



Financial Report Package

June 2026

Prepared for

**The Barbados at Carrick Bend Circle
Condominium Association, Inc.**

KPG Accounting Services, Inc.

	Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 207,361.70	\$ 163,925.13	\$ 43,436.57
Total OPERATING ASSETS:	\$ 207,361.70	\$ 163,925.13	\$ 43,436.57
Total Assets:	\$ 207,361.70	\$ 163,925.13	\$ 43,436.57
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 12,598.79	\$ -	\$ 12,598.79
20-2200-00-00 PPD Maintenance Fees	61,635.00	110.00	61,525.00
Total CURRENT LIABILITIES:	\$ 74,233.79	\$ 110.00	\$ 74,123.79
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)	\$ (60,938.39)	\$ (30,251.17)	\$ (30,687.22)
Total Liabilities & Equity:	\$ 207,361.70	\$ 163,925.13	\$ 43,436.57

	Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 95,103.03	\$ 94,900.02	\$ 203.01
Total BAR 4 RESERVE ASSETS:	\$ 95,103.03	\$ 94,900.02	\$ 203.01
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 155,773.81	\$ 155,441.29	\$ 332.52
Total BAR 5 RESERVE ASSETS:	\$ 155,773.81	\$ 155,441.29	\$ 332.52
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 161,311.59	\$ 160,967.25	\$ 344.34
Total BAR 6 RESERVE ASSETS:	\$ 161,311.59	\$ 160,967.25	\$ 344.34
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 116,193.01	\$ 115,944.98	\$ 248.03
Total BAR 7 RESERVE ASSETS:	\$ 116,193.01	\$ 115,944.98	\$ 248.03
Total Assets:	\$ 528,381.44	\$ 527,253.54	\$ 1,127.90
Liabilities & Equity			
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 19,132.50	\$ 19,132.50	\$ -
24-3003-04-00 RSV - Roof Bar 4	66,908.55	66,908.55	-
24-3006-04-00 RSV - Fire Equip Bar 4	4,142.61	4,142.61	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	4,919.37	4,716.36	203.01
Total BAR 4 RESERVE EQUITY:	\$ 95,103.03	\$ 94,900.02	\$ 203.01
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 28,847.50	\$ 28,847.50	\$ -
25-3003-05-00 RSV - Roof Bar 5	115,916.72	115,916.72	-
25-3006-05-00 RSV - Fire Equip Bar 5	3,096.77	3,096.77	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	7,912.82	7,580.30	332.52
Total BAR 5 RESERVE EQUITY:	\$ 155,773.81	\$ 155,441.29	\$ 332.52
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 28,971.00	\$ 28,971.00	\$ -
26-3003-06-00 RSV - Roof Bar 6	116,563.17	116,563.17	-
26-3006-06-00 RSV - Fire Equip Bar 6	3,220.34	3,220.34	-
26-3008-06-00 RSV - Unalloc Interest Bar 6	12,557.08	12,212.74	344.34
Total BAR 6 RESERVE EQUITY:	\$ 161,311.59	\$ 160,967.25	\$ 344.34
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 24,051.00	\$ 24,051.00	\$ -
27-3003-07-00 RSV - Roof Bar 7	83,999.84	83,999.84	-
27-3006-07-00 RSV - Fire Equip Bar 7	334.75	334.75	-
27-3008-07-00 RSV - Unalloc Interest Bar 7	7,807.42	7,559.39	248.03
Total BAR 7 RESERVE EQUITY:	\$ 116,193.01	\$ 115,944.98	\$ 248.03
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 528,381.44	\$ 527,253.54	\$ 1,127.90

