



Financial Report Package

May 2026

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 5/31/2026	Prior Month Balance at 04/30/2026	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 163,925.13	\$ 168,842.97	\$ (4,917.84)
Total OPERATING ASSETS:	\$ 163,925.13	\$ 168,842.97	\$ (4,917.84)
CURRENT ASSETS			
15-1400-00-00 Accounts Receivable	\$ -	\$ 5,481.23	\$ (5,481.23)
Total CURRENT ASSETS:	\$ -	\$ 5,481.23	\$ (5,481.23)
Total Assets:	\$ 163,925.13	\$ 174,324.20	\$ (10,399.07)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ -	\$ 808.28	\$ (808.28)
20-2200-00-00 PPD Maintenance Fees	110.00	-	110.00
Total CURRENT LIABILITIES:	\$ 110.00	\$ 808.28	\$ (698.28)
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)	\$ (30,251.17)	\$ (20,550.38)	\$ (9,700.79)
Total Liabilities & Equity:	\$ 163,925.13	\$ 174,324.20	\$ (10,399.07)

	Current Balance at 5/31/2026	Prior Month Balance at 04/30/2026	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 94,900.02	\$ 96,957.64	\$ (2,057.62)
Total BAR 4 RESERVE ASSETS:	\$ 94,900.02	\$ 96,957.64	\$ (2,057.62)
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 155,441.29	\$ 155,097.74	\$ 343.55
Total BAR 5 RESERVE ASSETS:	\$ 155,441.29	\$ 155,097.74	\$ 343.55
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 160,967.25	\$ 160,611.52	\$ 355.73
Total BAR 6 RESERVE ASSETS:	\$ 160,967.25	\$ 160,611.52	\$ 355.73
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 115,944.98	\$ 115,688.66	\$ 256.32
Total BAR 7 RESERVE ASSETS:	\$ 115,944.98	\$ 115,688.66	\$ 256.32
Total Assets:	\$ 527,253.54	\$ 528,355.56	\$ (1,102.02)
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	69,178.05	(2,269.50)
24-3006-04-00 RSV - Fire Equip Bar 4	4,142.61	4,142.61	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	4,716.36	4,504.48	211.88
Total BAR 4 RESERVE EQUITY:	\$ 94,900.02	\$ 96,957.64	\$ (2,057.62)
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	7,580.30	7,236.75	343.55
Total BAR 5 RESERVE EQUITY:	\$ 155,441.29	\$ 155,097.74	\$ 343.55
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	12,212.74	11,857.01	355.73
Total BAR 6 RESERVE EQUITY:	\$ 160,967.25	\$ 160,611.52	\$ 355.73
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	7,559.39	7,303.07	256.32
Total BAR 7 RESERVE EQUITY:	\$ 115,944.98	\$ 115,688.66	\$ 256.32
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 527,253.54	\$ 528,355.56	\$ (1,102.02)

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 2353 \$163,925.13

Total OPERATING ASSETS: \$163,925.13

BAR 4 RESERVE ASSETS

11-1214-00-00 VNB RSV 4 2013 94,900.02

Total BAR 4 RESERVE ASSETS: \$94,900.02

BAR 5 RESERVE ASSETS

12-1215-00-00 VNB RSV 5 1874 155,441.29

Total BAR 5 RESERVE ASSETS: \$155,441.29

BAR 6 RESERVE ASSETS

13-1216-00-00 VNB RSV 6 1866 160,967.25

Total BAR 6 RESERVE ASSETS: \$160,967.25

BAR 7 RESERVE ASSETS

14-1217-00-00 VNB Bar 7 RSV 2005 115,944.98

Total BAR 7 RESERVE ASSETS: \$115,944.98

Total Assets: \$691,178.67

Liabilities & Equity

CURRENT LIABILITIES

20-2200-00-00 PPD Maintenance Fees 110.00

Total CURRENT LIABILITIES: \$110.00

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 4,716.36

Total BAR 4 RESERVE EQUITY: \$94,900.02

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 7,580.30

Total BAR 5 RESERVE EQUITY: \$155,441.29

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 12,212.74

Total BAR 6 RESERVE EQUITY: \$160,967.25

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 7,559.39

Total BAR 7 RESERVE EQUITY: \$115,944.98

OPERATING EQUITY

30-3900-04-00 Ret Earnings - Prior Bar 4 26,858.87

Balance Sheet

The Barbados at Carrick Bend Circle Condominium Association, Inc.

