



Financial Report Package

April 2026

Prepared for

**The Barbados at Carrick Bend Circle
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 2353	\$ 168,842.97	\$ 158,338.18	\$ 10,504.79
Total OPERATING ASSETS:	\$ 168,842.97	\$ 158,338.18	\$ 10,504.79
CURRENT ASSETS			
15-1400-00-00 Accounts Receivable	\$ 5,481.23	\$ 65.13	\$ 5,416.10
Total CURRENT ASSETS:	\$ 5,481.23	\$ 65.13	\$ 5,416.10
Total Assets:	\$ 174,324.20	\$ 158,403.31	\$ 15,920.89
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 808.28	\$ -	\$ 808.28
20-2200-00-00 PPD Maintenance Fees	-	66,875.00	(66,875.00)
Total CURRENT LIABILITIES:	\$ 808.28	\$ 66,875.00	\$ (66,066.72)
OPERATING EQUITY			
30-3900-04-00 Ret Earnings - Prior Bar 4	\$ 26,858.87	\$ 26,858.87	\$ -
30-3900-05-00 Ret Earnings - Prior Bar 5	68,069.13	68,069.13	-
30-3900-06-00 Ret Earnings - Prior Bar 6	41,539.88	41,539.88	-
30-3900-07-00 Ret Earnings - Prior Bar 7	57,598.42	57,598.42	-
Total OPERATING EQUITY:	\$ 194,066.30	\$ 194,066.30	\$ -
Net Income / (Loss)	\$ (20,550.38)	\$ (102,537.99)	\$ 81,987.61
Total Liabilities & Equity:	\$ 174,324.20	\$ 158,403.31	\$ 15,920.89

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 96,957.64	\$ 82,042.02	\$ 14,915.62
Total BAR 4 RESERVE ASSETS:	\$ 96,957.64	\$ 82,042.02	\$ 14,915.62
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 155,097.74	\$ 145,590.36	\$ 9,507.38
Total BAR 5 RESERVE ASSETS:	\$ 155,097.74	\$ 145,590.36	\$ 9,507.38
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 160,611.52	\$ 150,595.78	\$ 10,015.74
Total BAR 6 RESERVE ASSETS:	\$ 160,611.52	\$ 150,595.78	\$ 10,015.74
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 115,688.66	\$ 106,525.55	\$ 9,163.11
Total BAR 7 RESERVE ASSETS:	\$ 115,688.66	\$ 106,525.55	\$ 9,163.11
Total Assets:	\$ 528,355.56	\$ 484,753.71	\$ 43,601.85
Liabilities & Equity			
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 19,132.50	\$ 17,445.75	\$ 1,686.75
24-3003-04-00 RSV - Roof Bar 4	69,178.05	63,561.80	5,616.25
24-3006-04-00 RSV - Fire Equip Bar 4	4,142.61	3,590.11	552.50
24-3008-04-00 RSV - Unalloc Interest Bar 4	4,504.48	4,318.16	186.32
Total BAR 4 RESERVE EQUITY:	\$ 96,957.64	\$ 88,915.82	\$ 8,041.82
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 28,847.50	\$ 25,732.25	\$ 3,115.25
25-3003-05-00 RSV - Roof Bar 5	115,916.72	108,234.97	7,681.75
25-3006-05-00 RSV - Fire Equip Bar 5	3,096.77	2,297.77	799.00
25-3008-05-00 RSV - Unalloc Interest Bar 5	7,236.75	6,910.25	326.50
Total BAR 5 RESERVE EQUITY:	\$ 155,097.74	\$ 143,175.24	\$ 11,922.50
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 28,971.00	\$ 25,868.00	\$ 3,103.00
26-3003-06-00 RSV - Roof Bar 6	116,563.17	108,894.42	7,668.75
26-3006-06-00 RSV - Fire Equip Bar 6	3,220.34	1,899.09	1,321.25
26-3008-06-00 RSV - Unalloc Interest Bar 6	11,857.01	11,519.15	337.86
Total BAR 6 RESERVE EQUITY:	\$ 160,611.52	\$ 148,180.66	\$ 12,430.86
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 24,051.00	\$ 21,656.00	\$ 2,395.00
27-3003-07-00 RSV - Roof Bar 7	83,999.84	77,179.84	6,820.00
27-3006-07-00 RSV - Fire Equip Bar 7	334.75	(1,414.50)	1,749.25
27-3008-07-00 RSV - Unalloc Interest Bar 7	7,303.07	7,060.65	242.42
Total BAR 7 RESERVE EQUITY:	\$ 115,688.66	\$ 104,481.99	\$ 11,206.67
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 528,355.56	\$ 484,753.71	\$ 43,601.85