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 2353 \$207,361.70

Total OPERATING ASSETS: \$207,361.70

BAR 4 RESERVE ASSETS

11-1214-00-00 VNB RSV 4 2013 95,103.03

Total BAR 4 RESERVE ASSETS: \$95,103.03

BAR 5 RESERVE ASSETS

12-1215-00-00 VNB RSV 5 1874 155,773.81

Total BAR 5 RESERVE ASSETS: \$155,773.81

BAR 6 RESERVE ASSETS

13-1216-00-00 VNB RSV 6 1866 161,311.59

Total BAR 6 RESERVE ASSETS: \$161,311.59

BAR 7 RESERVE ASSETS

14-1217-00-00 VNB Bar 7 RSV 2005 116,193.01

Total BAR 7 RESERVE ASSETS: \$116,193.01

Total Assets: \$735,743.14

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 12,598.79

20-2200-00-00 PPD Maintenance Fees 61,635.00

Total CURRENT LIABILITIES: \$74,233.79

BAR 4 RESERVE EQUITY

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

24-3003-04-00 RSV - Roof Bar 4 66,908.55

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

24-3008-04-00 RSV - Unalloc Interest Bar 4 4,919.37

Total BAR 4 RESERVE EQUITY: \$95,103.03

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 7,912.82

Total BAR 5 RESERVE EQUITY: \$155,773.81

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 12,557.08

Total BAR 6 RESERVE EQUITY: \$161,311.59

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 7,807.42

Total BAR 7 RESERVE EQUITY: \$116,193.01

OPERATING EQUITY

Balance Sheet

The Barbados at Carrick Bend Circle Condominium Association, Inc.