End Date: 05/31/2026

Date: 6/8/2026

Time: 12:04 am

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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:			\$194,066.30
	Net Income Gain / Loss	(30,251.17)	
			(\$30,251.17)
Total Liabilities & Equity:			\$691,178.67

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	-	81.65	81.65	196.00
5110 Audit /Accounting Fees - Bar 4	-	8.17	8.17	-	40.85	40.85	98.00
TOTAL PROFESSIONAL	\$ -	\$ 24.50	\$ 24.50	\$ -	\$ 122.50	\$ 122.50	\$ 294.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	8.17	8.17	72.00	40.85	(31.15)	98.00
5457 Office Expense - Bar 4	63.92	16.33	(47.59)	348.95	81.65	(267.30)	196.00
5458 Website Expense - Bar 4	-	16.33	16.33	-	81.65	81.65	196.00
TOTAL GENERAL / ADMINISTRATIVE	\$ 63.92	\$ 40.83	(\$ 23.09)	\$ 420.95	\$ 204.15	(\$ 216.80)	\$ 490.00
INSURANCE							
5550 INS Expense - Bar 4	-	2,853.25	2,853.25	30,726.47	14,266.25	(16,460.22)	34,239.00
5551 INS - Flood - Bar 4	-	1,652.58	1,652.58	5,534.00	8,262.90	2,728.90	19,831.00
TOTAL INSURANCE	\$ -	\$ 4,505.83	\$ 4,505.83	\$ 36,260.47	\$ 22,529.15	(\$ 13,731.32)	\$ 54,070.00
UTILITIES							
5801 Electricity - Bar 4	106.48	97.83	(8.65)	537.15	489.15	(48.00)	1,174.00
5880 Water / Sewer -Bar 4	932.46	1,222.83	290.37	6,247.80	6,114.15	(133.65)	14,674.00
TOTAL UTILITIES	\$ 1,038.94	\$ 1,320.66	\$ 281.72	\$ 6,784.95	\$ 6,603.30	(\$ 181.65)	\$ 15,848.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	-	407.58	407.58	1,300.00	2,037.90	737.90	4,891.00
6202 Fire Mgmt System - Bar 4	-	652.17	652.17	3,620.80	3,260.85	(359.95)	7,826.00
6205 Janitorial Contract - Bar 4	-	244.58	244.58	1,420.00	1,222.90	(197.10)	2,935.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	3,197.00	652.10	(2,544.90)	1,565.00
6208 Sidewalks & Steps - Bar 4	550.00	122.25	(427.75)	550.00	611.25	61.25	1,467.00
6211 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	203.75	203.75	489.00
TOTAL REPAIR /MAINTENANCE	\$ 550.00	\$ 1,597.75	\$ 1,047.75	\$ 10,087.80	\$ 7,988.75	(\$ 2,099.05)	\$ 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	\$ 1,652.86	\$ 7,489.57	\$ 5,836.71	\$104,925.63	\$ 88,810.35	(\$ 16,115.28)	\$ 192,600.00
NET ORDINARY INCOME	(\$ 1,652.86)	(\$ 7,489.57)	\$ 5,836.71	(\$ 7,925.63)	\$ 7,489.65	(\$ 15,415.28)	\$ 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	-	117.90	117.90	283.00
5110 Audit /Accounting Fees - Bar 5	-	11.75	11.75	-	58.75	58.75	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$-	\$176.65	\$176.65	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	11.75	11.75	104.00	58.75	(45.25)	141.00
5457 Office Expense - Bar 5	5.49	23.58	18.09	282.07	117.90	(164.17)	283.00
5458 Website Expense - Bar 5	-	23.58	23.58	-	117.90	117.90	283.00
TOTAL GENERAL / ADMINISTRATIVE	\$5.49	\$58.91	\$53.42	\$386.07	\$294.55	(\$91.52)	\$707.00
INSURANCE							
5550 INS Expense - Bar 5	-	4,121.42	4,121.42	44,370.46	20,607.10	(23,763.36)	49,457.00
5551 INS - Flood - Bar 5	-	2,304.08	2,304.08	6,941.00	11,520.40	4,579.40	27,649.00
