



Financial Report Package

April 2023

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 4/30/2023	Prior Month Balance at 03/31/2023	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 133,173.77	\$ 117,992.65	\$ 15,181.12
Total OPERATING ASSETS:	\$ 133,173.77	\$ 117,992.65	\$ 15,181.12
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 42,814.02	\$ 39,531.40	\$ 3,282.62
Total BAR 4 RESERVE ASSETS:	\$ 42,814.02	\$ 39,531.40	\$ 3,282.62
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 72,625.50	\$ 68,146.56	\$ 4,478.94
Total BAR 5 RESERVE ASSETS:	\$ 72,625.50	\$ 68,146.56	\$ 4,478.94
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 80,875.62	\$ 76,106.68	\$ 4,768.94
Total BAR 6 RESERVE ASSETS:	\$ 80,875.62	\$ 76,106.68	\$ 4,768.94
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 66,843.19	\$ 62,636.97	\$ 4,206.22
Total BAR 7 RESERVE ASSETS:	\$ 66,843.19	\$ 62,636.97	\$ 4,206.22
CURRENT ASSETS			
15-1400-00-00 Accounts Receivable	\$ 4,167.28	\$ -	\$ 4,167.28
Total CURRENT ASSETS:	\$ 4,167.28	\$ -	\$ 4,167.28
Total Assets:	\$ 400,499.38	\$ 364,414.26	\$ 36,085.12
Liabilities & Equity			
CURRENT LIABILITIES			
20-2200-00-00 PPD Maintenance Fees	\$ 9,900.00	\$ 63,468.20	\$ (53,568.20)
Total CURRENT LIABILITIES:	\$ 9,900.00	\$ 63,468.20	\$ (53,568.20)
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 5,281.00	\$ 4,400.50	\$ 880.50
24-3003-04-00 RSV - Roof Bar 4	30,623.00	28,435.50	2,187.50
24-3006-04-00 RSV - Fire Equip Bar 4	6,198.33	6,047.58	150.75
24-3008-04-00 RSV - Unalloc Interest Bar 4	711.69	647.82	63.87
Total BAR 4 RESERVE EQUITY:	\$ 42,814.02	\$ 39,531.40	\$ 3,282.62
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 7,506.00	\$ 6,297.00	\$ 1,209.00
25-3003-05-00 RSV - Roof Bar 5	57,951.79	54,924.04	3,027.75
25-3006-05-00 RSV - Fire Equip Bar 5	6,233.26	6,100.01	133.25
25-3008-05-00 RSV - Unalloc Interest Bar 5	934.45	825.51	108.94
Total BAR 5 RESERVE EQUITY:	\$ 72,625.50	\$ 68,146.56	\$ 4,478.94
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 7,631.50	\$ 6,359.75	\$ 1,271.75
26-3003-06-00 RSV - Roof Bar 6	58,870.45	55,848.95	3,021.50
26-3006-06-00 RSV - Fire Equip Bar 6	9,291.33	8,937.08	354.25
26-3008-06-00 RSV - Unalloc Interest Bar 6	5,082.34	4,960.90	121.44
Total BAR 6 RESERVE EQUITY:	\$ 80,875.62	\$ 76,106.68	\$ 4,768.94
BAR 7 RESERVE EQUITY			

	Current Balance at 4/30/2023	Prior Month Balance at 03/31/2023	Change
27-3002-07-00 RSV - Painting Bar 7	\$ 6,456.00	\$ 5,380.00	\$ 1,076.00
27-3003-07-00 RSV - Roof Bar 7	48,626.92	46,048.92	2,578.00
27-3006-07-00 RSV - Fire Equip Bar 7	9,456.85	9,004.85	452.00
27-3008-07-00 RSV - Unalloc Interest Bar 7	2,303.42	2,203.20	100.22
Total BAR 7 RESERVE EQUITY:	\$ 66,843.19	\$ 62,636.97	\$ 4,206.22
OPERATING EQUITY			
30-3900-04-00 Ret Earnings - Prior Bar 4	\$ 9,910.35	\$ 9,910.35	\$ -
30-3900-05-00 Ret Earnings - Prior Bar 5	25,193.59	25,193.59	-
30-3900-06-00 Ret Earnings - Prior Bar 6	(4,763.61)	(4,763.61)	-
30-3900-07-00 Ret Earnings - Prior Bar 7	3,956.67	3,956.67	-
Total OPERATING EQUITY:	\$ 34,297.00	\$ 34,297.00	\$ -
Net Income / (Loss)	\$ 93,144.05	\$ 20,227.45	\$ 72,916.60
Total Liabilities & Equity:	\$ 400,499.38	\$ 364,414.26	\$ 36,085.12

Assets

OPERATING ASSETS		
10-1010-00-00 VNB OP 2353	\$133,173.77	
Total OPERATING ASSETS:		<u>\$133,173.77</u>
BAR 4 RESERVE ASSETS		
11-1214-00-00 VNB RSV 4 2013	42,814.02	
Total BAR 4 RESERVE ASSETS:		<u>\$42,814.02</u>
BAR 5 RESERVE ASSETS		