End Date: 06/30/2026

Date: 7/7/2026

Time: 12:08 am

Page: 2

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	
		<u> </u>	
Total OPERATING EQUITY:			<u>\$194,066.30</u>
	Net Income Gain / Loss	<u>(60,938.39)</u>	
			<u>(\$60,938.39)</u>
Total Liabilities & Equity:			<u><u>\$735,743.14</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bar 4	\$ -	\$ -	\$ -	\$ 60,660.00	\$ 60,648.50	\$ 11.50	\$ 121,297.00
4005 Application Fees - Bar 4	-	-	-	450.00	-	450.00	-
4050 Master Assoc Fees - Bar 4	-	-	-	35,640.00	35,651.50	(11.50)	71,303.00
4070 Background Check Fee - Bar 4	-	-	-	250.00	-	250.00	-
TOTAL INCOME	\$ -	\$ -	\$ -	\$ 97,000.00	\$ 96,300.00	\$ 700.00	\$ 192,600.00
TOTAL INCOME	\$ 0.00	\$ -	\$ -	\$ 97,000.00	\$ 96,300.00	\$ 700.00	\$ 192,600.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 4	-	16.33	16.33	-	97.98	97.98	196.00
5110 Audit /Accounting Fees - Bar 4	-	8.17	8.17	-	49.02	49.02	98.00
TOTAL PROFESSIONAL	\$ -	\$ 24.50	\$ 24.50	\$ -	\$ 147.00	\$ 147.00	\$ 294.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	8.17	8.17	72.00	49.02	(22.98)	98.00
5457 Office Expense - Bar 4	15.41	16.33	0.92	364.36	97.98	(266.38)	196.00
5458 Website Expense - Bar 4	-	16.33	16.33	-	97.98	97.98	196.00
TOTAL GENERAL / ADMINISTRATIVE	\$ 15.41	\$ 40.83	\$ 25.42	\$ 436.36	\$ 244.98	(\$ 191.38)	\$ 490.00
INSURANCE							
5550 INS Expense - Bar 4	-	2,853.25	2,853.25	30,726.47	17,119.50	(13,606.97)	34,239.00
5551 INS - Flood - Bar 4	-	1,652.58	1,652.58	5,534.00	9,915.48	4,381.48	19,831.00
TOTAL INSURANCE	\$ -	\$ 4,505.83	\$ 4,505.83	\$ 36,260.47	\$ 27,034.98	(\$ 9,225.49)	\$ 54,070.00
UTILITIES							
5801 Electricity - Bar 4	106.49	97.83	(8.66)	643.64	586.98	(56.66)	1,174.00
5880 Water / Sewer -Bar 4	1,089.29	1,222.83	133.54	7,337.09	7,336.98	(0.11)	14,674.00
TOTAL UTILITIES	\$ 1,195.78	\$ 1,320.66	\$ 124.88	\$ 7,980.73	\$ 7,923.96	(\$ 56.77)	\$ 15,848.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	-	407.58	407.58	1,300.00	2,445.48	1,145.48	4,891.00
6202 Fire Mgmt System - Bar 4	2,011.00	652.17	(1,358.83)	5,631.80	3,913.02	(1,718.78)	7,826.00
6205 Janitorial Contract - Bar 4	-	244.58	244.58	1,420.00	1,467.48	47.48	2,935.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	3,197.00	782.52	(2,414.48)	1,565.00
6208 Sidewalks & Steps - Bar 4	-	122.25	122.25	550.00	733.50	183.50	1,467.00
6211 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	244.50	244.50	489.00
TOTAL REPAIR /MAINTENANCE	\$ 2,011.00	\$ 1,597.75	(\$ 413.25)	\$ 12,098.80	\$ 9,586.50	(\$ 2,512.30)	\$ 19,173.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 4	-	-	-	35,660.46	35,651.50	(8.96)	71,303.00
9005 Transfer to Reserves - Bar 4	-	-	-	15,711.00	15,711.00	-	31,422.00
TOTAL RESERVE/MASTER TRANSFERS	\$ -	\$ -	\$ -	\$ 51,371.46	\$ 51,362.50	(\$ 8.96)	\$ 102,725.00
TOTAL EXPENSES	\$ 3,222.19	\$ 7,489.57	\$ 4,267.38	\$108,147.82	\$ 96,299.92	(\$ 11,847.90)	\$ 192,600.00
NET ORDINARY INCOME	(\$ 3,222.19)	(\$ 7,489.57)	\$ 4,267.38	(\$ 11,147.82)	\$ 0.08	(\$ 11,147.90)	\$ 0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 5	\$-	\$-	\$-	\$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	-	-	-	196.36	-	196.36	-