TOTAL INSURANCE	\$-	\$6,425.50	\$6,425.50	\$51,311.46	\$32,127.50	(\$19,183.96)	\$77,106.00
UTILITIES							
5801 Electricity - Bar 5	141.88	141.33	(0.55)	716.07	706.65	(9.42)	1,696.00
5880 Water / Sewer - Bar 5	1,855.15	1,766.33	(88.82)	9,629.89	8,831.65	(798.24)	21,196.00
TOTAL UTILITIES	\$1,997.03	\$1,907.66	(\$89.37)	\$10,345.96	\$9,538.30	(\$807.66)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	-	588.75	588.75	805.00	2,943.75	2,138.75	7,065.00
6202 Fire Mgmt System - Bar 5	-	942.00	942.00	4,751.48	4,710.00	(41.48)	11,304.00
6205 Janitorial Contract - Bar 5	-	353.25	353.25	2,050.00	1,766.25	(283.75)	4,239.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	4,616.00	942.10	(3,673.90)	2,261.00
6208 Sidewalks & Steps - Bar 5	790.00	176.67	(613.33)	790.00	883.35	93.35	2,120.00
6211 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	294.60	294.60	707.00
TOTAL REPAIR /MAINTENANCE	\$790.00	\$2,308.01	\$1,518.01	\$13,012.48	\$11,540.05	(\$1,472.43)	\$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	\$2,792.52	\$10,735.41	\$7,942.89	\$149,743.35	\$128,366.05	(\$21,377.30)	\$278,203.00
NET ORDINARY INCOME	(\$2,792.52)	(\$10,735.41)	\$7,942.89	(\$10,196.99)	\$10,734.45	(\$20,931.44)	(\$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	-	117.90	117.90	283.00
5110 Audit /Accounting Fees - Bar 6	-	11.75	11.75	-	58.75	58.75	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$-	\$176.65	\$176.65	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	11.75	11.75	104.00	58.75	(45.25)	141.00
5457 Office Expense - Bar 6	5.49	23.58	18.09	512.26	117.90	(394.36)	283.00
5458 Website Expense - Bar 6	-	23.58	23.58	-	117.90	117.90	283.00
TOTAL GENERAL / ADMINISTRATIVE	\$5.49	\$58.91	\$53.42	\$616.26	\$294.55	(\$321.71)	\$707.00
INSURANCE							
5550 INS Expense - Bar 6	-	4,121.42	4,121.42	44,370.46	20,607.10	(23,763.36)	49,457.00
5551 INS - Flood - Bar 6	-	2,138.33	2,138.33	3,247.00	10,691.65	7,444.65	25,660.00
TOTAL INSURANCE	\$-	\$6,259.75	\$6,259.75	\$47,617.46	\$31,298.75	(\$16,318.71)	\$75,117.00
UTILITIES							
5801 Electricity - Bar 6	176.14	141.33	(34.81)	886.79	706.65	(180.14)	1,696.00
5880 Water / Sewer - Bar 6	1,974.15	1,766.33	(207.82)	10,019.73	8,831.65	(1,188.08)	21,196.00
TOTAL UTILITIES	\$2,150.29	\$1,907.66	(\$242.63)	\$10,906.52	\$9,538.30	(\$1,368.22)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	-	588.75	588.75	2,527.00	2,943.75	416.75	7,065.00
6202 Fire Mgmt System - Bar 6	-	942.00	942.00	4,143.34	4,710.00	566.66	11,304.00
6205 Janitorial Contract - Bar 6	-	353.25	353.25	2,050.00	1,766.25	(283.75)	4,239.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	4,616.00	942.10	(3,673.90)	2,261.00
6208 Sidewalks & Steps - Bar 6	790.00	176.67	(613.33)	790.00	883.35	93.35	2,120.00
6211 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	294.60	294.60	707.00
