68	\$ 488.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 1	-	7.83	7.83	72.00	31.32	(40.68)	94.00
5457 Office Expense - Bar 1	3.39	46.92	43.53	291.06	187.68	(103.38)	563.00
5458 Website Expense - Bar 1	-	23.42	23.42	250.00	93.68	(156.32)	281.00
TOTAL GENERAL / ADMINISTRATIVE	\$ 3.39	\$ 78.17	\$ 74.78	\$ 613.06	\$ 312.68	(\$ 300.38)	\$ 938.00
INSURANCE							
5550 Insurance Expense - Bar 1	-	4,193.75	4,193.75	-	16,775.00	16,775.00	50,325.00
5551 Flood Insurance - Bar 1	(1.00)	2,078.25	2,079.25	20,201.00	8,313.00	(11,888.00)	24,939.00
TOTAL INSURANCE	(\$ 1.00)	\$ 6,272.00	\$ 6,273.00	\$ 20,201.00	\$ 25,088.00	\$ 4,887.00	\$ 75,264.00
UTILITIES							
5801 Electricity - Bar 1	70.95	78.17	7.22	286.87	312.68	25.81	938.00
5880 Water / Sewer - Bar 1	1,348.23	1,156.25	(191.98)	5,428.02	4,625.00	(803.02)	13,875.00
TOTAL UTILITIES	\$ 1,419.18	\$ 1,234.42	(\$ 184.76)	\$ 5,714.89	\$ 4,937.68	(\$ 777.21)	\$ 14,813.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 1	-	625.00	625.00	489.24	2,500.00	2,010.76	7,500.00
6202 Fire Mgmt System - Bar 1	620.94	203.17	(417.77)	2,197.26	812.68	(1,384.58)	2,438.00
6205 Janitorial - Contract Bar 1	675.00	203.17	(471.83)	1,350.00	812.68	(537.32)	2,438.00
6206 Roof Cleaning - Contract Bar 1	3,480.00	312.50	(3,167.50)	3,480.00	1,250.00	(2,230.00)	3,750.00
6208 Driveway Cleaning - Bar 1	-	112.50	112.50	-	450.00	450.00	1,350.00
TOTAL REPAIR /MAINTENANCE	\$ 4,775.94	\$ 1,456.34	(\$ 3,319.60)	\$ 7,516.50	\$ 5,825.36	(\$ 1,691.14)	\$ 17,476.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 1	17,825.81	17,825.75	(0.06)	35,651.62	35,651.50	(0.12)	71,303.00
9005 Transfer to Reserves - Bar 1	5,787.50	5,787.50	-	11,575.00	11,575.00	-	23,150.00
TOTAL RESERVE/MASTER TRANSFERS	\$ 23,613.31	\$ 23,613.25	(\$ 0.06)	\$ 47,226.62	\$ 47,226.50	(\$ 0.12)	\$ 94,453.00
TOTAL EXPENSES	\$ 29,810.82	\$ 32,694.85	\$ 2,884.03	\$ 81,422.07	\$ 83,552.90	\$ 2,130.83	\$ 203,432.00
NET ORDINARY INCOME	\$ 21,173.94	\$ 18,162.65	\$ 3,011.29	\$ 20,480.07	\$ 18,162.10	\$ 2,317.97	(\$ 2.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 2	\$33,030.00	\$33,031.75	(\$1.75)	\$66,060.00	\$66,063.50	(\$3.50)	\$132,127.00
4005 Application Fees - Bar 2	-	-	-	250.00	-	250.00	-
4025 Late Fees - Bar 2	67.38	-	67.38	67.38	-	67.38	-
4050 Master Assoc Fees - Bar 2	17,820.00	17,825.75	(5.75)	35,640.00	35,651.50	(11.50)	71,303.00
TOTAL INCOME	\$50,917.38	\$50,857.50	\$59.88	\$102,017.38	\$101,715.00	\$302.38	\$203,430.00
TOTAL INCOME	\$50,917.38	\$50,857.50	\$59.88	\$102,017.38	\$101,715.00	\$302.38	\$203,430.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 2	-	15.67	15.67	-	62.68	62.68	188.00
5110 Audit /Accounting Fees - Bar 2	-	25.00	25.00	150.00	100.00	(50.00)	300.00
