



Financial Report Package

May 2023

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 5/31/2023	Prior Month Balance at 04/30/2023	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 120,397.81	\$ 133,173.77	\$ (12,775.96)
Total OPERATING ASSETS:	\$ 120,397.81	\$ 133,173.77	\$ (12,775.96)
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 42,891.50	\$ 42,814.02	\$ 77.48
Total BAR 4 RESERVE ASSETS:	\$ 42,891.50	\$ 42,814.02	\$ 77.48
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 72,756.94	\$ 72,625.50	\$ 131.44
Total BAR 5 RESERVE ASSETS:	\$ 72,756.94	\$ 72,625.50	\$ 131.44
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 81,021.99	\$ 80,875.62	\$ 146.37
Total BAR 6 RESERVE ASSETS:	\$ 81,021.99	\$ 80,875.62	\$ 146.37
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 66,964.16	\$ 66,843.19	\$ 120.97
Total BAR 7 RESERVE ASSETS:	\$ 66,964.16	\$ 66,843.19	\$ 120.97
CURRENT ASSETS			
15-1400-00-00 Accounts Receivable	\$ 1,259.00	\$ 4,167.28	\$ (2,908.28)
Total CURRENT ASSETS:	\$ 1,259.00	\$ 4,167.28	\$ (2,908.28)
Total Assets:	\$ 385,291.40	\$ 400,499.38	\$ (15,207.98)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 2,800.00	\$ -	\$ 2,800.00
20-2200-00-00 PPD Maintenance Fees	2,750.00	9,900.00	(7,150.00)
Total CURRENT LIABILITIES:	\$ 5,550.00	\$ 9,900.00	\$ (4,350.00)
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 5,281.00	\$ 5,281.00	\$ -
24-3003-04-00 RSV - Roof Bar 4	30,623.00	30,623.00	-
24-3006-04-00 RSV - Fire Equip Bar 4	6,198.33	6,198.33	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	789.17	711.69	77.48
Total BAR 4 RESERVE EQUITY:	\$ 42,891.50	\$ 42,814.02	\$ 77.48
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 7,506.00	\$ 7,506.00	\$ -
25-3003-05-00 RSV - Roof Bar 5	57,951.79	57,951.79	-
25-3006-05-00 RSV - Fire Equip Bar 5	6,233.26	6,233.26	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	1,065.89	934.45	131.44
Total BAR 5 RESERVE EQUITY:	\$ 72,756.94	\$ 72,625.50	\$ 131.44
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 7,631.50	\$ 7,631.50	\$ -
26-3003-06-00 RSV - Roof Bar 6	58,870.45	58,870.45	-
26-3006-06-00 RSV - Fire Equip Bar 6	9,291.33	9,291.33	-
26-3008-06-00 RSV - Unalloc Interest Bar 6	5,228.71	5,082.34	146.37
Total BAR 6 RESERVE EQUITY:	\$ 81,021.99	\$ 80,875.62	\$ 146.37

	Current Balance at 5/31/2023	Prior Month Balance at 04/30/2023	Change
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 6,456.00	\$ 6,456.00	\$ -
27-3003-07-00 RSV - Roof Bar 7	48,626.92	48,626.92	-
27-3006-07-00 RSV - Fire Equip Bar 7	9,456.85	9,456.85	-
27-3008-07-00 RSV - Unalloc Interest Bar 7	2,424.39	2,303.42	120.97
Total BAR 7 RESERVE EQUITY:	\$ 66,964.16	\$ 66,843.19	\$ 120.97
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)	\$ 81,809.81	\$ 93,144.05	\$ (11,334.24)
Total Liabilities & Equity:	\$ 385,291.40	\$ 400,499.38	\$ (15,207.98)

Assets

OPERATING ASSETS		
10-1010-00-00 VNB OP 2353	\$120,397.81	
Total OPERATING ASSETS:		<u>\$120,397.81</u>
BAR 4 RESERVE ASSETS		
11-1214-00-00 VNB RSV 4 2013	42,891.50	
Total BAR 4 RESERVE ASSETS:		<u>\$42,891.50</u>
BAR 5 RESERVE ASSETS		