TOTAL REPAIR /MAINTENANCE	\$790.00	\$2,308.01	\$1,518.01	\$14,126.34	\$11,540.05	(\$2,586.29)	\$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	\$2,945.78	\$10,569.66	\$7,623.88	\$148,947.96	\$128,531.30	(\$20,416.66)	\$278,202.00
NET ORDINARY INCOME	(\$2,945.78)	(\$10,569.66)	\$7,623.88	(\$8,837.44)	\$10,568.70	(\$19,406.14)	(\$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	-	-	-	300.00	-	300.00	-
4025 Late Fees - Bar 7	25.00	-	25.00	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	-	-	-	200.00	-	200.00	-
TOTAL INCOME	\$25.00	\$-	\$25.00	\$118,290.13	\$117,700.00	\$590.13	\$235,400.00
TOTAL INCOME	\$25.00	\$-	\$25.00	\$118,290.13	\$117,700.00	\$590.13	\$235,400.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 7	-	19.83	19.83	-	99.15	99.15	238.00
5110 Audit /Accounting Fees - Bar 7	-	10.00	10.00	-	50.00	50.00	120.00
TOTAL PROFESSIONAL	\$-	\$29.83	\$29.83	\$-	\$149.15	\$149.15	\$358.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	10.00	10.00	88.00	50.00	(38.00)	120.00
5457 Office Expense - Bar 7	85.14	19.83	(65.31)	352.15	99.15	(253.00)	238.00
5458 Website Expense - Bar 7	-	19.83	19.83	-	99.15	99.15	238.00
TOTAL GENERAL / ADMINISTRATIVE	\$85.14	\$49.66	(\$35.48)	\$440.15	\$248.30	(\$191.85)	\$596.00
INSURANCE							
5550 INS Expense - Bar 7	-	3,487.25	3,487.25	37,540.61	17,436.25	(20,104.36)	41,847.00
5551 INS - Flood - Bar 7	-	1,565.50	1,565.50	-	7,827.50	7,827.50	18,786.00
TOTAL INSURANCE	\$-	\$5,052.75	\$5,052.75	\$37,540.61	\$25,263.75	(\$12,276.86)	\$60,633.00
UTILITIES							
5801 Electricity - Bar 7	142.97	119.50	(23.47)	713.29	597.50	(115.79)	1,434.00
5880 Water / Sewer - Bar 7	1,436.52	1,494.50	57.98	7,720.36	7,472.50	(247.86)	17,934.00
TOTAL UTILITIES	\$1,579.49	\$1,614.00	\$34.51	\$8,433.65	\$8,070.00	(\$363.65)	\$19,368.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	-	498.25	498.25	655.00	2,491.25	1,836.25	5,979.00
6202 Fire Mgmt System - Bar 7	-	797.17	797.17	2,698.55	3,985.85	1,287.30	9,566.00
6205 Janitorial Contract - Bar 7	-	298.92	298.92	1,740.00	1,494.60	(245.40)	3,587.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	3,906.00	797.10	(3,108.90)	1,913.00
6208 Sidewalks & Steps - Bar 7	670.00	149.42	(520.58)	670.00	747.10	77.10	1,793.00
6211 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	248.75	248.75	597.00
TOTAL REPAIR /MAINTENANCE	\$670.00	\$1,952.93	\$1,282.93	\$9,669.55	\$9,764.65	\$95.10	\$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	\$2,334.63	\$8,699.17	\$6,364.54	\$121,581.24	\$108,998.85	(\$12,582.39)	\$235,396.00
NET ORDINARY INCOME	(\$2,309.63)	(\$8,699.17)	\$6,389.54	(\$3,291.11)	\$8,701.15	(\$11,992.26)	\$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	-	-	-	300.00	-	300.00	-
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	25.00	-	25.00	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	-	-	-	200.00	-	200.00	-
Total INCOME	\$ 25.00	\$ -	\$ 25.00	\$494,947.01	\$492,200.50	\$2,746.51	\$984,401.00
Total OPERATING INCOME	\$ 25.00	\$ -	\$ 25.00	\$494,947.01	\$492,200.50	\$ 2,746.51	\$984,401.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	16.33	16.33	-	81.65	81.65	196.00