TOTAL PROFESSIONAL	\$-	\$40.67	\$40.67	\$150.00	\$162.68	\$12.68	\$488.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 2	-	7.83	7.83	72.00	31.32	(40.68)	94.00
5457 Office Expense - Bar 2	3.39	46.92	43.53	251.56	187.68	(63.88)	563.00
5458 Website Expense - Bar 2	-	23.42	23.42	250.00	93.68	(156.32)	281.00
TOTAL GENERAL / ADMINISTRATIVE	\$3.39	\$78.17	\$74.78	\$573.56	\$312.68	(\$260.88)	\$938.00
INSURANCE							
5550 Insurance Expense - Bar 2	-	4,193.75	4,193.75	-	16,775.00	16,775.00	50,325.00
5551 Flood Insurance - Bar 2	-	2,078.25	2,078.25	7,964.00	8,313.00	349.00	24,939.00
TOTAL INSURANCE	\$-	\$6,272.00	\$6,272.00	\$7,964.00	\$25,088.00	\$17,124.00	\$75,264.00
UTILITIES							
5801 Electricity - Bar 2	73.93	78.17	4.24	294.72	312.68	17.96	938.00
5880 Water / Sewer - Bar 2	1,232.09	1,156.25	(75.84)	4,583.26	4,625.00	41.74	13,875.00
TOTAL UTILITIES	\$1,306.02	\$1,234.42	(\$71.60)	\$4,877.98	\$4,937.68	\$59.70	\$14,813.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 2	830.00	625.00	(205.00)	1,319.24	2,500.00	1,180.76	7,500.00
6202 Fire Mgmt System - Bar 2	620.94	203.17	(417.77)	880.30	812.68	(67.62)	2,438.00
6205 Janitorial - Contract Bar 2	675.00	203.17	(471.83)	1,350.00	812.68	(537.32)	2,438.00
6206 Roof Cleaning - Contract Bar 2	3,480.00	312.50	(3,167.50)	3,480.00	1,250.00	(2,230.00)	3,750.00
6208 Driveway Cleaning - Bar 2	-	112.50	112.50	-	450.00	450.00	1,350.00
TOTAL REPAIR /MAINTENANCE	\$5,605.94	\$1,456.34	(\$4,149.60)	\$7,029.54	\$5,825.36	(\$1,204.18)	\$17,476.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 2	17,825.81	17,825.75	(0.06)	35,651.62	35,651.50	(0.12)	71,303.00
9005 Transfer to Reserves - Bar 2	5,787.75	5,787.50	(0.25)	11,575.50	11,575.00	(0.50)	23,150.00
TOTAL RESERVE/MASTER TRANSFERS	\$23,613.56	\$23,613.25	(\$0.31)	\$47,227.12	\$47,226.50	(\$0.62)	\$94,453.00
TOTAL EXPENSES	\$30,528.91	\$32,694.85	\$2,165.94	\$67,822.20	\$83,552.90	\$15,730.70	\$203,432.00
NET ORDINARY INCOME	\$20,388.47	\$18,162.65	\$2,225.82	\$34,195.18	\$18,162.10	\$16,033.08	(\$2.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 3	\$22,020.00	\$22,013.25	\$6.75	\$44,040.00	\$44,026.50	\$13.50	\$88,053.00
4005 Application Fees - Bar 3	150.00	-	150.00	300.00	-	300.00	-
4040 Background Check Fee - Bar 3	100.00	-	100.00	100.00	-	100.00	-
4050 Master Assoc Fees - Bar 3	11,880.00	11,884.25	(4.25)	23,760.00	23,768.50	(8.50)	47,537.00
TOTAL INCOME	\$34,150.00	\$33,897.50	\$252.50	\$68,200.00	\$67,795.00	\$405.00	\$135,590.00
TOTAL INCOME	\$34,150.00	\$33,897.50	\$252.50	\$68,200.00	\$67,795.00	\$405.00	\$135,590.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 3	-	10.33	10.33	-	41.32	41.32	124.00
5110 Audit /Accounting Fees - Bar 3	-	16.67	16.67	100.00	66.68	(33.32)	200.00
TOTAL PROFESSIONAL	\$-	\$27.00	\$27.00	\$100.00	\$108.00	\$8.00	\$324.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 3	-	5.17	5.17	48.00	20.68	(27.32)	62.00