12-1215-00-00 VNB RSV 5 1874	72,625.50	
Total BAR 5 RESERVE ASSETS:		<u>\$72,625.50</u>
BAR 6 RESERVE ASSETS		
13-1216-00-00 VNB RSV 6 1866	80,875.62	
Total BAR 6 RESERVE ASSETS:		<u>\$80,875.62</u>
BAR 7 RESERVE ASSETS		
14-1217-00-00 VNB Bar 7 RSV 2005	66,843.19	
Total BAR 7 RESERVE ASSETS:		<u>\$66,843.19</u>
CURRENT ASSETS		
15-1400-00-00 Accounts Receivable	4,167.28	
Total CURRENT ASSETS:		<u>\$4,167.28</u>
Total Assets:		<u><u>\$400,499.38</u></u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2200-00-00 PPD Maintenance Fees	9,900.00	
Total CURRENT LIABILITIES:		<u>\$9,900.00</u>
BAR 4 RESERVE EQUITY		
24-3002-04-00 RSV - Painting Bar 4	5,281.00	
24-3003-04-00 RSV - Roof Bar 4	30,623.00	
24-3006-04-00 RSV - Fire Equip Bar 4	6,198.33	
24-3008-04-00 RSV - Unalloc Interest Bar 4	711.69	
Total BAR 4 RESERVE EQUITY:		<u>\$42,814.02</u>
BAR 5 RESERVE EQUITY		
25-3002-05-00 RSV - Painting Bar 5	7,506.00	
25-3003-05-00 RSV - Roof Bar 5	57,951.79	
25-3006-05-00 RSV - Fire Equip Bar 5	6,233.26	
25-3008-05-00 RSV - Unalloc Interest Bar 5	934.45	
Total BAR 5 RESERVE EQUITY:		<u>\$72,625.50</u>
BAR 6 RESERVE EQUITY		
26-3002-06-00 RSV - Painting Bar 6	7,631.50	
26-3003-06-00 RSV - Roof Bar 6	58,870.45	
26-3006-06-00 RSV - Fire Equip Bar 6	9,291.33	
26-3008-06-00 RSV - Unalloc Interest Bar 6	5,082.34	
Total BAR 6 RESERVE EQUITY:		<u>\$80,875.62</u>
BAR 7 RESERVE EQUITY		
27-3002-07-00 RSV - Painting Bar 7	6,456.00	
27-3003-07-00 RSV - Roof Bar 7	48,626.92	
27-3006-07-00 RSV - Fire Equip Bar 7	9,456.85	
27-3008-07-00 RSV - Unalloc Interest Bar 7	2,303.42	

Total BAR 7 RESERVE EQUITY:		<u>\$66,843.19</u>
OPERATING EQUITY		
30-3900-04-00 Ret Earnings - Prior Bar 4	\$9,910.35	
30-3900-05-00 Ret Earnings - Prior Bar 5	25,193.59	
30-3900-06-00 Ret Earnings - Prior Bar 6	(4,763.61)	
30-3900-07-00 Ret Earnings - Prior Bar 7	3,956.67	
Total OPERATING EQUITY:		<u>\$34,297.00</u>
Net Income Gain / Loss	<u>93,144.05</u>	
		<u>\$93,144.05</u>
Total Liabilities & Equity:		<u><u>\$400,499.38</u></u>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
40 - INCOME							
4000 Maint/ Rsv Fees - Bar 4	\$18,684.00	\$18,695.25	(\$11.25)	\$37,368.00	\$37,390.50	(\$22.50)	\$74,781.00
4005 Application Fees - Bar 4	-	-	-	300.00	-	300.00	-
4025 Late Fees - Bar 4	48.25	-	48.25	48.25	-	48.25	-
4050 Master Assoc Fees - Bar 4	14,616.00	14,612.50	3.50	29,232.00	29,225.00	7.00	58,450.00
4070 Background Check Fee - Bar 4	(42.07)	-	(42.07)	136.41	-	136.41	-
TOTAL 40 - INCOME	\$33,306.18	\$33,307.75	(\$1.57)	\$67,084.66	\$66,615.50	\$469.16	\$133,231.00
TOTAL INCOME	\$33,306.18	\$33,307.75	(\$1.57)	\$67,084.66	\$66,615.50	\$469.16	\$133,231.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 4	-	3.25	3.25	159.91	13.00	(146.91)	39.00
5110 Audit /Accounting Fees - Bar 4	-	5.33	5.33	-	21.32	21.32	64.00
TOTAL 51 - PROFESSIONAL	\$-	\$8.58	\$8.58	\$159.91	\$34.32	(\$125.59)	\$103.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	11.98	7.08	(4.90)	11.98	28.32	16.34	85.00
5457 Office Expense - Bar 4	-	12.25	12.25	94.65	49.00	(45.65)	147.00
5458 Website Expense - Bar 4	-	9.75	9.75	-	39.00	39.00	117.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$11.98	\$29.08	\$17.10	\$106.63	\$116.32	\$9.69	\$349.00
55 - INSURANCE							
5550 INS Expense - Bar 4	-	2,348.58	2,348.58	340.00	9,394.32	9,054.32	28,183.00
5551 INS - Flood - Bar 4	-	864.17	864.17	7,982.00	3,456.68	(4,525.32)	10,370.00