12-1215-00-00 VNB RSV 5 1874	72,756.94	
Total BAR 5 RESERVE ASSETS:		<u>\$72,756.94</u>
BAR 6 RESERVE ASSETS		
13-1216-00-00 VNB RSV 6 1866	81,021.99	
Total BAR 6 RESERVE ASSETS:		<u>\$81,021.99</u>
BAR 7 RESERVE ASSETS		
14-1217-00-00 VNB Bar 7 RSV 2005	66,964.16	
Total BAR 7 RESERVE ASSETS:		<u>\$66,964.16</u>
CURRENT ASSETS		
15-1400-00-00 Accounts Receivable	1,259.00	
Total CURRENT ASSETS:		<u>\$1,259.00</u>
Total Assets:		<u>\$385,291.40</u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00 Accounts Payable	2,800.00	
20-2200-00-00 PPD Maintenance Fees	2,750.00	
Total CURRENT LIABILITIES:		<u>\$5,550.00</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	789.17	
Total BAR 4 RESERVE EQUITY:		<u>\$42,891.50</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	1,065.89	
Total BAR 5 RESERVE EQUITY:		<u>\$72,756.94</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	5,228.71	
Total BAR 6 RESERVE EQUITY:		<u>\$81,021.99</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	\$2,424.39	
Total BAR 7 RESERVE EQUITY:		<u>\$66,964.16</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>81,809.81</u>	
		<u>\$81,809.81</u>
Total Liabilities & Equity:		<u><u>\$385,291.40</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	\$-	\$-	\$-	\$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	29.50	-	29.50	77.75	-	77.75	-
4050 Master Assoc Fees - Bar 4	-	-	-	29,232.00	29,225.00	7.00	58,450.00
4070 Background Check Fee - Bar 4	(22.50)	-	(22.50)	113.91	-	113.91	-
TOTAL 40 - INCOME	\$7.00	\$-	\$7.00	\$67,091.66	\$66,615.50	\$476.16	\$133,231.00
TOTAL INCOME	\$7.00	\$-	\$7.00	\$67,091.66	\$66,615.50	\$476.16	\$133,231.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 4	-	3.25	3.25	159.91	16.25	(143.66)	39.00
5110 Audit /Accounting Fees - Bar 4	-	5.33	5.33	-	26.65	26.65	64.00
TOTAL 51 - PROFESSIONAL	\$-	\$8.58	\$8.58	\$159.91	\$42.90	(\$117.01)	\$103.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	7.08	7.08	11.98	35.40	23.42	85.00
5457 Office Expense - Bar 4	-	12.25	12.25	94.65	61.25	(33.40)	147.00
5458 Website Expense - Bar 4	-	9.75	9.75	-	48.75	48.75	117.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$-	\$29.08	\$29.08	\$106.63	\$145.40	\$38.77	\$349.00
55 - INSURANCE							
5550 INS Expense - Bar 4	-	2,348.58	2,348.58	340.00	11,742.90	11,402.90	28,183.00
5551 INS - Flood - Bar 4	-	864.17	864.17	7,982.00	4,320.85	(3,661.15)	10,370.00
TOTAL 55 - INSURANCE	\$-	\$3,212.75	\$3,212.75	\$8,322.00	\$16,063.75	\$7,741.75	\$38,553.00
58 - UTILITIES							
5801 Electricity - Bar 4	92.53	81.50	(11.03)	467.62	407.50	(60.12)	978.00
5880 Water / Sewer -Bar 4	957.77	847.83	(109.94)	5,368.68	4,239.15	(1,129.53)	10,174.00
TOTAL 58 - UTILITIES	\$1,050.30	\$929.33	(\$120.97)	\$5,836.30	\$4,646.65	(\$1,189.65)	\$11,152.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	-	244.58	244.58	-	1,222.90	1,222.90	2,935.00
6202 Fire Mgmt System - Bar 4	-	163.08	163.08	1,105.35	815.40	(289.95)	1,957.00
6204 Termite Warranty - Bar 4	-	41.58	41.58	-	207.90	207.90	499.00
6205 Janitorial Contract - Bar 4	645.65	211.92	(433.73)	1,291.31	1,059.60	(231.71)	2,543.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	652.10	652.10	1,565.00