5457 Office Expense - Bar 3	9.82	31.17	21.35	177.58	124.68	(52.90)	374.00
5458 Website Expense - Bar 3	-	15.67	15.67	150.00	62.68	(87.32)	188.00
TOTAL GENERAL / ADMINISTRATIVE	\$9.82	\$52.01	\$42.19	\$375.58	\$208.04	(\$167.54)	\$624.00
INSURANCE							
5550 Insurance Expense - Bar 3	-	2,795.83	2,795.83	-	11,183.32	11,183.32	33,550.00
5551 Flood Insurance - Bar 3	-	1,385.58	1,385.58	-	5,542.32	5,542.32	16,627.00
TOTAL INSURANCE	\$-	\$4,181.41	\$4,181.41	\$-	\$16,725.64	\$16,725.64	\$50,177.00
UTILITIES							
5801 Electricity - Bar 3	35.68	52.00	16.32	143.58	208.00	64.42	624.00
5880 Water / Sewer - Bar 3	927.34	770.83	(156.51)	3,332.02	3,083.32	(248.70)	9,250.00
TOTAL UTILITIES	\$963.02	\$822.83	(\$140.19)	\$3,475.60	\$3,291.32	(\$184.28)	\$9,874.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 3	5,000.00	416.67	(4,583.33)	5,709.50	1,666.68	(4,042.82)	5,000.00
6202 Fire Mgmt System - Bar 3	413.96	135.33	(278.63)	1,113.96	541.32	(572.64)	1,624.00
6205 Janitorial - Contract Bar 3	450.00	135.33	(314.67)	900.00	541.32	(358.68)	1,624.00
6206 Roof Cleaning - Contract Bar 3	2,320.00	208.33	(2,111.67)	2,320.00	833.32	(1,486.68)	2,500.00
6208 Driveway Cleaning - Bar 3	-	75.00	75.00	-	300.00	300.00	900.00
TOTAL REPAIR /MAINTENANCE	\$8,183.96	\$970.66	(\$7,213.30)	\$10,043.46	\$3,882.64	(\$6,160.82)	\$11,648.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 3	11,883.88	11,884.25	0.37	23,767.76	23,768.50	0.74	47,537.00
9005 Transfer to Reserves - Bar 3	3,850.50	3,850.50	-	7,701.00	7,701.00	-	15,402.00
TOTAL RESERVE/MASTER TRANSFERS	\$15,734.38	\$15,734.75	\$0.37	\$31,468.76	\$31,469.50	\$0.74	\$62,939.00
TOTAL EXPENSES	\$24,891.18	\$21,788.66	(\$3,102.52)	\$45,463.40	\$55,685.14	\$10,221.74	\$135,586.00
NET ORDINARY INCOME	\$9,258.82	\$12,108.84	(\$2,850.02)	\$22,736.60	\$12,109.86	\$10,626.74	\$4.00

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	\$ 33,030.00	\$ 33,031.75	(\$ 1.75)	\$ 66,060.00	\$ 66,063.50	(\$ 3.50)	\$132,127.00
4000-02-00 Maint / Rsv Fees - Bar 2	33,030.00	33,031.75	(1.75)	66,060.00	66,063.50	(3.50)	132,127.00
4000-03-00 Maint / Rsv Fees - Bar 3	22,020.00	22,013.25	6.75	44,040.00	44,026.50	13.50	88,053.00
4005-02-00 Application Fees - Bar 2	-	-	-	250.00	-	250.00	-
4005-03-00 Application Fees - Bar 3	150.00	-	150.00	300.00	-	300.00	-
4025-01-00 Late Fees - Bar 1	134.76	-	134.76	202.14	-	202.14	-
4025-02-00 Late Fees - Bar 2	67.38	-	67.38	67.38	-	67.38	-
4040-03-00 Background Check Fee - Bar 3	100.00	-	100.00	100.00	-	100.00	-
4050-01-00 Master Assoc Fees - Bar 1	17,820.00	17,825.75	(5.75)	35,640.00	35,651.50	(11.50)	71,303.00
4050-02-00 Master Assoc Fees - Bar 2	17,820.00	17,825.75	(5.75)	35,640.00	35,651.50	(11.50)	71,303.00
