



Financial Report Package

July 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 7/31/2025	Prior Month Balance at 06/30/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 207,434.63	\$ 147,748.27	\$ 59,686.36
Total OPERATING ASSETS:	\$ 207,434.63	\$ 147,748.27	\$ 59,686.36
Total Assets:	\$ 207,434.63	\$ 147,748.27	\$ 59,686.36
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 975.20	\$ -	\$ 975.20
20-2200-00-00 PPD Maintenance Fees	-	53,500.00	(53,500.00)
Total CURRENT LIABILITIES:	\$ 975.20	\$ 53,500.00	\$ (52,524.80)
OPERATING EQUITY			
30-3900-04-00 Ret Earnings - Prior Bar 4	\$ 21,405.52	\$ 21,405.52	\$ -
30-3900-05-00 Ret Earnings - Prior Bar 5	54,922.90	54,922.90	-
30-3900-06-00 Ret Earnings - Prior Bar 6	26,883.34	26,883.34	-
30-3900-07-00 Ret Earnings - Prior Bar 7	38,288.54	38,288.54	-
Total OPERATING EQUITY:	\$ 141,500.30	\$ 141,500.30	\$ -
Net Income / (Loss)	\$ 64,959.13	\$ (47,252.03)	\$ 112,211.16
Total Liabilities & Equity:	\$ 207,434.63	\$ 147,748.27	\$ 59,686.36

	Current Balance at 7/31/2025	Prior Month Balance at 06/30/2025	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 76,250.11	\$ 69,431.05	\$ 6,819.06
Total BAR 4 RESERVE ASSETS:	\$ 76,250.11	\$ 69,431.05	\$ 6,819.06
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 124,812.52	\$ 115,393.35	\$ 9,419.17
Total BAR 5 RESERVE ASSETS:	\$ 124,812.52	\$ 115,393.35	\$ 9,419.17
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 133,611.49	\$ 124,191.23	\$ 9,420.26
Total BAR 6 RESERVE ASSETS:	\$ 133,611.49	\$ 124,191.23	\$ 9,420.26
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 96,543.57	\$ 88,310.89	\$ 8,232.68
Total BAR 7 RESERVE ASSETS:	\$ 96,543.57	\$ 88,310.89	\$ 8,232.68
Total Assets:	\$ 431,217.69	\$ 397,326.52	\$ 33,891.17
Liabilities & Equity			
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 14,636.25	\$ 13,513.50	\$ 1,122.75
24-3003-04-00 RSV - Roof Bar 4	52,321.55	46,697.55	5,624.00
24-3006-04-00 RSV - Fire Equip Bar 4	6,499.83	6,499.83	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	2,792.48	2,720.17	72.31
Total BAR 4 RESERVE EQUITY:	\$ 76,250.11	\$ 69,431.05	\$ 6,819.06
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 20,982.25	\$ 19,347.50	\$ 1,634.75
25-3003-05-00 RSV - Roof Bar 5	92,887.72	85,222.22	7,665.50
25-3006-05-00 RSV - Fire Equip Bar 5	6,499.76	6,499.76	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	4,442.79	4,323.87	118.92
Total BAR 5 RESERVE EQUITY:	\$ 124,812.52	\$ 115,393.35	\$ 9,419.17
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 21,143.50	\$ 19,522.00	\$ 1,621.50
26-3003-06-00 RSV - Roof Bar 6	93,554.42	85,883.17	7,671.25
26-3006-06-00 RSV - Fire Equip Bar 6	9,999.83	9,999.83	-
26-3008-06-00 RSV - Unalloc Interest Bar 6	8,913.74	8,786.23	127.51
Total BAR 6 RESERVE EQUITY:	\$ 133,611.49	\$ 124,191.23	\$ 9,420.26
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 17,889.00	\$ 16,517.00	\$ 1,372.00
27-3003-07-00 RSV - Roof Bar 7	63,568.34	56,776.84	6,791.50
27-3006-07-00 RSV - Fire Equip Bar 7	9,932.35	9,954.85	(22.50)
27-3008-07-00 RSV - Unalloc Interest Bar 7	5,153.88	5,062.20	91.68
Total BAR 7 RESERVE EQUITY:	\$ 96,543.57	\$ 88,310.89	\$ 8,232.68
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 431,217.69	\$ 397,326.52	\$ 33,891.17