6208 Sidewalks & Steps - Bar 4	547.83	48.92	(498.91)	1,095.66	244.60	(851.06)	587.00
6211 Dryer Vent Cleaning - Bar 4	-	-	-	450.00	-	(450.00)	-
6212 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	489.15	489.15	1,174.00
TOTAL 60 - REPAIR /MAINTENANCE	\$1,193.48	\$938.33	(\$255.15)	\$3,942.32	\$4,691.65	\$749.33	\$11,260.00
TOTAL EXPENSES	\$2,243.78	\$5,118.07	\$2,874.29	\$18,367.16	\$25,590.35	\$7,223.19	\$61,417.00
NET ORDINARY INCOME	(\$2,236.78)	(\$5,118.07)	\$2,881.29	\$48,724.50	\$41,025.15	\$7,699.35	\$71,814.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 4	-	-	-	29,225.00	29,225.00	-	58,450.00
9005 Transfer to Reserves - Bar 4	-	-	-	6,437.50	6,437.50	-	12,875.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$-	\$-	\$-	\$35,662.50	\$35,662.50	\$-	\$71,325.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$35,662.50	\$35,662.50	\$-	\$71,325.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$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	\$-	\$-	\$-	\$53,976.00	\$53,970.00	\$6.00	\$107,940.00
4005 Application Fees - Bar 5	150.00	-	150.00	300.00	-	300.00	-
4025 Late Fees - Bar 5	29.50	-	29.50	29.50	-	29.50	-
4050 Master Assoc Fees - Bar 5	-	-	-	42,224.00	42,214.00	10.00	84,428.00
4070 Background Check Fee - Bar 5	(32.50)	-	(32.50)	(124.35)	-	(124.35)	-
TOTAL 40 - INCOME	\$147.00	\$-	\$147.00	\$96,405.15	\$96,184.00	\$221.15	\$192,368.00
TOTAL INCOME	\$147.00	\$-	\$147.00	\$96,405.15	\$96,184.00	\$221.15	\$192,368.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 5	-	4.75	4.75	230.98	23.75	(207.23)	57.00
5110 Audit /Accounting Fees - Bar 5	-	7.67	7.67	-	38.35	38.35	92.00
TOTAL 51 - PROFESSIONAL	\$-	\$12.42	\$12.42	\$230.98	\$62.10	(\$168.88)	\$149.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	10.25	10.25	17.31	51.25	33.94	123.00
5457 Office Expense - Bar 5	-	17.67	17.67	136.14	88.35	(47.79)	212.00
5458 Website Expense - Bar 5	-	14.17	14.17	-	70.85	70.85	170.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$-	\$42.09	\$42.09	\$153.45	\$210.45	\$57.00	\$505.00
55 - INSURANCE							
5550 INS Expense - Bar 5	-	3,479.08	3,479.08	375.00	17,395.40	17,020.40	41,749.00
5551 INS - Flood - Bar 5	-	1,248.17	1,248.17	8,867.00	6,240.85	(2,626.15)	14,978.00
TOTAL 55 - INSURANCE	\$-	\$4,727.25	\$4,727.25	\$9,242.00	\$23,636.25	\$14,394.25	\$56,727.00
58 - UTILITIES							
5801 Electricity - Bar 5	122.23	117.75	(4.48)	616.35	588.75	(27.60)	1,413.00
5880 Water / Sewer - Bar 5	1,248.12	1,224.67	(23.45)	7,331.14	6,123.35	(1,207.79)	14,696.00
TOTAL 58 - UTILITIES	\$1,370.35	\$1,342.42	(\$27.93)	\$7,947.49	\$6,712.10	(\$1,235.39)	\$16,109.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	-	353.25	353.25	37.03	1,766.25	1,729.22	4,239.00
6202 Fire Mgmt System - Bar 5	-	235.50	235.50	1,596.63	1,177.50	(419.13)	2,826.00
6204 Termite Warranty - Bar 5	-	60.08	60.08	-	300.40	300.40	721.00
6205 Janitorial Contract - Bar 5	932.61	306.17	(626.44)	1,865.22	1,530.85	(334.37)	3,674.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	942.10	942.10	2,261.00