4050 Master Assoc Fees - Bar 5	-	-	-	51,480.00	51,497.00	(17.00)	102,994.00
4070 Background Check Fee - Bar 5	-	-	-	100.00	-	100.00	-
TOTAL INCOME	\$-	\$-	\$-	\$139,546.36	\$139,100.50	\$445.86	\$278,201.00
TOTAL INCOME	\$0.00	\$-	\$-	\$139,546.36	\$139,100.50	\$445.86	\$278,201.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 5	-	23.58	23.58	-	141.48	141.48	283.00
5110 Audit /Accounting Fees - Bar 5	-	11.75	11.75	-	70.50	70.50	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$-	\$211.98	\$211.98	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	11.75	11.75	104.00	70.50	(33.50)	141.00
5457 Office Expense - Bar 5	21.57	23.58	2.01	303.64	141.48	(162.16)	283.00
5458 Website Expense - Bar 5	-	23.58	23.58	-	141.48	141.48	283.00
TOTAL GENERAL / ADMINISTRATIVE	\$21.57	\$58.91	\$37.34	\$407.64	\$353.46	(\$54.18)	\$707.00
INSURANCE							
5550 INS Expense - Bar 5	-	4,121.42	4,121.42	44,370.46	24,728.52	(19,641.94)	49,457.00
5551 INS - Flood - Bar 5	3,754.00	2,304.08	(1,449.92)	10,695.00	13,824.48	3,129.48	27,649.00
TOTAL INSURANCE	\$3,754.00	\$6,425.50	\$2,671.50	\$55,065.46	\$38,553.00	(\$16,512.46)	\$77,106.00
UTILITIES							
5801 Electricity - Bar 5	141.62	141.33	(0.29)	857.69	847.98	(9.71)	1,696.00
5880 Water / Sewer - Bar 5	1,640.95	1,766.33	125.38	11,270.84	10,597.98	(672.86)	21,196.00
TOTAL UTILITIES	\$1,782.57	\$1,907.66	\$125.09	\$12,128.53	\$11,445.96	(\$682.57)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	9,719.13	588.75	(9,130.38)	10,524.13	3,532.50	(6,991.63)	7,065.00
6202 Fire Mgmt System - Bar 5	2,905.00	942.00	(1,963.00)	7,656.48	5,652.00	(2,004.48)	11,304.00
6205 Janitorial Contract - Bar 5	-	353.25	353.25	2,050.00	2,119.50	69.50	4,239.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	4,616.00	1,130.52	(3,485.48)	2,261.00
6208 Sidewalks & Steps - Bar 5	-	176.67	176.67	790.00	1,060.02	270.02	2,120.00
6211 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	353.52	353.52	707.00
TOTAL REPAIR /MAINTENANCE	\$12,624.13	\$2,308.01	(\$10,316.12)	\$25,636.61	\$13,848.06	(\$11,788.55)	\$27,696.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 5	-	-	-	51,495.38	51,497.00	1.62	102,994.00
9005 Transfer to Reserves - Bar 5	-	-	-	23,192.00	23,192.00	-	46,384.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$74,687.38	\$74,689.00	\$1.62	\$149,378.00
TOTAL EXPENSES	\$18,182.27	\$10,735.41	(\$7,446.86)	\$167,925.62	\$139,101.46	(\$28,824.16)	\$278,203.00
NET ORDINARY INCOME	(\$18,182.27)	(\$10,735.41)	(\$7,446.86)	(\$28,379.26)	(\$0.96)	(\$28,378.30)	(\$2.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 6	\$-	\$-	\$-	\$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	-	-	-	260.52	-	260.52	-
4050 Master Assoc Fees - Bar 6	-	-	-	51,480.00	51,497.00	(17.00)	102,994.00
4070 Background Check Fee - Bar 6	-	-	-	300.00	-	300.00	-
TOTAL INCOME	\$-	\$-	\$-	\$140,110.52	\$139,100.00	\$1,010.52	\$278,200.00
TOTAL INCOME	\$0.00	\$-	\$-	\$140,110.52	\$139,100.00	\$1,010.52	\$278,200.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 6	-	23.58	23.58	-	141.48	141.48	283.00
5110 Audit /Accounting Fees - Bar 6	-	11.75	11.75	-	70.50	70.50	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$-	\$211.98	\$211.98	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	11.75	11.75	104.00	70.50	(33.50)	141.00