5030-05-00 Legal - Bar 5	-	23.58	23.58	-	117.90	117.90	283.00
5030-06-00 Legal - Bar 6	-	23.58	23.58	-	117.90	117.90	283.00
5030-07-00 Legal - Bar 7	-	19.83	19.83	-	99.15	99.15	238.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	8.17	8.17	-	40.85	40.85	98.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	11.75	11.75	-	58.75	58.75	141.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	11.75	11.75	-	58.75	58.75	141.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	10.00	10.00	-	50.00	50.00	120.00
Total PROFESSIONAL	\$ -	\$ 124.99	\$ 124.99	\$ -	\$ 624.95	\$624.95	\$ 1,500.00
GENERAL / ADMINISTRATIVE							
5118-04-00 Fees to Division - Bar 4	-	8.17	8.17	72.00	40.85	(31.15)	98.00
5118-05-00 Fees to Division - Bar 5	-	11.75	11.75	104.00	58.75	(45.25)	141.00
5118-06-00 Fees to Division - Bar 6	-	11.75	11.75	104.00	58.75	(45.25)	141.00
5118-07-00 Fees to Division - Bar 7	-	10.00	10.00	88.00	50.00	(38.00)	120.00
5457-04-00 Office Expense - Bar 4	63.92	16.33	(47.59)	348.95	81.65	(267.30)	196.00
5457-05-00 Office Expense - Bar 5	5.49	23.58	18.09	282.07	117.90	(164.17)	283.00
5457-06-00 Office Expense - Bar 6	5.49	23.58	18.09	512.26	117.90	(394.36)	283.00
5457-07-00 Office Expense - Bar 7	85.14	19.83	(65.31)	352.15	99.15	(253.00)	238.00
5458-04-00 Website Expense - Bar 4	-	16.33	16.33	-	81.65	81.65	196.00
5458-05-00 Website Expense - Bar 5	-	23.58	23.58	-	117.90	117.90	283.00
5458-06-00 Website Expense - Bar 6	-	23.58	23.58	-	117.90	117.90	283.00
5458-07-00 Website Expense - Bar 7	-	19.83	19.83	-	99.15	99.15	238.00
Total GENERAL / ADMINISTRATIVE	\$ 160.04	\$ 208.31	\$ 48.27	\$ 1,863.43	\$ 1,041.55	(\$821.88)	\$ 2,500.00
INSURANCE							
5550-04-00 INS Expense - Bar 4	-	2,853.25	2,853.25	30,726.47	14,266.25	(16,460.22)	34,239.00
5550-05-00 INS Expense - Bar 5	-	4,121.42	4,121.42	44,370.46	20,607.10	(23,763.36)	49,457.00
5550-06-00 INS Expense - Bar 6	-	4,121.42	4,121.42	44,370.46	20,607.10	(23,763.36)	49,457.00
5550-07-00 INS Expense - Bar 7	-	3,487.25	3,487.25	37,540.61	17,436.25	(20,104.36)	41,847.00
5551-04-00 INS - Flood - Bar 4	-	1,652.58	1,652.58	5,534.00	8,262.90	2,728.90	19,831.00
5551-05-00 INS - Flood - Bar 5	-	2,304.08	2,304.08	6,941.00	11,520.40	4,579.40	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	\$10,691.65	\$7,444.65	\$25,660.00
5551-07-00 INS - Flood - Bar 7	-	1,565.50	1,565.50	-	7,827.50	7,827.50	18,786.00
Total INSURANCE	\$-	\$22,243.83	\$22,243.83	\$172,730.00	\$111,219.15	(\$61,510.85)	\$266,926.00
UTILITIES							
5801-04-00 Electricity - Bar 4	106.48	97.83	(8.65)	537.15	489.15	(48.00)	1,174.00
5801-05-00 Electricity - Bar 5	141.88	141.33	(0.55)	716.07	706.65	(9.42)	1,696.00
5801-06-00 Electricity - Bar 6	176.14	141.33	(34.81)	886.79	706.65	(180.14)	1,696.00
5801-07-00 Electricity - Bar 7	142.97	119.50	(23.47)	713.29	597.50	(115.79)	1,434.00