6208 Sidewalks & Steps - Bar 5	791.30	70.67	(720.63)	1,582.60	353.35	(1,229.25)	848.00
6211 Dryer Vent Cleaning - Bar 5	-	-	-	650.00	-	(650.00)	-
6212 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	706.65	706.65	1,696.00
TOTAL 60 - REPAIR /MAINTENANCE	\$1,723.91	\$1,355.42	(\$368.49)	\$5,731.48	\$6,777.10	\$1,045.62	\$16,265.00
TOTAL EXPENSES	\$3,094.26	\$7,479.60	\$4,385.34	\$23,305.40	\$37,398.00	\$14,092.60	\$89,755.00
NET ORDINARY INCOME	(\$2,947.26)	(\$7,479.60)	\$4,532.34	\$73,099.75	\$58,786.00	\$14,313.75	\$102,613.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 5	-	-	-	42,212.00	42,214.00	2.00	84,428.00
9005 Transfer to Reserves - Bar 5	-	-	-	8,740.00	8,740.00	-	17,480.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$-	\$-	\$-	\$50,952.00	\$50,954.00	\$2.00	\$101,908.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$50,952.00	\$50,954.00	\$2.00	\$101,908.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$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	\$-	\$-	\$-	\$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	-
4050 Master Assoc Fees - Bar 6	-	-	-	42,224.00	42,214.00	10.00	84,428.00
4070 Background Check Fee - Bar 6	(32.50)	-	(32.50)	(24.35)	-	(24.35)	-
TOTAL 40 - INCOME	(\$32.50)	\$-	(\$32.50)	\$96,673.90	\$96,219.00	\$454.90	\$192,438.00
TOTAL INCOME	(\$32.50)	\$-	(\$32.50)	\$96,673.90	\$96,219.00	\$454.90	\$192,438.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 6	-	4.75	4.75	230.98	23.75	(207.23)	57.00
5110 Audit /Accounting Fees - Bar 6	-	7.67	7.67	-	38.35	38.35	92.00
TOTAL 51 - PROFESSIONAL	\$-	\$12.42	\$12.42	\$230.98	\$62.10	(\$168.88)	\$149.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	10.25	10.25	17.31	51.25	33.94	123.00
5457 Office Expense - Bar 6	-	17.67	17.67	136.14	88.35	(47.79)	212.00
5458 Website Expense - Bar 6	-	14.17	14.17	-	70.85	70.85	170.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$-	\$42.09	\$42.09	\$153.45	\$210.45	\$57.00	\$505.00
55 - INSURANCE							
5550 INS Expense - Bar 6	-	3,392.42	3,392.42	375.00	16,962.10	16,587.10	40,709.00
5551 INS - Flood - Bar 6	-	1,248.17	1,248.17	5,216.00	6,240.85	1,024.85	14,978.00
TOTAL 55 - INSURANCE	\$-	\$4,640.59	\$4,640.59	\$5,591.00	\$23,202.95	\$17,611.95	\$55,687.00
58 - UTILITIES							
5801 Electricity - Bar 6	152.45	117.75	(34.70)	768.50	588.75	(179.75)	1,413.00
5880 Water / Sewer - Bar 6	1,482.41	1,224.67	(257.74)	7,780.36	6,123.35	(1,657.01)	14,696.00
TOTAL 58 - UTILITIES	\$1,634.86	\$1,342.42	(\$292.44)	\$8,548.86	\$6,712.10	(\$1,836.76)	\$16,109.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	-	353.25	353.25	487.75	1,766.25	1,278.50	4,239.00
6202 Fire Mgmt System - Bar 6	-	235.50	235.50	1,596.63	1,177.50	(419.13)	2,826.00
6204 Termite Warranty - Bar 6	-	60.08	60.08	-	300.40	300.40	721.00
6205 Janitorial Contract - Bar 6	932.61	306.17	(626.44)	1,865.22	1,530.85	(334.37)	3,674.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	942.10	942.10	2,261.00
6208 Sidewalks & Steps - Bar 6	791.30	70.67	(720.63)	1,582.60	353.35	(1,229.25)	848.00
6211 Dryer Vent Cleaning - Bar 6	-	-	-	650.00	-	(650.00)	-
6212 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	706.65	706.65	1,696.00