5457 Office Expense - Bar 6	21.57	23.58	2.01	533.83	141.48	(392.35)	283.00
5458 Website Expense - Bar 6	-	23.58	23.58	-	141.48	141.48	283.00
TOTAL GENERAL / ADMINISTRATIVE	\$21.57	\$58.91	\$37.34	\$637.83	\$353.46	(\$284.37)	\$707.00
INSURANCE							
5550 INS Expense - Bar 6	-	4,121.42	4,121.42	44,370.46	24,728.52	(19,641.94)	49,457.00
5551 INS - Flood - Bar 6	-	2,138.33	2,138.33	3,247.00	12,829.98	9,582.98	25,660.00
TOTAL INSURANCE	\$-	\$6,259.75	\$6,259.75	\$47,617.46	\$37,558.50	(\$10,058.96)	\$75,117.00
UTILITIES							
5801 Electricity - Bar 6	175.95	141.33	(34.62)	1,062.74	847.98	(214.76)	1,696.00
5880 Water / Sewer - Bar 6	1,724.25	1,766.33	42.08	11,743.98	10,597.98	(1,146.00)	21,196.00
TOTAL UTILITIES	\$1,900.20	\$1,907.66	\$7.46	\$12,806.72	\$11,445.96	(\$1,360.76)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	-	588.75	588.75	2,527.00	3,532.50	1,005.50	7,065.00
6202 Fire Mgmt System - Bar 6	3,622.22	942.00	(2,680.22)	7,765.56	5,652.00	(2,113.56)	11,304.00
6205 Janitorial Contract - Bar 6	-	353.25	353.25	2,050.00	2,119.50	69.50	4,239.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	4,616.00	1,130.52	(3,485.48)	2,261.00
6208 Sidewalks & Steps - Bar 6	-	176.67	176.67	790.00	1,060.02	270.02	2,120.00
6211 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	353.52	353.52	707.00
TOTAL REPAIR /MAINTENANCE	\$3,622.22	\$2,308.01	(\$1,314.21)	\$17,748.56	\$13,848.06	(\$3,900.50)	\$27,696.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 6	-	-	-	51,495.38	51,497.00	1.62	102,994.00
9005 Transfer to Reserves - Bar 6	-	-	-	24,186.00	24,186.00	-	48,372.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$75,681.38	\$75,683.00	\$1.62	\$151,366.00
TOTAL EXPENSES	\$5,543.99	\$10,569.66	\$5,025.67	\$154,491.95	\$139,100.96	(\$15,390.99)	\$278,202.00
NET ORDINARY INCOME	(\$5,543.99)	(\$10,569.66)	\$5,025.67	(\$14,381.43)	(\$0.96)	(\$14,380.47)	(\$2.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 7	\$-	\$-	\$-	\$74,140.00	\$74,125.50	\$14.50	\$148,251.00
4005 Application Fees - Bar 7	150.00	-	150.00	450.00	-	450.00	-
4025 Late Fees - Bar 7	-	-	-	90.13	-	90.13	-
4050 Master Assoc Fees - Bar 7	-	-	-	43,560.00	43,574.50	(14.50)	87,149.00
4070 Background Check Fee - Bar 7	50.00	-	50.00	250.00	-	250.00	-
TOTAL INCOME	\$200.00	\$-	\$200.00	\$118,490.13	\$117,700.00	\$790.13	\$235,400.00
TOTAL INCOME	\$200.00	\$-	\$200.00	\$118,490.13	\$117,700.00	\$790.13	\$235,400.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 7	-	19.83	19.83	-	118.98	118.98	238.00
5110 Audit /Accounting Fees - Bar 7	-	10.00	10.00	-	60.00	60.00	120.00
TOTAL PROFESSIONAL	\$-	\$29.83	\$29.83	\$-	\$178.98	\$178.98	\$358.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	10.00	10.00	88.00	60.00	(28.00)	120.00
5457 Office Expense - Bar 7	18.49	19.83	1.34	370.64	118.98	(251.66)	238.00
5458 Website Expense - Bar 7	-	19.83	19.83	-	118.98	118.98	238.00
TOTAL GENERAL / ADMINISTRATIVE	\$18.49	\$49.66	\$31.17	\$458.64	\$297.96	(\$160.68)	\$596.00
INSURANCE							
5550 INS Expense - Bar 7	-	3,487.25	3,487.25	37,540.61	20,923.50	(16,617.11)	41,847.00