5880-04-00 Water / Sewer -Bar 4	932.46	1,222.83	290.37	6,247.80	6,114.15	(133.65)	14,674.00
5880-05-00 Water / Sewer - Bar 5	1,855.15	1,766.33	(88.82)	9,629.89	8,831.65	(798.24)	21,196.00
5880-06-00 Water / Sewer - Bar 6	1,974.15	1,766.33	(207.82)	10,019.73	8,831.65	(1,188.08)	21,196.00
5880-07-00 Water / Sewer - Bar 7	1,436.52	1,494.50	57.98	7,720.36	7,472.50	(247.86)	17,934.00
Total UTILITIES	\$6,765.75	\$6,749.98	(\$15.77)	\$36,471.08	\$33,749.90	(\$2,721.18)	\$81,000.00
REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	-	407.58	407.58	1,300.00	2,037.90	737.90	4,891.00
6201-05-00 General Maintenance - Bar 5	-	588.75	588.75	805.00	2,943.75	2,138.75	7,065.00
6201-06-00 General Maintenance - Bar 6	-	588.75	588.75	2,527.00	2,943.75	416.75	7,065.00
6201-07-00 General Maintenance - Bar 7	-	498.25	498.25	655.00	2,491.25	1,836.25	5,979.00
6202-04-00 Fire Mgmt System - Bar 4	-	652.17	652.17	3,620.80	3,260.85	(359.95)	7,826.00
6202-05-00 Fire Mgmt System - Bar 5	-	942.00	942.00	4,751.48	4,710.00	(41.48)	11,304.00
6202-06-00 Fire Mgmt System - Bar 6	-	942.00	942.00	4,143.34	4,710.00	566.66	11,304.00
6202-07-00 Fire Mgmt System - Bar 7	-	797.17	797.17	2,698.55	3,985.85	1,287.30	9,566.00
6205-04-00 Janitorial Contract - Bar 4	-	244.58	244.58	1,420.00	1,222.90	(197.10)	2,935.00
6205-05-00 Janitorial Contract - Bar 5	-	353.25	353.25	2,050.00	1,766.25	(283.75)	4,239.00
6205-06-00 Janitorial Contract - Bar 6	-	353.25	353.25	2,050.00	1,766.25	(283.75)	4,239.00
6205-07-00 Janitorial Contract - Bar 7	-	298.92	298.92	1,740.00	1,494.60	(245.40)	3,587.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	130.42	130.42	3,197.00	652.10	(2,544.90)	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	188.42	188.42	4,616.00	942.10	(3,673.90)	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	188.42	188.42	4,616.00	942.10	(3,673.90)	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	159.42	159.42	3,906.00	797.10	(3,108.90)	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	550.00	122.25	(427.75)	550.00	611.25	61.25	1,467.00
6208-05-00 Sidewalks & Steps - Bar 5	790.00	176.67	(613.33)	790.00	883.35	93.35	2,120.00
6208-06-00 Sidewalks & Steps - Bar 6	790.00	176.67	(613.33)	790.00	883.35	93.35	2,120.00
6208-07-00 Sidewalks & Steps - Bar 7	670.00	149.42	(520.58)	670.00	747.10	77.10	1,793.00
6211-04-00 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	203.75	203.75	489.00
6211-05-00 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	294.60	294.60	707.00
6211-06-00 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	294.60	294.60	707.00
6211-07-00 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	248.75	248.75	597.00
Total REPAIR /MAINTENANCE	\$2,800.00	\$8,166.70	\$5,366.70	\$46,896.17	\$40,833.50	(\$6,062.67)	\$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	\$9,725.79	\$37,493.81	\$27,768.02	\$525,198.18	\$454,706.55	(\$70,491.63)	\$984,401.00
Net Income:	(\$9,700.79)	(\$37,493.81)	\$27,793.02	(\$30,251.17)	\$37,493.95	(\$67,745.12)	\$0.00