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 2353 \$168,842.97

Total OPERATING ASSETS: \$168,842.97

BAR 4 RESERVE ASSETS

11-1214-00-00 VNB RSV 4 2013 96,957.64

Total BAR 4 RESERVE ASSETS: \$96,957.64

BAR 5 RESERVE ASSETS

12-1215-00-00 VNB RSV 5 1874 155,097.74

Total BAR 5 RESERVE ASSETS: \$155,097.74

BAR 6 RESERVE ASSETS

13-1216-00-00 VNB RSV 6 1866 160,611.52

Total BAR 6 RESERVE ASSETS: \$160,611.52

BAR 7 RESERVE ASSETS

14-1217-00-00 VNB Bar 7 RSV 2005 115,688.66

Total BAR 7 RESERVE ASSETS: \$115,688.66

CURRENT ASSETS

15-1400-00-00 Accounts Receivable 5,481.23

Total CURRENT ASSETS: \$5,481.23

Total Assets:

\$702,679.76

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 808.28

Total CURRENT LIABILITIES: \$808.28

BAR 4 RESERVE EQUITY

24-3002-04-00 RSV - Painting Bar 4 19,132.50

24-3003-04-00 RSV - Roof Bar 4 69,178.05

24-3006-04-00 RSV - Fire Equip Bar 4 4,142.61

24-3008-04-00 RSV - Unalloc Interest Bar 4 4,504.48

Total BAR 4 RESERVE EQUITY: \$96,957.64

BAR 5 RESERVE EQUITY

25-3002-05-00 RSV - Painting Bar 5 28,847.50

25-3003-05-00 RSV - Roof Bar 5 115,916.72

25-3006-05-00 RSV - Fire Equip Bar 5 3,096.77

25-3008-05-00 RSV - Unalloc Interest Bar 5 7,236.75

Total BAR 5 RESERVE EQUITY: \$155,097.74

BAR 6 RESERVE EQUITY

26-3002-06-00 RSV - Painting Bar 6 28,971.00

26-3003-06-00 RSV - Roof Bar 6 116,563.17

26-3006-06-00 RSV - Fire Equip Bar 6 3,220.34

26-3008-06-00 RSV - Unalloc Interest Bar 6 11,857.01

Total BAR 6 RESERVE EQUITY: \$160,611.52

BAR 7 RESERVE EQUITY

27-3002-07-00 RSV - Painting Bar 7 24,051.00

27-3003-07-00 RSV - Roof Bar 7 83,999.84

27-3006-07-00 RSV - Fire Equip Bar 7 334.75

27-3008-07-00 RSV - Unalloc Interest Bar 7 7,303.07

Total BAR 7 RESERVE EQUITY:		<u>\$115,688.66</u>
OPERATING EQUITY		
30-3900-04-00 Ret Earnings - Prior Bar 4	\$26,858.87	
30-3900-05-00 Ret Earnings - Prior Bar 5	68,069.13	
30-3900-06-00 Ret Earnings - Prior Bar 6	41,539.88	
30-3900-07-00 Ret Earnings - Prior Bar 7	57,598.42	
Total OPERATING EQUITY:		<u>\$194,066.30</u>
Net Income Gain / Loss	<u>(20,550.38)</u>	
		<u>(\$20,550.38)</u>
Total Liabilities & Equity:		<u><u>\$702,679.76</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bar 4	\$ 30,330.00	\$ 30,324.25	\$ 5.75	\$ 60,660.00	\$ 60,648.50	\$ 11.50	\$ 121,297.00
4005 Application Fees - Bar 4	150.00	-	150.00	450.00	-	450.00	-
4050 Master Assoc Fees - Bar 4	17,820.00	17,825.75	(5.75)	35,640.00	35,651.50	(11.50)	71,303.00
4070 Background Check Fee - Bar 4	100.00	-	100.00	250.00	-	250.00	-
TOTAL INCOME	\$ 48,400.00	\$ 48,150.00	\$ 250.00	\$ 97,000.00	\$ 96,300.00	\$ 700.00	\$ 192,600.00
TOTAL INCOME	\$ 48,400.00	\$ 48,150.00	\$ 250.00	\$ 97,000.00	\$ 96,300.00	\$ 700.00	\$ 192,600.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 4	-	16.33	16.33	-	65.32	65.32	196.00
5110 Audit /Accounting Fees - Bar 4	-	8.17	8.17	-	32.68	32.68	98.00
TOTAL PROFESSIONAL	\$ -	\$ 24.50	\$ 24.50	\$ -	\$ 98.00	\$ 98.00	\$ 294.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	8.17	8.17	72.00	32.68	(39.32)	98.00
5457 Office Expense - Bar 4	9.25	16.33	7.08	285.03	65.32	(219.71)	196.00
5458 Website Expense - Bar 4	-	16.33	16.33	-	65.32	65.32	196.00