5551 INS - Flood - Bar 7	-	1,565.50	1,565.50	-	9,393.00	9,393.00	18,786.00
TOTAL INSURANCE	\$-	\$5,052.75	\$5,052.75	\$37,540.61	\$30,316.50	(\$7,224.11)	\$60,633.00
UTILITIES							
5801 Electricity - Bar 7	142.19	119.50	(22.69)	855.48	717.00	(138.48)	1,434.00
5880 Water / Sewer - Bar 7	1,317.52	1,494.50	176.98	9,037.88	8,967.00	(70.88)	17,934.00
TOTAL UTILITIES	\$1,459.71	\$1,614.00	\$154.29	\$9,893.36	\$9,684.00	(\$209.36)	\$19,368.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	-	498.25	498.25	655.00	2,989.50	2,334.50	5,979.00
6202 Fire Mgmt System - Bar 7	2,460.57	797.17	(1,663.40)	5,159.12	4,783.02	(376.10)	9,566.00
6205 Janitorial Contract - Bar 7	-	298.92	298.92	1,740.00	1,793.52	53.52	3,587.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	3,906.00	956.52	(2,949.48)	1,913.00
6208 Sidewalks & Steps - Bar 7	-	149.42	149.42	670.00	896.52	226.52	1,793.00
6211 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	298.50	298.50	597.00
TOTAL REPAIR /MAINTENANCE	\$2,460.57	\$1,952.93	(\$507.64)	\$12,130.12	\$11,717.58	(\$412.54)	\$23,435.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 7	-	-	-	43,568.78	43,574.50	5.72	87,149.00
9005 Transfer to Reserves - Bar 7	-	-	-	21,928.50	21,928.50	-	43,857.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$65,497.28	\$65,503.00	\$5.72	\$131,006.00
TOTAL EXPENSES	\$3,938.77	\$8,699.17	\$4,760.40	\$125,520.01	\$117,698.02	(\$7,821.99)	\$235,396.00
NET ORDINARY INCOME	(\$3,738.77)	(\$8,699.17)	\$4,960.40	(\$7,029.88)	\$1.98	(\$7,031.86)	\$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	\$ -	\$ -	\$ -	\$ 60,660.00	\$ 60,648.50	\$ 11.50	\$121,297.00
4000-05-00 Maint / Rsv Fees - Bar 5	-	-	-	87,620.00	87,603.50	16.50	175,207.00
4000-06-00 Maint / Rsv Fees - Bar 6	-	-	-	87,620.00	87,603.00	17.00	175,206.00
4000-07-00 Maint / Rsv Fees - Bar 7	-	-	-	74,140.00	74,125.50	14.50	148,251.00
4005-04-00 Application Fees - Bar 4	-	-	-	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	450.00	-	450.00	-
4025-05-00 Late Fees - Bar 5	-	-	-	196.36	-	196.36	-
4025-06-00 Late Fees - Bar 6	-	-	-	260.52	-	260.52	-
4025-07-00 Late Fees - Bar 7	-	-	-	90.13	-	90.13	-
4050-04-00 Master Assoc Fees - Bar 4	-	-	-	35,640.00	35,651.50	(11.50)	71,303.00
4050-05-00 Master Assoc Fees - Bar 5	-	-	-	51,480.00	51,497.00	(17.00)	102,994.00
4050-06-00 Master Assoc Fees - Bar 6	-	-	-	51,480.00	51,497.00	(17.00)	102,994.00
4050-07-00 Master Assoc Fees - Bar 7	-	-	-	43,560.00	43,574.50	(14.50)	87,149.00
4070-04-00 Background Check Fee - Bar 4	-	-	-	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	50.00	-	50.00	250.00	-	250.00	-
Total INCOME	\$ 200.00	\$ -	\$ 200.00	\$495,147.01	\$492,200.50	\$2,946.51	\$984,401.00
Total OPERATING INCOME	\$ 200.00	\$ -	\$ 200.00	\$495,147.01	\$492,200.50	\$ 2,946.51	\$984,401.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	16.33	16.33	-	97.98	97.98	196.00
5030-05-00 Legal - Bar 5	-	23.58	23.58	-	141.48	141.48	283.00
5030-06-00 Legal - Bar 6	-	23.58	23.58	-	141.48	141.48	283.00
5030-07-00 Legal - Bar 7	-	19.83	19.83	-	118.98	118.98	238.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	8.17	8.17	-	49.02	49.02	98.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	11.75	11.75	-	70.50	70.50	141.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	11.75	11.75	-	70.50	70.50	141.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	10.00	10.00	-	60.00	60.00	120.00