TOTAL 55 - INSURANCE	\$-	\$3,212.75	\$3,212.75	\$8,322.00	\$12,851.00	\$4,529.00	\$38,553.00
58 - UTILITIES							
5801 Electricity - Bar 4	95.20	81.50	(13.70)	375.09	326.00	(49.09)	978.00
5880 Water / Sewer -Bar 4	1,218.06	847.83	(370.23)	4,410.91	3,391.32	(1,019.59)	10,174.00
TOTAL 58 - UTILITIES	\$1,313.26	\$929.33	(\$383.93)	\$4,786.00	\$3,717.32	(\$1,068.68)	\$11,152.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	-	244.58	244.58	-	978.32	978.32	2,935.00
6202 Fire Mgmt System - Bar 4	-	163.08	163.08	1,105.35	652.32	(453.03)	1,957.00
6204 Termite Warranty - Bar 4	-	41.58	41.58	-	166.32	166.32	499.00
6205 Janitorial Contract - Bar 4	-	211.92	211.92	645.66	847.68	202.02	2,543.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	521.68	521.68	1,565.00
6208 Sidewalks & Steps - Bar 4	-	48.92	48.92	547.83	195.68	(352.15)	587.00
6211 Dryer Vent Cleaning - Bar 4	-	-	-	450.00	-	(450.00)	-
6212 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	391.32	391.32	1,174.00
TOTAL 60 - REPAIR /MAINTENANCE	\$-	\$938.33	\$938.33	\$2,748.84	\$3,753.32	\$1,004.48	\$11,260.00
TOTAL EXPENSES	\$1,325.24	\$5,118.07	\$3,792.83	\$16,123.38	\$20,472.28	\$4,348.90	\$61,417.00
NET ORDINARY INCOME	\$31,980.94	\$28,189.68	\$3,791.26	\$50,961.28	\$46,143.22	\$4,818.06	\$71,814.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 4	14,612.50	14,612.50	-	29,225.00	29,225.00	-	58,450.00
9005 Transfer to Reserves - Bar 4	3,218.75	3,218.75	-	6,437.50	6,437.50	-	12,875.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$17,831.25	\$17,831.25	\$-	\$35,662.50	\$35,662.50	\$-	\$71,325.00
TOTAL EXPENSES	\$17,831.25	\$17,831.25	\$-	\$35,662.50	\$35,662.50	\$-	\$71,325.00
NET OTHER INCOME	(\$17,831.25)	(\$17,831.25)	\$-	(\$35,662.50)	(\$35,662.50)	\$-	(\$71,325.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
40 - INCOME							
4000 Maint / Rsv Fees - Bar 5	\$26,988.00	\$26,985.00	\$3.00	\$53,976.00	\$53,970.00	\$6.00	\$107,940.00
4005 Application Fees - Bar 5	-	-	-	150.00	-	150.00	-
4050 Master Assoc Fees - Bar 5	21,112.00	21,107.00	5.00	42,224.00	42,214.00	10.00	84,428.00
4070 Background Check Fee - Bar 5	(60.76)	-	(60.76)	(91.85)	-	(91.85)	-
TOTAL 40 - INCOME	\$48,039.24	\$48,092.00	(\$52.76)	\$96,258.15	\$96,184.00	\$74.15	\$192,368.00
TOTAL INCOME	\$48,039.24	\$48,092.00	(\$52.76)	\$96,258.15	\$96,184.00	\$74.15	\$192,368.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 5	-	4.75	4.75	230.98	19.00	(211.98)	57.00
5110 Audit /Accounting Fees - Bar 5	-	7.67	7.67	-	30.68	30.68	92.00
TOTAL 51 - PROFESSIONAL	\$-	\$12.42	\$12.42	\$230.98	\$49.68	(\$181.30)	\$149.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	17.31	10.25	(7.06)	17.31	41.00	23.69	123.00
5457 Office Expense - Bar 5	-	17.67	17.67	136.14	70.68	(65.46)	212.00
5458 Website Expense - Bar 5	-	14.17	14.17	-	56.68	56.68	170.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$17.31	\$42.09	\$24.78	\$153.45	\$168.36	\$14.91	\$505.00
55 - INSURANCE							
5550 INS Expense - Bar 5	-	3,479.08	3,479.08	375.00	13,916.32	13,541.32	41,749.00
5551 INS - Flood - Bar 5	-	1,248.17	1,248.17	8,867.00	4,992.68	(3,874.32)	14,978.00
TOTAL 55 - INSURANCE	\$-	\$4,727.25	\$4,727.25	\$9,242.00	\$18,909.00	\$9,667.00	\$56,727.00
58 - UTILITIES							
5801 Electricity - Bar 5	125.73	117.75	(7.98)	494.12	471.00	(23.12)	1,413.00
5880 Water / Sewer - Bar 5	1,238.07	1,224.67	(13.40)	6,083.02	4,898.68	(1,184.34)	14,696.00