TOTAL GENERAL / ADMINISTRATIVE	\$ 9.25	\$ 40.83	\$ 31.58	\$ 357.03	\$ 163.32	(\$ 193.71)	\$ 490.00
INSURANCE							
5550 INS Expense - Bar 4	-	2,853.25	2,853.25	30,726.47	11,413.00	(19,313.47)	34,239.00
5551 INS - Flood - Bar 4	-	1,652.58	1,652.58	5,534.00	6,610.32	1,076.32	19,831.00
TOTAL INSURANCE	\$ -	\$ 4,505.83	\$ 4,505.83	\$ 36,260.47	\$ 18,023.32	(\$ 18,237.15)	\$ 54,070.00
UTILITIES							
5801 Electricity - Bar 4	106.55	97.83	(8.72)	430.67	391.32	(39.35)	1,174.00
5880 Water / Sewer -Bar 4	1,429.27	1,222.83	(206.44)	5,315.34	4,891.32	(424.02)	14,674.00
TOTAL UTILITIES	\$ 1,535.82	\$ 1,320.66	(\$ 215.16)	\$ 5,746.01	\$ 5,282.64	(\$ 463.37)	\$ 15,848.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	925.00	407.58	(517.42)	1,300.00	1,630.32	330.32	4,891.00
6202 Fire Mgmt System - Bar 4	-	652.17	652.17	3,620.80	2,608.68	(1,012.12)	7,826.00
6205 Janitorial Contract - Bar 4	710.00	244.58	(465.42)	1,420.00	978.32	(441.68)	2,935.00
6206 Roof Cleaning - Contract Bar 4	3,197.00	130.42	(3,066.58)	3,197.00	521.68	(2,675.32)	1,565.00
6208 Sidewalks & Steps - Bar 4	-	122.25	122.25	-	489.00	489.00	1,467.00
6211 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	163.00	163.00	489.00
TOTAL REPAIR /MAINTENANCE	\$ 4,832.00	\$ 1,597.75	(\$ 3,234.25)	\$ 9,537.80	\$ 6,391.00	(\$ 3,146.80)	\$ 19,173.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 4	17,830.23	17,825.75	(4.48)	35,660.46	35,651.50	(8.96)	71,303.00
9005 Transfer to Reserves - Bar 4	7,855.50	7,855.50	-	15,711.00	15,711.00	-	31,422.00
TOTAL RESERVE/MASTER TRANSFERS	\$ 25,685.73	\$ 25,681.25	(\$ 4.48)	\$ 51,371.46	\$ 51,362.50	(\$ 8.96)	\$ 102,725.00
TOTAL EXPENSES	\$ 32,062.80	\$ 33,170.82	\$ 1,108.02	\$103,272.77	\$ 81,320.78	(\$ 21,951.99)	\$ 192,600.00
NET ORDINARY INCOME	\$ 16,337.20	\$ 14,979.18	\$ 1,358.02	(\$ 6,272.77)	\$ 14,979.22	(\$ 21,251.99)	\$ 0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 5	\$43,810.00	\$43,801.75	\$8.25	\$87,620.00	\$87,603.50	\$16.50	\$175,207.00
4005 Application Fees - Bar 5	-	-	-	150.00	-	150.00	-
4025 Late Fees - Bar 5	66.10	-	66.10	196.36	-	196.36	-
4050 Master Assoc Fees - Bar 5	25,740.00	25,748.50	(8.50)	51,480.00	51,497.00	(17.00)	102,994.00
4070 Background Check Fee - Bar 5	-	-	-	100.00	-	100.00	-
TOTAL INCOME	\$69,616.10	\$69,550.25	\$65.85	\$139,546.36	\$139,100.50	\$445.86	\$278,201.00
TOTAL INCOME	\$69,616.10	\$69,550.25	\$65.85	\$139,546.36	\$139,100.50	\$445.86	\$278,201.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 5	-	23.58	23.58	-	94.32	94.32	283.00
5110 Audit /Accounting Fees - Bar 5	-	11.75	11.75	-	47.00	47.00	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$-	\$141.32	\$141.32	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	11.75	11.75	104.00	47.00	(57.00)	141.00
5457 Office Expense - Bar 5	94.64	23.58	(71.06)	276.58	94.32	(182.26)	283.00
5458 Website Expense - Bar 5	-	23.58	23.58	-	94.32	94.32	283.00
TOTAL GENERAL / ADMINISTRATIVE	\$94.64	\$58.91	(\$35.73)	\$380.58	\$235.64	(\$144.94)	\$707.00
INSURANCE							
5550 INS Expense - Bar 5	-	4,121.42	4,121.42	44,370.46	16,485.68	(27,884.78)	49,457.00
5551 INS - Flood - Bar 5	-	2,304.08	2,304.08	6,941.00	9,216.32	2,275.32	27,649.00