Total PROFESSIONAL	\$ -	\$ 124.99	\$ 124.99	\$ -	\$ 749.94	\$749.94	\$ 1,500.00
GENERAL / ADMINISTRATIVE							
5118-04-00 Fees to Division - Bar 4	-	8.17	8.17	72.00	49.02	(22.98)	98.00
5118-05-00 Fees to Division - Bar 5	-	11.75	11.75	104.00	70.50	(33.50)	141.00
5118-06-00 Fees to Division - Bar 6	-	11.75	11.75	104.00	70.50	(33.50)	141.00
5118-07-00 Fees to Division - Bar 7	-	10.00	10.00	88.00	60.00	(28.00)	120.00
5457-04-00 Office Expense - Bar 4	15.41	16.33	0.92	364.36	97.98	(266.38)	196.00
5457-05-00 Office Expense - Bar 5	21.57	23.58	2.01	303.64	141.48	(162.16)	283.00
5457-06-00 Office Expense - Bar 6	21.57	23.58	2.01	533.83	141.48	(392.35)	283.00
5457-07-00 Office Expense - Bar 7	18.49	19.83	1.34	370.64	118.98	(251.66)	238.00
5458-04-00 Website Expense - Bar 4	-	16.33	16.33	-	97.98	97.98	196.00
5458-05-00 Website Expense - Bar 5	-	23.58	23.58	-	141.48	141.48	283.00
5458-06-00 Website Expense - Bar 6	-	23.58	23.58	-	141.48	141.48	283.00
5458-07-00 Website Expense - Bar 7	-	19.83	19.83	-	118.98	118.98	238.00
Total GENERAL / ADMINISTRATIVE	\$ 77.04	\$ 208.31	\$ 131.27	\$ 1,940.47	\$ 1,249.86	(\$690.61)	\$ 2,500.00
INSURANCE							
5550-04-00 INS Expense - Bar 4	-	2,853.25	2,853.25	30,726.47	17,119.50	(13,606.97)	34,239.00
5550-05-00 INS Expense - Bar 5	-	4,121.42	4,121.42	44,370.46	24,728.52	(19,641.94)	49,457.00
5550-06-00 INS Expense - Bar 6	-	4,121.42	4,121.42	44,370.46	24,728.52	(19,641.94)	49,457.00
5550-07-00 INS Expense - Bar 7	-	3,487.25	3,487.25	37,540.61	20,923.50	(16,617.11)	41,847.00
5551-04-00 INS - Flood - Bar 4	-	1,652.58	1,652.58	5,534.00	9,915.48	4,381.48	19,831.00
5551-05-00 INS - Flood - Bar 5	3,754.00	2,304.08	(1,449.92)	10,695.00	13,824.48	3,129.48	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	\$12,829.98	\$9,582.98	\$25,660.00
5551-07-00 INS - Flood - Bar 7	-	1,565.50	1,565.50	-	9,393.00	9,393.00	18,786.00
Total INSURANCE	\$3,754.00	\$22,243.83	\$18,489.83	\$176,484.00	\$133,462.98	(\$43,021.02)	\$266,926.00
UTILITIES							
5801-04-00 Electricity - Bar 4	106.49	97.83	(8.66)	643.64	586.98	(56.66)	1,174.00
5801-05-00 Electricity - Bar 5	141.62	141.33	(0.29)	857.69	847.98	(9.71)	1,696.00
5801-06-00 Electricity - Bar 6	175.95	141.33	(34.62)	1,062.74	847.98	(214.76)	1,696.00
5801-07-00 Electricity - Bar 7	142.19	119.50	(22.69)	855.48	717.00	(138.48)	1,434.00
5880-04-00 Water / Sewer -Bar 4	1,089.29	1,222.83	133.54	7,337.09	7,336.98	(0.11)	14,674.00
5880-05-00 Water / Sewer - Bar 5	1,640.95	1,766.33	125.38	11,270.84	10,597.98	(672.86)	21,196.00
5880-06-00 Water / Sewer - Bar 6	1,724.25	1,766.33	42.08	11,743.98	10,597.98	(1,146.00)	21,196.00
5880-07-00 Water / Sewer - Bar 7	1,317.52	1,494.50	176.98	9,037.88	8,967.00	(70.88)	17,934.00
Total UTILITIES	\$6,338.26	\$6,749.98	\$411.72	\$42,809.34	\$40,499.88	(\$2,309.46)	\$81,000.00
REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	-	407.58	407.58	1,300.00	2,445.48	1,145.48	4,891.00
6201-05-00 General Maintenance - Bar 5	9,719.13	588.75	(9,130.38)	10,524.13	3,532.50	(6,991.63)	7,065.00