4050-03-00 Master Assoc Fees - Bar 3	11,880.00	11,884.25	(4.25)	23,760.00	23,768.50	(8.50)	47,537.00
Total INCOME	\$ 136,052.14	\$ 135,612.50	\$ 439.64	\$272,119.52	\$271,225.00	\$894.52	\$542,450.00
Total OPERATING INCOME	\$ 136,052.14	\$ 135,612.50	\$ 439.64	\$272,119.52	\$271,225.00	\$ 894.52	\$542,450.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-01-00 Legal - Bar 1	-	15.67	15.67	-	62.68	62.68	188.00
5030-02-00 Legal - Bar 2	-	15.67	15.67	-	62.68	62.68	188.00
5030-03-00 Legal - Bar 3	-	10.33	10.33	-	41.32	41.32	124.00
5110-01-00 Audit /Accounting Fees - Bar 1	-	25.00	25.00	150.00	100.00	(50.00)	300.00
5110-02-00 Audit /Accounting Fees - Bar 2	-	25.00	25.00	150.00	100.00	(50.00)	300.00
5110-03-00 Audit /Accounting Fees - Bar 3	-	16.67	16.67	100.00	66.68	(33.32)	200.00
Total PROFESSIONAL	\$ -	\$ 108.34	\$ 108.34	\$ 400.00	\$ 433.36	\$33.36	\$ 1,300.00
GENERAL / ADMINISTRATIVE							
5118-01-00 Fees to Division - Bar 1	-	7.83	7.83	72.00	31.32	(40.68)	94.00
5118-02-00 Fees to Division - Bar 2	-	7.83	7.83	72.00	31.32	(40.68)	94.00
5118-03-00 Fees to Division - Bar 3	-	5.17	5.17	48.00	20.68	(27.32)	62.00
5457-01-00 Office Expense - Bar 1	3.39	46.92	43.53	291.06	187.68	(103.38)	563.00
5457-02-00 Office Expense - Bar 2	3.39	46.92	43.53	251.56	187.68	(63.88)	563.00
5457-03-00 Office Expense - Bar 3	9.82	31.17	21.35	177.58	124.68	(52.90)	374.00
5458-01-00 Website Expense - Bar 1	-	23.42	23.42	250.00	93.68	(156.32)	281.00
5458-02-00 Website Expense - Bar 2	-	23.42	23.42	250.00	93.68	(156.32)	281.00
5458-03-00 Website Expense - Bar 3	-	15.67	15.67	150.00	62.68	(87.32)	188.00
Total GENERAL / ADMINISTRATIVE	\$ 16.60	\$ 208.35	\$ 191.75	\$ 1,562.20	\$ 833.40	(\$728.80)	\$ 2,500.00
INSURANCE							
5550-01-00 Insurance Expense - Bar 1	-	4,193.75	4,193.75	-	16,775.00	16,775.00	50,325.00
5550-02-00 Insurance Expense - Bar 2	-	4,193.75	4,193.75	-	16,775.00	16,775.00	50,325.00
5550-03-00 Insurance Expense - Bar 3	-	2,795.83	2,795.83	-	11,183.32	11,183.32	33,550.00
5551-01-00 Flood Insurance - Bar 1	(1.00)	2,078.25	2,079.25	20,201.00	8,313.00	(11,888.00)	24,939.00
5551-02-00 Flood Insurance - Bar 2	-	2,078.25	2,078.25	7,964.00	8,313.00	349.00	24,939.00
5551-03-00 Flood Insurance - Bar 3	-	1,385.58	1,385.58	-	5,542.32	5,542.32	16,627.00
Total INSURANCE	(\$ 1.00)	\$ 16,725.41	\$ 16,726.41	\$ 28,165.00	\$ 66,901.64	\$38,736.64	\$200,705.00
UTILITIES							
5801-01-00 Electricity - Bar 1	70.95	78.17	7.22	286.87	312.68	25.81	938.00
5801-02-00 Electricity - Bar 2	73.93	78.17	4.24	294.72	312.68	17.96	938.00
5801-03-00 Electricity - Bar 3	35.68	52.00	16.32	143.58	208.00	64.42	624.00
5880-01-00 Water / Sewer - Bar 1	1,348.23	1,156.25	(191.98)	5,428.02	4,625.00	(803.02)	13,875.00
5880-02-00 Water / Sewer - Bar 2	1,232.09	1,156.25	(75.84)	4,583.26	4,625.00	41.74	13,875.00