TOTAL INSURANCE	\$-	\$6,425.50	\$6,425.50	\$51,311.46	\$25,702.00	(\$25,609.46)	\$77,106.00
UTILITIES							
5801 Electricity - Bar 5	142.12	141.33	(0.79)	574.19	565.32	(8.87)	1,696.00
5880 Water / Sewer - Bar 5	2,090.29	1,766.33	(323.96)	7,774.74	7,065.32	(709.42)	21,196.00
TOTAL UTILITIES	\$2,232.41	\$1,907.66	(\$324.75)	\$8,348.93	\$7,630.64	(\$718.29)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	180.00	588.75	408.75	805.00	2,355.00	1,550.00	7,065.00
6202 Fire Mgmt System - Bar 5	-	942.00	942.00	4,751.48	3,768.00	(983.48)	11,304.00
6205 Janitorial Contract - Bar 5	1,025.00	353.25	(671.75)	2,050.00	1,413.00	(637.00)	4,239.00
6206 Roof Cleaning - Contract Bar 5	4,616.00	188.42	(4,427.58)	4,616.00	753.68	(3,862.32)	2,261.00
6208 Sidewalks & Steps - Bar 5	-	176.67	176.67	-	706.68	706.68	2,120.00
6211 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	235.68	235.68	707.00
TOTAL REPAIR /MAINTENANCE	\$5,821.00	\$2,308.01	(\$3,512.99)	\$12,222.48	\$9,232.04	(\$2,990.44)	\$27,696.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 5	25,747.69	25,748.50	0.81	51,495.38	51,497.00	1.62	102,994.00
9005 Transfer to Reserves - Bar 5	11,596.00	11,596.00	-	23,192.00	23,192.00	-	46,384.00
TOTAL RESERVE/MASTER TRANSFERS	\$37,343.69	\$37,344.50	\$0.81	\$74,687.38	\$74,689.00	\$1.62	\$149,378.00
TOTAL EXPENSES	\$45,491.74	\$48,079.91	\$2,588.17	\$146,950.83	\$117,630.64	(\$29,320.19)	\$278,203.00
NET ORDINARY INCOME	\$24,124.36	\$21,470.34	\$2,654.02	(\$7,404.47)	\$21,469.86	(\$28,874.33)	(\$2.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 6	\$43,810.00	\$43,801.50	\$8.50	\$87,620.00	\$87,603.00	\$17.00	\$175,206.00
4005 Application Fees Bar 6	-	-	-	450.00	-	450.00	-
4025 Late Fees - Bar 6	65.13	-	65.13	260.52	-	260.52	-
4050 Master Assoc Fees - Bar 6	25,740.00	25,748.50	(8.50)	51,480.00	51,497.00	(17.00)	102,994.00
4070 Background Check Fee - Bar 6	-	-	-	300.00	-	300.00	-
TOTAL INCOME	\$69,615.13	\$69,550.00	\$65.13	\$140,110.52	\$139,100.00	\$1,010.52	\$278,200.00
TOTAL INCOME	\$69,615.13	\$69,550.00	\$65.13	\$140,110.52	\$139,100.00	\$1,010.52	\$278,200.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 6	-	23.58	23.58	-	94.32	94.32	283.00
5110 Audit /Accounting Fees - Bar 6	-	11.75	11.75	-	47.00	47.00	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$-	\$141.32	\$141.32	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	11.75	11.75	104.00	47.00	(57.00)	141.00
5457 Office Expense - Bar 6	29.63	23.58	(6.05)	506.77	94.32	(412.45)	283.00
5458 Website Expense - Bar 6	-	23.58	23.58	-	94.32	94.32	283.00
TOTAL GENERAL / ADMINISTRATIVE	\$29.63	\$58.91	\$29.28	\$610.77	\$235.64	(\$375.13)	\$707.00
INSURANCE							
5550 INS Expense - Bar 6	-	4,121.42	4,121.42	44,370.46	16,485.68	(27,884.78)	49,457.00
5551 INS - Flood - Bar 6	-	2,138.33	2,138.33	3,247.00	8,553.32	5,306.32	25,660.00
TOTAL INSURANCE	\$-	\$6,259.75	\$6,259.75	\$47,617.46	\$25,039.00	(\$22,578.46)	\$75,117.00
UTILITIES							
5801 Electricity - Bar 6	175.44	141.33	(34.11)	710.65	565.32	(145.33)	1,696.00
5880 Water / Sewer - Bar 6	2,123.73	1,766.33	(357.40)	8,045.58	7,065.32	(980.26)	21,196.00