6201-06-00 General Maintenance - Bar 6	-	588.75	588.75	2,527.00	3,532.50	1,005.50	7,065.00
6201-07-00 General Maintenance - Bar 7	-	498.25	498.25	655.00	2,989.50	2,334.50	5,979.00
6202-04-00 Fire Mgmt System - Bar 4	2,011.00	652.17	(1,358.83)	5,631.80	3,913.02	(1,718.78)	7,826.00
6202-05-00 Fire Mgmt System - Bar 5	2,905.00	942.00	(1,963.00)	7,656.48	5,652.00	(2,004.48)	11,304.00
6202-06-00 Fire Mgmt System - Bar 6	3,622.22	942.00	(2,680.22)	7,765.56	5,652.00	(2,113.56)	11,304.00
6202-07-00 Fire Mgmt System - Bar 7	2,460.57	797.17	(1,663.40)	5,159.12	4,783.02	(376.10)	9,566.00
6205-04-00 Janitorial Contract - Bar 4	-	244.58	244.58	1,420.00	1,467.48	47.48	2,935.00
6205-05-00 Janitorial Contract - Bar 5	-	353.25	353.25	2,050.00	2,119.50	69.50	4,239.00
6205-06-00 Janitorial Contract - Bar 6	-	353.25	353.25	2,050.00	2,119.50	69.50	4,239.00
6205-07-00 Janitorial Contract - Bar 7	-	298.92	298.92	1,740.00	1,793.52	53.52	3,587.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	130.42	130.42	3,197.00	782.52	(2,414.48)	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	188.42	188.42	4,616.00	1,130.52	(3,485.48)	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	188.42	188.42	4,616.00	1,130.52	(3,485.48)	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	159.42	159.42	3,906.00	956.52	(2,949.48)	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	-	122.25	122.25	550.00	733.50	183.50	1,467.00
6208-05-00 Sidewalks & Steps - Bar 5	-	176.67	176.67	790.00	1,060.02	270.02	2,120.00
6208-06-00 Sidewalks & Steps - Bar 6	-	176.67	176.67	790.00	1,060.02	270.02	2,120.00
6208-07-00 Sidewalks & Steps - Bar 7	-	149.42	149.42	670.00	896.52	226.52	1,793.00
6211-04-00 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	244.50	244.50	489.00
6211-05-00 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	353.52	353.52	707.00
6211-06-00 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	353.52	353.52	707.00
6211-07-00 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	298.50	298.50	597.00
Total REPAIR /MAINTENANCE	\$20,717.92	\$8,166.70	(\$12,551.22)	\$67,614.09	\$49,000.20	(\$18,613.89)	\$98,000.00
RESERVE/MASTER TRANSFERS							
9001-04-00 Master Assoc Transfer Exp - Bar 4	-	-	-	35,660.46	35,651.50	(8.96)	71,303.00
9001-05-00 Master Assoc Transfer Exp - Bar 5	-	-	-	51,495.38	51,497.00	1.62	102,994.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	-	-	-	51,495.38	51,497.00	1.62	102,994.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	-	-	-	43,568.78	43,574.50	5.72	87,149.00
9005-04-00 Transfer to Reserves - Bar 4	-	-	-	15,711.00	15,711.00	-	31,422.00
9005-05-00 Transfer to Reserves - Bar 5	-	-	-	23,192.00	23,192.00	-	46,384.00
9005-06-00 Transfer to Reserves - Bar 6	-	-	-	24,186.00	24,186.00	-	48,372.00
9005-07-00 Transfer to Reserves - Bar 7	-	-	-	21,928.50	21,928.50	-	43,857.00
Total RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$267,237.50	\$267,237.50	\$0.00	\$534,475.00
Total OPERATING EXPENSE	\$30,887.22	\$37,493.81	\$6,606.59	\$556,085.40	\$492,200.36	(\$63,885.04)	\$984,401.00
Net Income:	(\$30,687.22)	(\$37,493.81)	\$6,806.59	(\$60,938.39)	\$0.14	(\$60,938.53)	\$0.00