TOTAL 58 - UTILITIES	\$1,363.80	\$1,342.42	(\$21.38)	\$6,577.14	\$5,369.68	(\$1,207.46)	\$16,109.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	-	353.25	353.25	37.03	1,413.00	1,375.97	4,239.00
6202 Fire Mgmt System - Bar 5	-	235.50	235.50	1,596.63	942.00	(654.63)	2,826.00
6204 Termite Warranty - Bar 5	-	60.08	60.08	-	240.32	240.32	721.00
6205 Janitorial Contract - Bar 5	-	306.17	306.17	932.61	1,224.68	292.07	3,674.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	753.68	753.68	2,261.00
6208 Sidewalks & Steps - Bar 5	-	70.67	70.67	791.30	282.68	(508.62)	848.00
6211 Dryer Vent Cleaning - Bar 5	-	-	-	650.00	-	(650.00)	-
6212 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	565.32	565.32	1,696.00
TOTAL 60 - REPAIR /MAINTENANCE	\$-	\$1,355.42	\$1,355.42	\$4,007.57	\$5,421.68	\$1,414.11	\$16,265.00
TOTAL EXPENSES	\$1,381.11	\$7,479.60	\$6,098.49	\$20,211.14	\$29,918.40	\$9,707.26	\$89,755.00
NET ORDINARY INCOME	\$46,658.13	\$40,612.40	\$6,045.73	\$76,047.01	\$66,265.60	\$9,781.41	\$102,613.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 5	21,106.00	21,107.00	1.00	42,212.00	42,214.00	2.00	84,428.00
9005 Transfer to Reserves - Bar 5	4,370.00	4,370.00	-	8,740.00	8,740.00	-	17,480.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$25,476.00	\$25,477.00	\$1.00	\$50,952.00	\$50,954.00	\$2.00	\$101,908.00
TOTAL EXPENSES	\$25,476.00	\$25,477.00	\$1.00	\$50,952.00	\$50,954.00	\$2.00	\$101,908.00
NET OTHER INCOME	(\$25,476.00)	(\$25,477.00)	\$1.00	(\$50,952.00)	(\$50,954.00)	\$2.00	(\$101,908.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
40 - INCOME							
4000 Maint / Rsv Fees - Bar 6	\$26,988.00	\$27,002.50	(\$14.50)	\$53,976.00	\$54,005.00	(\$29.00)	\$108,010.00
4005 Application Fees Bar 6	-	-	-	450.00	-	450.00	-
4025 Late Fees - Bar 6	48.25	-	48.25	48.25	-	48.25	-
4050 Master Assoc Fees - Bar 6	21,112.00	21,107.00	5.00	42,224.00	42,214.00	10.00	84,428.00
4070 Background Check Fee - Bar 6	(60.76)	-	(60.76)	8.15	-	8.15	-
TOTAL 40 - INCOME	\$48,087.49	\$48,109.50	(\$22.01)	\$96,706.40	\$96,219.00	\$487.40	\$192,438.00
TOTAL INCOME	\$48,087.49	\$48,109.50	(\$22.01)	\$96,706.40	\$96,219.00	\$487.40	\$192,438.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 6	-	4.75	4.75	230.98	19.00	(211.98)	57.00
5110 Audit /Accounting Fees - Bar 6	-	7.67	7.67	-	30.68	30.68	92.00
TOTAL 51 - PROFESSIONAL	\$-	\$12.42	\$12.42	\$230.98	\$49.68	(\$181.30)	\$149.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	17.31	10.25	(7.06)	17.31	41.00	23.69	123.00
5457 Office Expense - Bar 6	-	17.67	17.67	136.14	70.68	(65.46)	212.00
5458 Website Expense - Bar 6	-	14.17	14.17	-	56.68	56.68	170.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$17.31	\$42.09	\$24.78	\$153.45	\$168.36	\$14.91	\$505.00
55 - INSURANCE							
5550 INS Expense - Bar 6	-	3,392.42	3,392.42	375.00	13,569.68	13,194.68	40,709.00
5551 INS - Flood - Bar 6	-	1,248.17	1,248.17	5,216.00	4,992.68	(223.32)	14,978.00
TOTAL 55 - INSURANCE	\$-	\$4,640.59	\$4,640.59	\$5,591.00	\$18,562.36	\$12,971.36	\$55,687.00
58 - UTILITIES							
5801 Electricity - Bar 6	156.40	117.75	(38.65)	616.05	471.00	(145.05)	1,413.00
5880 Water / Sewer - Bar 6	1,649.54	1,224.67	(424.87)	6,297.95	4,898.68	(1,399.27)	14,696.00
TOTAL 58 - UTILITIES	\$1,805.94	\$1,342.42	(\$463.52)	\$6,914.00	\$5,369.68	(\$1,544.32)	\$16,109.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	-	353.25	353.25	487.75	1,413.00	925.25	4,239.00
6202 Fire Mgmt System - Bar 6	-	235.50	235.50	1,596.63	942.00	(654.63)	2,826.00