TOTAL UTILITIES	\$2,299.17	\$1,907.66	(\$391.51)	\$8,756.23	\$7,630.64	(\$1,125.59)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	1,902.00	588.75	(1,313.25)	2,527.00	2,355.00	(172.00)	7,065.00
6202 Fire Mgmt System - Bar 6	-	942.00	942.00	4,143.34	3,768.00	(375.34)	11,304.00
6205 Janitorial Contract - Bar 6	1,025.00	353.25	(671.75)	2,050.00	1,413.00	(637.00)	4,239.00
6206 Roof Cleaning - Contract Bar 6	4,616.00	188.42	(4,427.58)	4,616.00	753.68	(3,862.32)	2,261.00
6208 Sidewalks & Steps - Bar 6	-	176.67	176.67	-	706.68	706.68	2,120.00
6211 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	235.68	235.68	707.00
TOTAL REPAIR /MAINTENANCE	\$7,543.00	\$2,308.01	(\$5,234.99)	\$13,336.34	\$9,232.04	(\$4,104.30)	\$27,696.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 6	25,747.69	25,748.50	0.81	51,495.38	51,497.00	1.62	102,994.00
9005 Transfer to Reserves - Bar 6	12,093.00	12,093.00	-	24,186.00	24,186.00	-	48,372.00
TOTAL RESERVE/MASTER TRANSFERS	\$37,840.69	\$37,841.50	\$0.81	\$75,681.38	\$75,683.00	\$1.62	\$151,366.00
TOTAL EXPENSES	\$47,712.49	\$48,411.16	\$698.67	\$146,002.18	\$117,961.64	(\$28,040.54)	\$278,202.00
NET ORDINARY INCOME	\$21,902.64	\$21,138.84	\$763.80	(\$5,891.66)	\$21,138.36	(\$27,030.02)	(\$2.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 7	\$37,070.00	\$37,062.75	\$7.25	\$74,140.00	\$74,125.50	\$14.50	\$148,251.00
4005 Application Fees - Bar 7	150.00	-	150.00	300.00	-	300.00	-
4025 Late Fees - Bar 7	-	-	-	65.13	-	65.13	-
4050 Master Assoc Fees - Bar 7	21,780.00	21,787.25	(7.25)	43,560.00	43,574.50	(14.50)	87,149.00
4070 Background Check Fee - Bar 7	100.00	-	100.00	200.00	-	200.00	-
TOTAL INCOME	\$59,100.00	\$58,850.00	\$250.00	\$118,265.13	\$117,700.00	\$565.13	\$235,400.00
TOTAL INCOME	\$59,100.00	\$58,850.00	\$250.00	\$118,265.13	\$117,700.00	\$565.13	\$235,400.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 7	-	19.83	19.83	-	79.32	79.32	238.00
5110 Audit /Accounting Fees - Bar 7	-	10.00	10.00	-	40.00	40.00	120.00
TOTAL PROFESSIONAL	\$-	\$29.83	\$29.83	\$-	\$119.32	\$119.32	\$358.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	10.00	10.00	88.00	40.00	(48.00)	120.00
5457 Office Expense - Bar 7	14.32	19.83	5.51	267.01	79.32	(187.69)	238.00
5458 Website Expense - Bar 7	-	19.83	19.83	-	79.32	79.32	238.00
TOTAL GENERAL / ADMINISTRATIVE	\$14.32	\$49.66	\$35.34	\$355.01	\$198.64	(\$156.37)	\$596.00
INSURANCE							
5550 INS Expense - Bar 7	-	3,487.25	3,487.25	37,540.61	13,949.00	(23,591.61)	41,847.00
5551 INS - Flood - Bar 7	-	1,565.50	1,565.50	-	6,262.00	6,262.00	18,786.00
TOTAL INSURANCE	\$-	\$5,052.75	\$5,052.75	\$37,540.61	\$20,211.00	(\$17,329.61)	\$60,633.00
UTILITIES							
5801 Electricity - Bar 7	141.55	119.50	(22.05)	570.32	478.00	(92.32)	1,434.00
5880 Water / Sewer - Bar 7	1,641.08	1,494.50	(146.58)	6,283.84	5,978.00	(305.84)	17,934.00
TOTAL UTILITIES	\$1,782.63	\$1,614.00	(\$168.63)	\$6,854.16	\$6,456.00	(\$398.16)	\$19,368.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	155.00	498.25	343.25	655.00	1,993.00	1,338.00	5,979.00
6202 Fire Mgmt System - Bar 7	-	797.17	797.17	2,698.55	3,188.68	490.13	9,566.00
6205 Janitorial Contract - Bar 7	870.00	298.92	(571.08)	1,740.00	1,195.68	(544.32)	3,587.00
6206 Roof Cleaning - Contract Bar 7	3,906.00	159.42	(3,746.58)	3,906.00	637.68	(3,268.32)	1,913.00