TOTAL 60 - REPAIR /MAINTENANCE	\$1,723.91	\$1,355.42	(\$368.49)	\$6,182.20	\$6,777.10	\$594.90	\$16,265.00
TOTAL EXPENSES	\$3,358.77	\$7,392.94	\$4,034.17	\$20,706.49	\$36,964.70	\$16,258.21	\$88,715.00
NET ORDINARY INCOME	(\$3,391.27)	(\$7,392.94)	\$4,001.67	\$75,967.41	\$59,254.30	\$16,713.11	\$103,723.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 6	-	-	-	42,212.00	42,214.00	2.00	84,428.00
9005 Transfer to Reserves - Bar 6	-	-	-	9,295.00	9,295.00	-	18,590.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$-	\$-	\$-	\$51,507.00	\$51,509.00	\$2.00	\$103,018.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$51,507.00	\$51,509.00	\$2.00	\$103,018.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$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	\$-	\$-	\$-	\$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	-
4050 Master Assoc Fees - Bar 7	-	-	-	35,728.00	35,719.50	8.50	71,439.00
4070 Background Check Fee - Bar 7	(27.50)	-	(27.50)	144.79	-	144.79	-
TOTAL 40 - INCOME	(\$27.50)	\$-	(\$27.50)	\$82,082.02	\$81,411.00	\$671.02	\$162,822.00
TOTAL INCOME	(\$27.50)	\$-	(\$27.50)	\$82,082.02	\$81,411.00	\$671.02	\$162,822.00
EXPENSES							
51 - PROFESSIONAL							
5030 Legal - Bar 7	-	4.00	4.00	195.46	20.00	(175.46)	48.00
5110 Audit /Accounting Fees - Bar 7	-	6.50	6.50	-	32.50	32.50	78.00
TOTAL 51 - PROFESSIONAL	\$-	\$10.50	\$10.50	\$195.46	\$52.50	(\$142.96)	\$126.00
54 - GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	8.67	8.67	14.65	43.35	28.70	104.00
5457 Office Expense - Bar 7	-	14.92	14.92	112.86	74.60	(38.26)	179.00
5458 Website Expense - Bar 7	-	11.92	11.92	-	59.60	59.60	143.00
TOTAL 54 - GENERAL / ADMINISTRATIVE	\$-	\$35.51	\$35.51	\$127.51	\$177.55	\$50.04	\$426.00
55 - INSURANCE							
5550 INS Expense - Bar 7	-	2,811.83	2,811.83	340.00	14,059.15	13,719.15	33,742.00
5551 INS - Flood - Bar 7	-	1,056.17	1,056.17	3,087.00	5,280.85	2,193.85	12,674.00
TOTAL 55 - INSURANCE	\$-	\$3,868.00	\$3,868.00	\$3,427.00	\$19,340.00	\$15,913.00	\$46,416.00
58 - UTILITIES							
5801 Electricity - Bar 7	124.56	99.67	(24.89)	684.90	498.35	(186.55)	1,196.00
5880 Water / Sewer - Bar 7	1,148.17	1,036.25	(111.92)	6,184.62	5,181.25	(1,003.37)	12,435.00
TOTAL 58 - UTILITIES	\$1,272.73	\$1,135.92	(\$136.81)	\$6,869.52	\$5,679.60	(\$1,189.92)	\$13,631.00
60 - REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	-	298.92	298.92	250.00	1,494.60	1,244.60	3,587.00
6202 Fire Mgmt System - Bar 7	-	199.25	199.25	1,669.99	996.25	(673.74)	2,391.00
6204 Termite Warranty - Bar 7	-	50.83	50.83	-	254.15	254.15	610.00
6205 Janitorial Contract - Bar 7	789.13	259.08	(530.05)	1,578.25	1,295.40	(282.85)	3,109.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	797.10	797.10	1,913.00
6208 Sidewalks & Steps - Bar 7	669.57	59.75	(609.82)	1,339.14	298.75	(1,040.39)	717.00
6211 Dryer Vent Cleaning - Bar 7	-	-	-	550.00	-	(550.00)	-
6212 Sidewalk Powerwashing - Bar 7	-	119.58	119.58	-	597.90	597.90	1,435.00
TOTAL 60 - REPAIR /MAINTENANCE	\$1,458.70	\$1,146.83	(\$311.87)	\$5,387.38	\$5,734.15	\$346.77	\$13,762.00