6204 Termite Warranty - Bar 6	-	60.08	60.08	-	240.32	240.32	721.00
6205 Janitorial Contract - Bar 6	-	306.17	306.17	932.61	1,224.68	292.07	3,674.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	753.68	753.68	2,261.00
6208 Sidewalks & Steps - Bar 6	-	70.67	70.67	791.30	282.68	(508.62)	848.00
6211 Dryer Vent Cleaning - Bar 6	-	-	-	650.00	-	(650.00)	-
6212 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	565.32	565.32	1,696.00
TOTAL 60 - REPAIR /MAINTENANCE	\$-	\$1,355.42	\$1,355.42	\$4,458.29	\$5,421.68	\$963.39	\$16,265.00
TOTAL EXPENSES	\$1,823.25	\$7,392.94	\$5,569.69	\$17,347.72	\$29,571.76	\$12,224.04	\$88,715.00
NET ORDINARY INCOME	\$46,264.24	\$40,716.56	\$5,547.68	\$79,358.68	\$66,647.24	\$12,711.44	\$103,723.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 6	21,106.00	21,107.00	1.00	42,212.00	42,214.00	2.00	84,428.00
9005 Transfer to Reserves - Bar 6	4,647.50	4,647.50	-	9,295.00	9,295.00	-	18,590.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$25,753.50	\$25,754.50	\$1.00	\$51,507.00	\$51,509.00	\$2.00	\$103,018.00
TOTAL EXPENSES	\$25,753.50	\$25,754.50	\$1.00	\$51,507.00	\$51,509.00	\$2.00	\$103,018.00
NET OTHER INCOME	(\$25,753.50)	(\$25,754.50)	\$1.00	(\$51,507.00)	(\$51,509.00)	\$2.00	(\$103,018.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
40 - INCOME							
4000 Maint / Rsv Fees - Bar 7	\$22,836.00	\$22,845.75	(\$9.75)	\$45,672.00	\$45,691.50	(\$19.50)	\$91,383.00
4005 Application Fees - Bar 7	-	-	-	450.00	-	450.00	-
4025 Late Fees - Bar 7	87.23	-	87.23	87.23	-	87.23	-
4050 Master Assoc Fees - Bar 7	17,864.00	17,859.75	4.25	35,728.00	35,719.50	8.50	71,439.00
4070 Background Check Fee - Bar 7	(51.41)	-	(51.41)	172.29	-	172.29	-
TOTAL 40 - INCOME	\$40,735.82	\$40,705.50	\$30.32	\$82,109.52	\$81,411.00	\$698.52	\$162,822.00
TOTAL INCOME	\$40,735.82	\$40,705.50	\$30.32	\$82,109.52	\$81,411.00	\$698.52	\$162,822.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 7	-	4.00	4.00	195.46	16.00	(179.46)	48.00
5110 Audit /Accounting Fees - Bar 7	-	6.50	6.50	-	26.00	26.00	78.00
TOTAL 51 - PROFESSIONAL	\$-	\$10.50	\$10.50	\$195.46	\$42.00	(\$153.46)	\$126.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	14.65	8.67	(5.98)	14.65	34.68	20.03	104.00
5457 Office Expense - Bar 7	-	14.92	14.92	112.86	59.68	(53.18)	179.00
5458 Website Expense - Bar 7	-	11.92	11.92	-	47.68	47.68	143.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$14.65	\$35.51	\$20.86	\$127.51	\$142.04	\$14.53	\$426.00
55 - INSURANCE							
5550 INS Expense - Bar 7	-	2,811.83	2,811.83	340.00	11,247.32	10,907.32	33,742.00
5551 INS - Flood - Bar 7	-	1,056.17	1,056.17	3,087.00	4,224.68	1,137.68	12,674.00
TOTAL 55 - INSURANCE	\$-	\$3,868.00	\$3,868.00	\$3,427.00	\$15,472.00	\$12,045.00	\$46,416.00
58 - UTILITIES							
5801 Electricity - Bar 7	242.56	99.67	(142.89)	560.34	398.68	(161.66)	1,196.00
5880 Water / Sewer - Bar 7	1,336.82	1,036.25	(300.57)	5,036.45	4,145.00	(891.45)	12,435.00
TOTAL 58 - UTILITIES	\$1,579.38	\$1,135.92	(\$443.46)	\$5,596.79	\$4,543.68	(\$1,053.11)	\$13,631.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	100.00	298.92	198.92	250.00	1,195.68	945.68	3,587.00
6202 Fire Mgmt System - Bar 7	-	199.25	199.25	1,669.99	797.00	(872.99)	2,391.00
6204 Termite Warranty - Bar 7	-	50.83	50.83	-	203.32	203.32	610.00
6205 Janitorial Contract - Bar 7	-	259.08	259.08	789.12	1,036.32	247.20	3,109.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	637.68	637.68	1,913.00