6208 Sidewalks & Steps - Bar 7	-	149.42	149.42	-	597.68	597.68	1,793.00
6211 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	199.00	199.00	597.00
TOTAL REPAIR /MAINTENANCE	\$4,931.00	\$1,952.93	(\$2,978.07)	\$8,999.55	\$7,811.72	(\$1,187.83)	\$23,435.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 7	21,784.39	21,787.25	2.86	43,568.78	43,574.50	5.72	87,149.00
9005 Transfer to Reserves - Bar 7	10,964.25	10,964.25	-	21,928.50	21,928.50	-	43,857.00
TOTAL RESERVE/MASTER TRANSFERS	\$32,748.64	\$32,751.50	\$2.86	\$65,497.28	\$65,503.00	\$5.72	\$131,006.00
TOTAL EXPENSES	\$39,476.59	\$41,450.67	\$1,974.08	\$119,246.61	\$100,299.68	(\$18,946.93)	\$235,396.00
NET ORDINARY INCOME	\$19,623.41	\$17,399.33	\$2,224.08	(\$981.48)	\$17,400.32	(\$18,381.80)	\$4.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-04-00 Maint/ Rsv Fees - Bar 4	\$ 30,330.00	\$ 30,324.25	\$ 5.75	\$ 60,660.00	\$ 60,648.50	\$ 11.50	\$121,297.00
4000-05-00 Maint / Rsv Fees - Bar 5	43,810.00	43,801.75	8.25	87,620.00	87,603.50	16.50	175,207.00
4000-06-00 Maint / Rsv Fees - Bar 6	43,810.00	43,801.50	8.50	87,620.00	87,603.00	17.00	175,206.00
4000-07-00 Maint / Rsv Fees - Bar 7	37,070.00	37,062.75	7.25	74,140.00	74,125.50	14.50	148,251.00
4005-04-00 Application Fees - Bar 4	150.00	-	150.00	450.00	-	450.00	-
4005-05-00 Application Fees - Bar 5	-	-	-	150.00	-	150.00	-
4005-06-00 Application Fees Bar 6	-	-	-	450.00	-	450.00	-
4005-07-00 Application Fees - Bar 7	150.00	-	150.00	300.00	-	300.00	-
4025-05-00 Late Fees - Bar 5	66.10	-	66.10	196.36	-	196.36	-
4025-06-00 Late Fees - Bar 6	65.13	-	65.13	260.52	-	260.52	-
4025-07-00 Late Fees - Bar 7	-	-	-	65.13	-	65.13	-
4050-04-00 Master Assoc Fees - Bar 4	17,820.00	17,825.75	(5.75)	35,640.00	35,651.50	(11.50)	71,303.00
4050-05-00 Master Assoc Fees - Bar 5	25,740.00	25,748.50	(8.50)	51,480.00	51,497.00	(17.00)	102,994.00
4050-06-00 Master Assoc Fees - Bar 6	25,740.00	25,748.50	(8.50)	51,480.00	51,497.00	(17.00)	102,994.00
4050-07-00 Master Assoc Fees - Bar 7	21,780.00	21,787.25	(7.25)	43,560.00	43,574.50	(14.50)	87,149.00
4070-04-00 Background Check Fee - Bar 4	100.00	-	100.00	250.00	-	250.00	-
4070-05-00 Background Check Fee - Bar 5	-	-	-	100.00	-	100.00	-
4070-06-00 Background Check Fee - Bar 6	-	-	-	300.00	-	300.00	-
4070-07-00 Background Check Fee - Bar 7	100.00	-	100.00	200.00	-	200.00	-
Total INCOME	\$ 246,731.23	\$ 246,100.25	\$ 630.98	\$494,922.01	\$492,200.50	\$2,721.51	\$984,401.00
Total OPERATING INCOME	\$ 246,731.23	\$ 246,100.25	\$ 630.98	\$494,922.01	\$492,200.50	\$ 2,721.51	\$984,401.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	16.33	16.33	-	65.32	65.32	196.00
5030-05-00 Legal - Bar 5	-	23.58	23.58	-	94.32	94.32	283.00
5030-06-00 Legal - Bar 6	-	23.58	23.58	-	94.32	94.32	283.00
5030-07-00 Legal - Bar 7	-	19.83	19.83	-	79.32	79.32	238.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	8.17	8.17	-	32.68	32.68	98.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	11.75	11.75	-	47.00	47.00	141.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	11.75	11.75	-	47.00	47.00	141.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	10.00	10.00	-	40.00	40.00	120.00