TOTAL EXPENSES	\$2,731.43	\$6,196.76	\$3,465.33	\$16,006.87	\$30,983.80	\$14,976.93	\$74,361.00
NET ORDINARY INCOME	(\$2,758.93)	(\$6,196.76)	\$3,437.83	\$66,075.15	\$50,427.20	\$15,647.95	\$88,461.00
EXPENSES							
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							
9001 Master Assoc Transfer Exp - Bar 7	-	-	-	35,723.50	35,719.50	(4.00)	71,439.00
9005 Transfer to Reserves - Bar 7	-	-	-	8,212.00	8,212.00	-	16,424.00
TOTAL 91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS	\$-	\$-	\$-	\$43,935.50	\$43,931.50	(\$4.00)	\$87,863.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$43,935.50	\$43,931.50	(\$4.00)	\$87,863.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$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	\$-	\$-	\$-	\$37,368.00	\$37,390.50	(\$22.50)	\$74,781.00
4000-05-00 Maint / Rsv Fees - Bar 5	-	-	-	53,976.00	53,970.00	6.00	107,940.00
4000-06-00 Maint / Rsv Fees - Bar 6	-	-	-	53,976.00	54,005.00	(29.00)	108,010.00
4000-07-00 Maint / Rsv Fees - Bar 7	-	-	-	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	300.00	-	300.00	-
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	29.50	-	29.50	77.75	-	77.75	-
4025-05-00 Late Fees - Bar 5	29.50	-	29.50	29.50	-	29.50	-
4025-06-00 Late Fees - Bar 6	-	-	-	48.25	-	48.25	-
4025-07-00 Late Fees - Bar 7	-	-	-	87.23	-	87.23	-
4050-04-00 Master Assoc Fees - Bar 4	-	-	-	29,232.00	29,225.00	7.00	58,450.00
4050-05-00 Master Assoc Fees - Bar 5	-	-	-	42,224.00	42,214.00	10.00	84,428.00
4050-06-00 Master Assoc Fees - Bar 6	-	-	-	42,224.00	42,214.00	10.00	84,428.00
4050-07-00 Master Assoc Fees - Bar 7	-	-	-	35,728.00	35,719.50	8.50	71,439.00
4070-04-00 Background Check Fee - Bar 4	(22.50)	-	(22.50)	113.91	-	113.91	-
4070-05-00 Background Check Fee - Bar 5	(32.50)	-	(32.50)	(124.35)	-	(124.35)	-
4070-06-00 Background Check Fee - Bar 6	(32.50)	-	(32.50)	(24.35)	-	(24.35)	-
4070-07-00 Background Check Fee - Bar 7	(27.50)	-	(27.50)	144.79	-	144.79	-
Total 40 - INCOME	\$94.00	\$-	\$94.00	\$342,252.73	\$340,429.50	\$1,823.23	\$680,859.00
Total OPERATING INCOME	\$94.00	\$-	\$94.00	\$342,252.73	\$340,429.50	\$1,823.23	\$680,859.00
OPERATING EXPENSE							
51 - PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	3.25	3.25	159.91	16.25	(143.66)	39.00
5030-05-00 Legal - Bar 5	-	4.75	4.75	230.98	23.75	(207.23)	57.00
5030-06-00 Legal - Bar 6	-	4.75	4.75	230.98	23.75	(207.23)	57.00
5030-07-00 Legal - Bar 7	-	4.00	4.00	195.46	20.00	(175.46)	48.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	5.33	5.33	-	26.65	26.65	64.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	7.67	7.67	-	38.35	38.35	92.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	7.67	7.67	-	38.35	38.35	92.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	6.50	6.50	-	32.50	32.50	78.00
Total 51 - PROFESSIONAL	\$-	\$43.92	\$43.92	\$817.33	\$219.60	(\$597.73)	\$527.00
54 - GENERAL / ADMINISTRATIVE							
5118-04-00 Fees to Division - Bar 4	-	7.08	7.08	11.98	35.40	23.42	85.00
5118-05-00 Fees to Division - Bar 5	-	10.25	10.25	17.31	51.25	33.94	123.00
5118-06-00 Fees to Division - Bar 6	-	10.25	10.25	17.31	51.25	33.94	123.00
5118-07-00 Fees to Division - Bar 7	-	8.67	8.67	14.65	43.35	28.70	104.00