6208 Sidewalks & Steps - Bar 7	-	59.75	59.75	669.57	239.00	(430.57)	717.00
6211 Dryer Vent Cleaning - Bar 7	-	-	-	550.00	-	(550.00)	-
6212 Sidewalk Powerwashing - Bar 7	-	119.58	119.58	-	478.32	478.32	1,435.00
TOTAL 60 - REPAIR /MAINTENANCE	\$100.00	\$1,146.83	\$1,046.83	\$3,928.68	\$4,587.32	\$658.64	\$13,762.00
TOTAL EXPENSES	\$1,694.03	\$6,196.76	\$4,502.73	\$13,275.44	\$24,787.04	\$11,511.60	\$74,361.00
NET ORDINARY INCOME	\$39,041.79	\$34,508.74	\$4,533.05	\$68,834.08	\$56,623.96	\$12,210.12	\$88,461.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 7	17,861.75	17,859.75	(2.00)	35,723.50	35,719.50	(4.00)	71,439.00
9005 Transfer to Reserves - Bar 7	4,106.00	4,106.00	-	8,212.00	8,212.00	-	16,424.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$21,967.75	\$21,965.75	(\$2.00)	\$43,935.50	\$43,931.50	(\$4.00)	\$87,863.00
TOTAL EXPENSES	\$21,967.75	\$21,965.75	(\$2.00)	\$43,935.50	\$43,931.50	(\$4.00)	\$87,863.00
NET OTHER INCOME	(\$21,967.75)	(\$21,965.75)	(\$2.00)	(\$43,935.50)	(\$43,931.50)	(\$4.00)	(\$87,863.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
40 - INCOME							
4000-04-00 Maint/ Rsv Fees - Bar 4	\$18,684.00	\$18,695.25	(\$11.25)	\$37,368.00	\$37,390.50	(\$22.50)	\$74,781.00
4000-05-00 Maint / Rsv Fees - Bar 5	26,988.00	26,985.00	3.00	53,976.00	53,970.00	6.00	107,940.00
4000-06-00 Maint / Rsv Fees - Bar 6	26,988.00	27,002.50	(14.50)	53,976.00	54,005.00	(29.00)	108,010.00
4000-07-00 Maint / Rsv Fees - Bar 7	22,836.00	22,845.75	(9.75)	45,672.00	45,691.50	(19.50)	91,383.00
4005-04-00 Application Fees - Bar 4	-	-	-	300.00	-	300.00	-
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	-	-	-	450.00	-	450.00	-
4025-04-00 Late Fees - Bar 4	48.25	-	48.25	48.25	-	48.25	-
4025-06-00 Late Fees - Bar 6	48.25	-	48.25	48.25	-	48.25	-
4025-07-00 Late Fees - Bar 7	87.23	-	87.23	87.23	-	87.23	-
4050-04-00 Master Assoc Fees - Bar 4	14,616.00	14,612.50	3.50	29,232.00	29,225.00	7.00	58,450.00
4050-05-00 Master Assoc Fees - Bar 5	21,112.00	21,107.00	5.00	42,224.00	42,214.00	10.00	84,428.00
4050-06-00 Master Assoc Fees - Bar 6	21,112.00	21,107.00	5.00	42,224.00	42,214.00	10.00	84,428.00
4050-07-00 Master Assoc Fees - Bar 7	17,864.00	17,859.75	4.25	35,728.00	35,719.50	8.50	71,439.00
4070-04-00 Background Check Fee - Bar 4	(42.07)	-	(42.07)	136.41	-	136.41	-
4070-05-00 Background Check Fee - Bar 5	(60.76)	-	(60.76)	(91.85)	-	(91.85)	-
4070-06-00 Background Check Fee - Bar 6	(60.76)	-	(60.76)	8.15	-	8.15	-
4070-07-00 Background Check Fee - Bar 7	(51.41)	-	(51.41)	172.29	-	172.29	-
Total 40 - INCOME	\$170,168.73	\$170,214.75	(\$46.02)	\$342,158.73	\$340,429.50	\$1,729.23	\$680,859.00
Total OPERATING INCOME	\$170,168.73	\$170,214.75	(\$46.02)	\$342,158.73	\$340,429.50	\$1,729.23	\$680,859.00
OPERATING EXPENSE							
51 - PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	3.25	3.25	159.91	13.00	(146.91)	39.00
5030-05-00 Legal - Bar 5	-	4.75	4.75	230.98	19.00	(211.98)	57.00
5030-06-00 Legal - Bar 6	-	4.75	4.75	230.98	19.00	(211.98)	57.00
5030-07-00 Legal - Bar 7	-	4.00	4.00	195.46	16.00	(179.46)	48.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	5.33	5.33	-	21.32	21.32	64.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	7.67	7.67	-	30.68	30.68	92.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	7.67	7.67	-	30.68	30.68	92.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	6.50	6.50	-	26.00	26.00	78.00
Total 51 - PROFESSIONAL	\$-	\$43.92	\$43.92	\$817.33	\$175.68	(\$641.65)	\$527.00