Total PROFESSIONAL	\$ -	\$ 124.99	\$ 124.99	\$ -	\$ 499.96	\$499.96	\$ 1,500.00
GENERAL / ADMINISTRATIVE							
5118-04-00 Fees to Division - Bar 4	-	8.17	8.17	72.00	32.68	(39.32)	98.00
5118-05-00 Fees to Division - Bar 5	-	11.75	11.75	104.00	47.00	(57.00)	141.00
5118-06-00 Fees to Division - Bar 6	-	11.75	11.75	104.00	47.00	(57.00)	141.00
5118-07-00 Fees to Division - Bar 7	-	10.00	10.00	88.00	40.00	(48.00)	120.00
5457-04-00 Office Expense - Bar 4	9.25	16.33	7.08	285.03	65.32	(219.71)	196.00
5457-05-00 Office Expense - Bar 5	94.64	23.58	(71.06)	276.58	94.32	(182.26)	283.00
5457-06-00 Office Expense - Bar 6	29.63	23.58	(6.05)	506.77	94.32	(412.45)	283.00
5457-07-00 Office Expense - Bar 7	14.32	19.83	5.51	267.01	79.32	(187.69)	238.00
5458-04-00 Website Expense - Bar 4	-	16.33	16.33	-	65.32	65.32	196.00
5458-05-00 Website Expense - Bar 5	-	23.58	23.58	-	94.32	94.32	283.00
5458-06-00 Website Expense - Bar 6	-	23.58	23.58	-	94.32	94.32	283.00
5458-07-00 Website Expense - Bar 7	-	19.83	19.83	-	79.32	79.32	238.00
Total GENERAL / ADMINISTRATIVE	\$ 147.84	\$ 208.31	\$ 60.47	\$ 1,703.39	\$ 833.24	(\$870.15)	\$ 2,500.00
INSURANCE							
5550-04-00 INS Expense - Bar 4	-	2,853.25	2,853.25	30,726.47	11,413.00	(19,313.47)	34,239.00
5550-05-00 INS Expense - Bar 5	-	4,121.42	4,121.42	44,370.46	16,485.68	(27,884.78)	49,457.00
5550-06-00 INS Expense - Bar 6	-	4,121.42	4,121.42	44,370.46	16,485.68	(27,884.78)	49,457.00
5550-07-00 INS Expense - Bar 7	-	3,487.25	3,487.25	37,540.61	13,949.00	(23,591.61)	41,847.00
5551-04-00 INS - Flood - Bar 4	-	1,652.58	1,652.58	5,534.00	6,610.32	1,076.32	19,831.00
5551-05-00 INS - Flood - Bar 5	-	2,304.08	2,304.08	6,941.00	9,216.32	2,275.32	27,649.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5551-06-00 INS - Flood - Bar 6	\$-	\$2,138.33	\$2,138.33	\$3,247.00	\$8,553.32	\$5,306.32	\$25,660.00
5551-07-00 INS - Flood - Bar 7	-	1,565.50	1,565.50	-	6,262.00	6,262.00	18,786.00
Total INSURANCE	\$-	\$22,243.83	\$22,243.83	\$172,730.00	\$88,975.32	(\$83,754.68)	\$266,926.00
UTILITIES							
5801-04-00 Electricity - Bar 4	106.55	97.83	(8.72)	430.67	391.32	(39.35)	1,174.00
5801-05-00 Electricity - Bar 5	142.12	141.33	(0.79)	574.19	565.32	(8.87)	1,696.00
5801-06-00 Electricity - Bar 6	175.44	141.33	(34.11)	710.65	565.32	(145.33)	1,696.00
5801-07-00 Electricity - Bar 7	141.55	119.50	(22.05)	570.32	478.00	(92.32)	1,434.00
5880-04-00 Water / Sewer - Bar 4	1,429.27	1,222.83	(206.44)	5,315.34	4,891.32	(424.02)	14,674.00
5880-05-00 Water / Sewer - Bar 5	2,090.29	1,766.33	(323.96)	7,774.74	7,065.32	(709.42)	21,196.00
5880-06-00 Water / Sewer - Bar 6	2,123.73	1,766.33	(357.40)	8,045.58	7,065.32	(980.26)	21,196.00
5880-07-00 Water / Sewer - Bar 7	1,641.08	1,494.50	(146.58)	6,283.84	5,978.00	(305.84)	17,934.00
Total UTILITIES	\$7,850.03	\$6,749.98	(\$1,100.05)	\$29,705.33	\$26,999.92	(\$2,705.41)	\$81,000.00
REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	925.00	407.58	(517.42)	1,300.00	1,630.32	330.32	4,891.00
6201-05-00 General Maintenance - Bar 5	180.00	588.75	408.75	805.00	2,355.00	1,550.00	7,065.00
6201-06-00 General Maintenance - Bar 6	1,902.00	588.75	(1,313.25)	2,527.00	2,355.00	(172.00)	7,065.00