5880-03-00 Water / Sewer - Bar 3	927.34	770.83	(156.51)	3,332.02	3,083.32	(248.70)	9,250.00
Total UTILITIES	\$ 3,688.22	\$ 3,291.67	(\$ 396.55)	\$ 14,068.47	\$ 13,166.68	(\$901.79)	\$ 39,500.00
REPAIR /MAINTENANCE							
6201-01-00 General Maintenance - Bar 1	-	625.00	625.00	489.24	2,500.00	2,010.76	7,500.00
6201-02-00 General Maintenance - Bar 2	830.00	625.00	(205.00)	1,319.24	2,500.00	1,180.76	7,500.00
6201-03-00 General Maintenance - Bar 3	5,000.00	416.67	(4,583.33)	5,709.50	1,666.68	(4,042.82)	5,000.00
6202-01-00 Fire Mgmt System - Bar 1	620.94	203.17	(417.77)	2,197.26	812.68	(1,384.58)	2,438.00
6202-02-00 Fire Mgmt System - Bar 2	620.94	203.17	(417.77)	880.30	812.68	(67.62)	2,438.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6202-03-00 Fire Mgmt System - Bar 3	\$413.96	\$135.33	(\$278.63)	\$1,113.96	\$541.32	(\$572.64)	\$1,624.00
6205-01-00 Janitorial - Contract Bar 1	675.00	203.17	(471.83)	1,350.00	812.68	(537.32)	2,438.00
6205-02-00 Janitorial - Contract Bar 2	675.00	203.17	(471.83)	1,350.00	812.68	(537.32)	2,438.00
6205-03-00 Janitorial - Contract Bar 3	450.00	135.33	(314.67)	900.00	541.32	(358.68)	1,624.00
6206-01-00 Roof Cleaning - Contract Bar 1	3,480.00	312.50	(3,167.50)	3,480.00	1,250.00	(2,230.00)	3,750.00
6206-02-00 Roof Cleaning - Contract Bar 2	3,480.00	312.50	(3,167.50)	3,480.00	1,250.00	(2,230.00)	3,750.00
6206-03-00 Roof Cleaning - Contract Bar 3	2,320.00	208.33	(2,111.67)	2,320.00	833.32	(1,486.68)	2,500.00
6208-01-00 Driveway Cleaning - Bar 1	-	112.50	112.50	-	450.00	450.00	1,350.00
6208-02-00 Driveway Cleaning - Bar 2	-	112.50	112.50	-	450.00	450.00	1,350.00
6208-03-00 Driveway Cleaning - Bar 3	-	75.00	75.00	-	300.00	300.00	900.00
Total REPAIR /MAINTENANCE	\$18,565.84	\$3,883.34	(\$14,682.50)	\$24,589.50	\$15,533.36	(\$9,056.14)	\$46,600.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - Bar 1	17,825.81	17,825.75	(0.06)	35,651.62	35,651.50	(0.12)	71,303.00
9001-02-00 Master Assoc Transfer Exp - Bar 2	17,825.81	17,825.75	(0.06)	35,651.62	35,651.50	(0.12)	71,303.00
9001-03-00 Master Assoc Transfer Exp - Bar 3	11,883.88	11,884.25	0.37	23,767.76	23,768.50	0.74	47,537.00
9005-01-00 Transfer to Reserves - Bar 1	5,787.50	5,787.50	-	11,575.00	11,575.00	-	23,150.00
9005-02-00 Transfer to Reserves - Bar 2	5,787.75	5,787.50	(0.25)	11,575.50	11,575.00	(0.50)	23,150.00
9005-03-00 Transfer to Reserves - Bar 3	3,850.50	3,850.50	-	7,701.00	7,701.00	-	15,402.00
Total RESERVE/MASTER TRANSFERS	\$62,961.25	\$62,961.25	\$-	\$125,922.50	\$125,922.50	\$0.00	\$251,845.00
Total OPERATING EXPENSE	\$85,230.91	\$87,178.36	\$1,947.45	\$194,707.67	\$222,790.94	\$28,083.27	\$542,450.00
Net Income:	\$50,821.23	\$48,434.14	\$2,387.09	\$77,411.85	\$48,434.06	\$28,977.79	\$0.00