54 - GENERAL / ADMINISTRATIVE							
5118-04-00 Fees to Division - Bar 4	11.98	7.08	(4.90)	11.98	28.32	16.34	85.00
5118-05-00 Fees to Division - Bar 5	17.31	10.25	(7.06)	17.31	41.00	23.69	123.00
5118-06-00 Fees to Division - Bar 6	17.31	10.25	(7.06)	17.31	41.00	23.69	123.00
5118-07-00 Fees to Division - Bar 7	14.65	8.67	(5.98)	14.65	34.68	20.03	104.00
5457-04-00 Office Expense - Bar 4	-	12.25	12.25	94.65	49.00	(45.65)	147.00
5457-05-00 Office Expense - Bar 5	-	17.67	17.67	136.14	70.68	(65.46)	212.00
5457-06-00 Office Expense - Bar 6	-	17.67	17.67	136.14	70.68	(65.46)	212.00
5457-07-00 Office Expense - Bar 7	-	14.92	14.92	112.86	59.68	(53.18)	179.00
5458-04-00 Website Expense - Bar 4	-	9.75	9.75	-	39.00	39.00	117.00
5458-05-00 Website Expense - Bar 5	-	14.17	14.17	-	56.68	56.68	170.00
5458-06-00 Website Expense - Bar 6	-	14.17	14.17	-	56.68	56.68	170.00
5458-07-00 Website Expense - Bar 7	-	11.92	11.92	-	47.68	47.68	143.00
Total 54 - GENERAL / ADMINISTRATIVE	\$61.25	\$148.77	\$87.52	\$541.04	\$595.08	\$54.04	\$1,785.00
55 - INSURANCE							
5550-04-00 INS Expense - Bar 4	-	2,348.58	2,348.58	340.00	9,394.32	9,054.32	28,183.00
5550-05-00 INS Expense - Bar 5	-	3,479.08	3,479.08	375.00	13,916.32	13,541.32	41,749.00
5550-06-00 INS Expense - Bar 6	-	3,392.42	3,392.42	375.00	13,569.68	13,194.68	40,709.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5550-07-00 INS Expense - Bar 7	\$-	\$2,811.83	\$2,811.83	\$340.00	\$11,247.32	\$10,907.32	\$33,742.00
5551-04-00 INS - Flood - Bar 4	-	864.17	864.17	7,982.00	3,456.68	(4,525.32)	10,370.00
5551-05-00 INS - Flood - Bar 5	-	1,248.17	1,248.17	8,867.00	4,992.68	(3,874.32)	14,978.00
5551-06-00 INS - Flood - Bar 6	-	1,248.17	1,248.17	5,216.00	4,992.68	(223.32)	14,978.00
5551-07-00 INS - Flood - Bar 7	-	1,056.17	1,056.17	3,087.00	4,224.68	1,137.68	12,674.00
Total 55 - INSURANCE	\$-	\$16,448.59	\$16,448.59	\$26,582.00	\$65,794.36	\$39,212.36	\$197,383.00
58 - UTILITIES							
5801-04-00 Electricity - Bar 4	95.20	81.50	(13.70)	375.09	326.00	(49.09)	978.00
5801-05-00 Electricity - Bar 5	125.73	117.75	(7.98)	494.12	471.00	(23.12)	1,413.00
5801-06-00 Electricity - Bar 6	156.40	117.75	(38.65)	616.05	471.00	(145.05)	1,413.00
5801-07-00 Electricity - Bar 7	242.56	99.67	(142.89)	560.34	398.68	(161.66)	1,196.00
5880-04-00 Water / Sewer - Bar 4	1,218.06	847.83	(370.23)	4,410.91	3,391.32	(1,019.59)	10,174.00
5880-05-00 Water / Sewer - Bar 5	1,238.07	1,224.67	(13.40)	6,083.02	4,898.68	(1,184.34)	14,696.00
5880-06-00 Water / Sewer - Bar 6	1,649.54	1,224.67	(424.87)	6,297.95	4,898.68	(1,399.27)	14,696.00
5880-07-00 Water / Sewer - Bar 7	1,336.82	1,036.25	(300.57)	5,036.45	4,145.00	(891.45)	12,435.00
Total 58 - UTILITIES	\$6,062.38	\$4,750.09	(\$1,312.29)	\$23,873.93	\$19,000.36	(\$4,873.57)	\$57,001.00
60 - REPAIR / MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	-	244.58	244.58	-	978.32	978.32	2,935.00
6201-05-00 General Maintenance - Bar 5	-	353.25	353.25	37.03	1,413.00	1,375.97	4,239.00
6201-06-00 General Maintenance - Bar 6	-	353.25	353.25	487.75	1,413.00	925.25	4,239.00
6201-07-00 General Maintenance - Bar 7	100.00	298.92	198.92	250.00	1,195.68	945.68	3,587.00
6202-04-00 Fire Mgmt System - Bar 4	-	163.08	163.08	1,105.35	652.32	(453.03)	1,957.00
6202-05-00 Fire Mgmt System - Bar 5	-	235.50	235.50	1,596.63	942.00	(654.63)	2,826.00
6202-06-00 Fire Mgmt System - Bar 6	-	235.50	235.50	1,596.63	942.00	(654.63)	2,826.00