6201-07-00 General Maintenance - Bar 7	155.00	498.25	343.25	655.00	1,993.00	1,338.00	5,979.00
6202-04-00 Fire Mgmt System - Bar 4	-	652.17	652.17	3,620.80	2,608.68	(1,012.12)	7,826.00
6202-05-00 Fire Mgmt System - Bar 5	-	942.00	942.00	4,751.48	3,768.00	(983.48)	11,304.00
6202-06-00 Fire Mgmt System - Bar 6	-	942.00	942.00	4,143.34	3,768.00	(375.34)	11,304.00
6202-07-00 Fire Mgmt System - Bar 7	-	797.17	797.17	2,698.55	3,188.68	490.13	9,566.00
6205-04-00 Janitorial Contract - Bar 4	710.00	244.58	(465.42)	1,420.00	978.32	(441.68)	2,935.00
6205-05-00 Janitorial Contract - Bar 5	1,025.00	353.25	(671.75)	2,050.00	1,413.00	(637.00)	4,239.00
6205-06-00 Janitorial Contract - Bar 6	1,025.00	353.25	(671.75)	2,050.00	1,413.00	(637.00)	4,239.00
6205-07-00 Janitorial Contract - Bar 7	870.00	298.92	(571.08)	1,740.00	1,195.68	(544.32)	3,587.00
6206-04-00 Roof Cleaning - Contract Bar 4	3,197.00	130.42	(3,066.58)	3,197.00	521.68	(2,675.32)	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	4,616.00	188.42	(4,427.58)	4,616.00	753.68	(3,862.32)	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	4,616.00	188.42	(4,427.58)	4,616.00	753.68	(3,862.32)	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	3,906.00	159.42	(3,746.58)	3,906.00	637.68	(3,268.32)	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	-	122.25	122.25	-	489.00	489.00	1,467.00
6208-05-00 Sidewalks & Steps - Bar 5	-	176.67	176.67	-	706.68	706.68	2,120.00
6208-06-00 Sidewalks & Steps - Bar 6	-	176.67	176.67	-	706.68	706.68	2,120.00
6208-07-00 Sidewalks & Steps - Bar 7	-	149.42	149.42	-	597.68	597.68	1,793.00
6211-04-00 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	163.00	163.00	489.00
6211-05-00 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	235.68	235.68	707.00
6211-06-00 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	235.68	235.68	707.00
6211-07-00 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	199.00	199.00	597.00
Total REPAIR /MAINTENANCE	\$23,127.00	\$8,166.70	(\$14,960.30)	\$44,096.17	\$32,666.80	(\$11,429.37)	\$98,000.00
RESERVE/MASTER TRANSFERS							
9001-04-00 Master Assoc Transfer Exp - Bar 4	17,830.23	17,825.75	(4.48)	35,660.46	35,651.50	(8.96)	71,303.00
9001-05-00 Master Assoc Transfer Exp - Bar 5	25,747.69	25,748.50	0.81	51,495.38	51,497.00	1.62	102,994.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	25,747.69	25,748.50	0.81	51,495.38	51,497.00	1.62	102,994.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	21,784.39	21,787.25	2.86	43,568.78	43,574.50	5.72	87,149.00
9005-04-00 Transfer to Reserves - Bar 4	7,855.50	7,855.50	-	15,711.00	15,711.00	-	31,422.00
9005-05-00 Transfer to Reserves - Bar 5	11,596.00	11,596.00	-	23,192.00	23,192.00	-	46,384.00
9005-06-00 Transfer to Reserves - Bar 6	12,093.00	12,093.00	-	24,186.00	24,186.00	-	48,372.00
9005-07-00 Transfer to Reserves - Bar 7	10,964.25	10,964.25	-	21,928.50	21,928.50	-	43,857.00
Total RESERVE/MASTER TRANSFERS	\$133,618.75	\$133,618.75	\$-	\$267,237.50	\$267,237.50	\$0.00	\$534,475.00
Total OPERATING EXPENSE	\$164,743.62	\$171,112.56	\$6,368.94	\$515,472.39	\$417,212.74	(\$98,259.65)	\$984,401.00
Net Income:	\$81,987.61	\$74,987.69	\$6,999.92	(\$20,550.38)	\$74,987.76	(\$95,538.14)	\$0.00