5457-04-00 Office Expense - Bar 4	-	12.25	12.25	94.65	61.25	(33.40)	147.00
5457-05-00 Office Expense - Bar 5	-	17.67	17.67	136.14	88.35	(47.79)	212.00
5457-06-00 Office Expense - Bar 6	-	17.67	17.67	136.14	88.35	(47.79)	212.00
5457-07-00 Office Expense - Bar 7	-	14.92	14.92	112.86	74.60	(38.26)	179.00
5458-04-00 Website Expense - Bar 4	-	9.75	9.75	-	48.75	48.75	117.00
5458-05-00 Website Expense - Bar 5	-	14.17	14.17	-	70.85	70.85	170.00
5458-06-00 Website Expense - Bar 6	-	14.17	14.17	-	70.85	70.85	170.00
5458-07-00 Website Expense - Bar 7	-	11.92	11.92	-	59.60	59.60	143.00
Total 54 - GENERAL / ADMINISTRATIVE	\$-	\$148.77	\$148.77	\$541.04	\$743.85	\$202.81	\$1,785.00
55 - INSURANCE							
5550-04-00 INS Expense - Bar 4	-	2,348.58	2,348.58	340.00	11,742.90	11,402.90	28,183.00
5550-05-00 INS Expense - Bar 5	-	3,479.08	3,479.08	375.00	17,395.40	17,020.40	41,749.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5550-06-00 INS Expense - Bar 6	\$-	\$3,392.42	\$3,392.42	\$375.00	\$16,962.10	\$16,587.10	\$40,709.00
5550-07-00 INS Expense - Bar 7	-	2,811.83	2,811.83	340.00	14,059.15	13,719.15	33,742.00
5551-04-00 INS - Flood - Bar 4	-	864.17	864.17	7,982.00	4,320.85	(3,661.15)	10,370.00
5551-05-00 INS - Flood - Bar 5	-	1,248.17	1,248.17	8,867.00	6,240.85	(2,626.15)	14,978.00
5551-06-00 INS - Flood - Bar 6	-	1,248.17	1,248.17	5,216.00	6,240.85	1,024.85	14,978.00
5551-07-00 INS - Flood - Bar 7	-	1,056.17	1,056.17	3,087.00	5,280.85	2,193.85	12,674.00
Total 55 - INSURANCE	\$-	\$16,448.59	\$16,448.59	\$26,582.00	\$82,242.95	\$55,660.95	\$197,383.00
58 - UTILITIES							
5801-04-00 Electricity - Bar 4	92.53	81.50	(11.03)	467.62	407.50	(60.12)	978.00
5801-05-00 Electricity - Bar 5	122.23	117.75	(4.48)	616.35	588.75	(27.60)	1,413.00
5801-06-00 Electricity - Bar 6	152.45	117.75	(34.70)	768.50	588.75	(179.75)	1,413.00
5801-07-00 Electricity - Bar 7	124.56	99.67	(24.89)	684.90	498.35	(186.55)	1,196.00
5880-04-00 Water / Sewer -Bar 4	957.77	847.83	(109.94)	5,368.68	4,239.15	(1,129.53)	10,174.00
5880-05-00 Water / Sewer - Bar 5	1,248.12	1,224.67	(23.45)	7,331.14	6,123.35	(1,207.79)	14,696.00
5880-06-00 Water / Sewer - Bar 6	1,482.41	1,224.67	(257.74)	7,780.36	6,123.35	(1,657.01)	14,696.00
5880-07-00 Water / Sewer - Bar 7	1,148.17	1,036.25	(111.92)	6,184.62	5,181.25	(1,003.37)	12,435.00
Total 58 - UTILITIES	\$5,328.24	\$4,750.09	(\$578.15)	\$29,202.17	\$23,750.45	(\$5,451.72)	\$57,001.00
60 - REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	-	244.58	244.58	-	1,222.90	1,222.90	2,935.00
6201-05-00 General Maintenance - Bar 5	-	353.25	353.25	37.03	1,766.25	1,729.22	4,239.00
6201-06-00 General Maintenance - Bar 6	-	353.25	353.25	487.75	1,766.25	1,278.50	4,239.00
6201-07-00 General Maintenance - Bar 7	-	298.92	298.92	250.00	1,494.60	1,244.60	3,587.00
6202-04-00 Fire Mgmt System - Bar 4	-	163.08	163.08	1,105.35	815.40	(289.95)	1,957.00
6202-05-00 Fire Mgmt System - Bar 5	-	235.50	235.50	1,596.63	1,177.50	(419.13)	2,826.00
6202-06-00 Fire Mgmt System - Bar 6	-	235.50	235.50	1,596.63	1,177.50	(419.13)	2,826.00