6202-07-00 Fire Mgmt System - Bar 7	-	199.25	199.25	1,669.99	797.00	(872.99)	2,391.00
6204-04-00 Termite Warranty - Bar 4	-	41.58	41.58	-	166.32	166.32	499.00
6204-05-00 Termite Warranty - Bar 5	-	60.08	60.08	-	240.32	240.32	721.00
6204-06-00 Termite Warranty - Bar 6	-	60.08	60.08	-	240.32	240.32	721.00
6204-07-00 Termite Warranty - Bar 7	-	50.83	50.83	-	203.32	203.32	610.00
6205-04-00 Janitorial Contract - Bar 4	-	211.92	211.92	645.66	847.68	202.02	2,543.00
6205-05-00 Janitorial Contract - Bar 5	-	306.17	306.17	932.61	1,224.68	292.07	3,674.00
6205-06-00 Janitorial Contract - Bar 6	-	306.17	306.17	932.61	1,224.68	292.07	3,674.00
6205-07-00 Janitorial Contract - Bar 7	-	259.08	259.08	789.12	1,036.32	247.20	3,109.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	521.68	521.68	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	753.68	753.68	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	753.68	753.68	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	637.68	637.68	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	-	48.92	48.92	547.83	195.68	(352.15)	587.00
6208-05-00 Sidewalks & Steps - Bar 5	-	70.67	70.67	791.30	282.68	(508.62)	848.00
6208-06-00 Sidewalks & Steps - Bar 6	-	70.67	70.67	791.30	282.68	(508.62)	848.00
6208-07-00 Sidewalks & Steps - Bar 7	-	59.75	59.75	669.57	239.00	(430.57)	717.00
6211-04-00 Dryer Vent Cleaning - Bar 4	-	-	-	450.00	-	(450.00)	-
6211-05-00 Dryer Vent Cleaning - Bar 5	-	-	-	650.00	-	(650.00)	-
6211-06-00 Dryer Vent Cleaning - Bar 6	-	-	-	650.00	-	(650.00)	-
6211-07-00 Dryer Vent Cleaning - Bar 7	-	-	-	550.00	-	(550.00)	-
6212-04-00 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	391.32	391.32	1,174.00
6212-05-00 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	565.32	565.32	1,696.00
6212-06-00 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	565.32	565.32	1,696.00
6212-07-00 Sidewalk Powerwashing - Bar 7	-	119.58	119.58	-	478.32	478.32	1,435.00
Total 60 - REPAIR / MAINTENANCE	\$100.00	\$4,796.00	\$4,696.00	\$15,143.38	\$19,184.00	\$4,040.62	\$57,552.00
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							

Income Statement - Operating

The Barbados at Carrick Bend Circle Condominium Association, Inc.

04/30/2023

Date: 5/5/2023

Time: 12:08 am

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9001-04-00 Master Assoc Transfer Exp - Bar 4	\$14,612.50	\$14,612.50	\$-	\$29,225.00	\$29,225.00	\$-	\$58,450.00
9001-05-00 Master Assoc Transfer Exp - Bar 5	21,106.00	21,107.00	1.00	42,212.00	42,214.00	2.00	84,428.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	21,106.00	21,107.00	1.00	42,212.00	42,214.00	2.00	84,428.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	17,861.75	17,859.75	(2.00)	35,723.50	35,719.50	(4.00)	71,439.00
9005-04-00 Transfer to Reserves - Bar 4	3,218.75	3,218.75	-	6,437.50	6,437.50	-	12,875.00
9005-05-00 Transfer to Reserves - Bar 5	4,370.00	4,370.00	-	8,740.00	8,740.00	-	17,480.00
9005-06-00 Transfer to Reserves - Bar 6	4,647.50	4,647.50	-	9,295.00	9,295.00	-	18,590.00
9005-07-00 Transfer to Reserves - Bar 7	4,106.00	4,106.00	-	8,212.00	8,212.00	-	16,424.00
Total 91 - OTHER EXPENSES - RESERVE DIS	\$91,028.50	\$91,028.50	\$-	\$182,057.00	\$182,057.00	\$0.00	\$364,114.00
Total OPERATING EXPENSE	\$97,252.13	\$117,215.87	\$19,963.74	\$249,014.68	\$286,806.48	\$37,791.80	\$678,362.00
Net Income:	\$72,916.60	\$52,998.88	\$19,917.72	\$93,144.05	\$53,623.02	\$39,521.03	\$2,497.00