6202-07-00 Fire Mgmt System - Bar 7	-	199.25	199.25	1,669.99	996.25	(673.74)	2,391.00
6204-04-00 Termite Warranty - Bar 4	-	41.58	41.58	-	207.90	207.90	499.00
6204-05-00 Termite Warranty - Bar 5	-	60.08	60.08	-	300.40	300.40	721.00
6204-06-00 Termite Warranty - Bar 6	-	60.08	60.08	-	300.40	300.40	721.00
6204-07-00 Termite Warranty - Bar 7	-	50.83	50.83	-	254.15	254.15	610.00
6205-04-00 Janitorial Contract - Bar 4	645.65	211.92	(433.73)	1,291.31	1,059.60	(231.71)	2,543.00
6205-05-00 Janitorial Contract - Bar 5	932.61	306.17	(626.44)	1,865.22	1,530.85	(334.37)	3,674.00
6205-06-00 Janitorial Contract - Bar 6	932.61	306.17	(626.44)	1,865.22	1,530.85	(334.37)	3,674.00
6205-07-00 Janitorial Contract - Bar 7	789.13	259.08	(530.05)	1,578.25	1,295.40	(282.85)	3,109.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	652.10	652.10	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	942.10	942.10	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	942.10	942.10	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	797.10	797.10	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	547.83	48.92	(498.91)	1,095.66	244.60	(851.06)	587.00
6208-05-00 Sidewalks & Steps - Bar 5	791.30	70.67	(720.63)	1,582.60	353.35	(1,229.25)	848.00
6208-06-00 Sidewalks & Steps - Bar 6	791.30	70.67	(720.63)	1,582.60	353.35	(1,229.25)	848.00
6208-07-00 Sidewalks & Steps - Bar 7	669.57	59.75	(609.82)	1,339.14	298.75	(1,040.39)	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	-	489.15	489.15	1,174.00
6212-05-00 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	706.65	706.65	1,696.00
6212-06-00 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	706.65	706.65	1,696.00
6212-07-00 Sidewalk Powerwashing - Bar 7	-	119.58	119.58	-	597.90	597.90	1,435.00
Total 60 - REPAIR /MAINTENANCE	\$6,100.00	\$4,796.00	(\$1,304.00)	\$21,243.38	\$23,980.00	\$2,736.62	\$57,552.00
91 - OTHER EXPENSES - RESERVE DISTRIBUTIONS							

Income Statement - Operating

The Barbados at Carrick Bend Circle Condominium Association, Inc.

05/31/2023

Date: 6/6/2023

Time: 3:24 pm

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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
9001-04-00 Master Assoc Transfer Exp - Bar 4	\$-	\$-	\$-	\$29,225.00	\$29,225.00	\$-	\$58,450.00
9001-05-00 Master Assoc Transfer Exp - Bar 5	-	-	-	42,212.00	42,214.00	2.00	84,428.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	-	-	-	42,212.00	42,214.00	2.00	84,428.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	-	-	-	35,723.50	35,719.50	(4.00)	71,439.00
9005-04-00 Transfer to Reserves - Bar 4	-	-	-	6,437.50	6,437.50	-	12,875.00
9005-05-00 Transfer to Reserves - Bar 5	-	-	-	8,740.00	8,740.00	-	17,480.00
9005-06-00 Transfer to Reserves - Bar 6	-	-	-	9,295.00	9,295.00	-	18,590.00
9005-07-00 Transfer to Reserves - Bar 7	-	-	-	8,212.00	8,212.00	-	16,424.00
Total 91 - OTHER EXPENSES - RESERVE DIS	\$-	\$-	\$-	\$182,057.00	\$182,057.00	\$0.00	\$364,114.00
Total OPERATING EXPENSE	\$11,428.24	\$26,187.37	\$14,759.13	\$260,442.92	\$312,993.85	\$52,550.93	\$678,362.00
Net Income:	(\$11,334.24)	(\$26,187.37)	\$14,853.13	\$81,809.81	\$27,435.65	\$54,374.16	\$2,497.00