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 2353 \$207,434.63

Total OPERATING ASSETS: \$207,434.63

BAR 4 RESERVE ASSETS

11-1214-00-00 VNB RSV 4 2013 76,250.11

Total BAR 4 RESERVE ASSETS: \$76,250.11

BAR 5 RESERVE ASSETS

12-1215-00-00 VNB RSV 5 1874 124,812.52

Total BAR 5 RESERVE ASSETS: \$124,812.52

BAR 6 RESERVE ASSETS

13-1216-00-00 VNB RSV 6 1866 133,611.49

Total BAR 6 RESERVE ASSETS: \$133,611.49

BAR 7 RESERVE ASSETS

14-1217-00-00 VNB Bar 7 RSV 2005 96,543.57

Total BAR 7 RESERVE ASSETS: \$96,543.57

Total Assets: \$638,652.32

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 975.20

Total CURRENT LIABILITIES: \$975.20

BAR 4 RESERVE EQUITY

24-3002-04-00 RSV - Painting Bar 4 14,636.25

24-3003-04-00 RSV - Roof Bar 4 52,321.55

24-3006-04-00 RSV - Fire Equip Bar 4 6,499.83

24-3008-04-00 RSV - Unalloc Interest Bar 4 2,792.48

Total BAR 4 RESERVE EQUITY: \$76,250.11

BAR 5 RESERVE EQUITY

25-3002-05-00 RSV - Painting Bar 5 20,982.25

25-3003-05-00 RSV - Roof Bar 5 92,887.72

25-3006-05-00 RSV - Fire Equip Bar 5 6,499.76

25-3008-05-00 RSV - Unalloc Interest Bar 5 4,442.79

Total BAR 5 RESERVE EQUITY: \$124,812.52

BAR 6 RESERVE EQUITY

26-3002-06-00 RSV - Painting Bar 6 21,143.50

26-3003-06-00 RSV - Roof Bar 6 93,554.42

26-3006-06-00 RSV - Fire Equip Bar 6 9,999.83

26-3008-06-00 RSV - Unalloc Interest Bar 6 8,913.74

Total BAR 6 RESERVE EQUITY: \$133,611.49

BAR 7 RESERVE EQUITY

27-3002-07-00 RSV - Painting Bar 7 17,889.00

27-3003-07-00 RSV - Roof Bar 7 63,568.34

27-3006-07-00 RSV - Fire Equip Bar 7 9,932.35

27-3008-07-00 RSV - Unalloc Interest Bar 7 5,153.88

Total BAR 7 RESERVE EQUITY: \$96,543.57

OPERATING EQUITY

30-3900-04-00 Ret Earnings - Prior Bar 4 21,405.52

Balance Sheet

The Barbados at Carrick Bend Circle Condominium Association, Inc.
End Date: 07/31/2025

Date: 8/8/2025
Time: 12:06 am
Page: 2

30-3900-05-00	Ret Earnings - Prior Bar 5	\$54,922.90	
30-3900-06-00	Ret Earnings - Prior Bar 6	26,883.34	
30-3900-07-00	Ret Earnings - Prior Bar 7	38,288.54	
Total OPERATING EQUITY:			<u>\$141,500.30</u>
	Net Income Gain / Loss	<u>64,959.13</u>	
			<u>\$64,959.13</u>
Total Liabilities & Equity:			<u><u>\$638,652.32</u></u>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
EXPENSES							
GENERAL / ADMINISTRATIVE							
5118 Fees to Division	\$-	\$-	\$-	\$61.25	\$-	(\$61.25)	\$-
TOTAL GENERAL / ADMINISTRATIVE	\$-	\$-	\$-	\$61.25	\$-	(\$61.25)	\$-
TOTAL EXPENSES	\$0.00	\$-	\$-	\$61.25	\$-	(\$61.25)	\$0.00
NET ORDINARY INCOME	\$0.00	\$0.00	\$-	(\$61.25)	\$0.00	(\$61.25)	\$0.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bar 4	\$30,564.00	\$30,557.75	\$6.25	\$91,692.00	\$91,673.25	\$18.75	\$122,231.00
4005 Application Fees - Bar 4	-	-	-	450.00	-	450.00	-
4025 Late Fees - Bar 4	65.13	-	65.13	65.13	-	65.13	-
4050 Master Assoc Fees - Bar 4	17,586.00	17,594.75	(8.75)	52,758.00	52,784.25	(26.25)	70,379.00
4070 Background Check Fee - Bar 4	-	-	-	200.00	-	200.00	-
4199 Use of Surplus Funds - Bar 4	-	294.00	(294.00)	-	2,058.00	(2,058.00)	3,528.00
TOTAL INCOME	\$48,215.13	\$48,446.50	(\$231.37)	\$145,165.13	\$146,515.50	(\$1,350.37)	\$196,138.00
TOTAL INCOME	\$48,215.13	\$48,446.50	(\$231.37)	\$145,165.13	\$146,515.50	(\$1,350.37)	\$196,138.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 4	-	16.33	16.33	-	114.31	114.31	196.00
5110 Audit /Accounting Fees - Bar 4	-	8.17	8.17	59.00	57.19	(1.81)	98.00
TOTAL PROFESSIONAL	\$-	\$24.50	\$24.50	\$59.00	\$171.50	\$112.50	\$294.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	8.17	8.17	238.32	57.19	(181.13)	98.00
5457 Office Expense - Bar 4	2.82	32.58	29.76	200.14	228.06	27.92	391.00
5458 Website Expense - Bar 4	127.17	14.67	(112.50)	127.17	102.69	(24.48)	176.00
TOTAL GENERAL / ADMINISTRATIVE	\$129.99	\$55.42	(\$74.57)	\$565.63	\$387.94	(\$177.69)	\$665.00
INSURANCE							
5550 INS Expense - Bar 4	-	4,244.50	4,244.50	34,697.12	29,711.50	(4,985.62)	50,934.00
5551 INS - Flood - Bar 4	-	1,420.25	1,420.25	10,777.00	9,941.75	(835.25)	17,043.00
TOTAL INSURANCE	\$-	\$5,664.75	\$5,664.75	\$45,474.12	\$39,653.25	(\$5,820.87)	\$67,977.00
UTILITIES							
5801 Electricity - Bar 4	88.98	97.83	8.85	635.14	684.81	49.67	1,174.00
5880 Water / Sewer -Bar 4	1,046.58	1,222.83	176.25	8,511.03	8,559.81	48.78	14,674.00
TOTAL UTILITIES	\$1,135.56	\$1,320.66	\$185.10	\$9,146.17	\$9,244.62	\$98.45	\$15,848.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	-	407.58	407.58	2,533.26	2,853.06	319.80	4,891.00
6202 Fire Mgmt System - Bar 4	-	244.58	244.58	4,163.73	1,712.06	(2,451.67)	2,935.00
6205 Janitorial Contract - Bar 4	645.65	244.58	(401.07)	1,936.95	1,712.06	(224.89)	2,935.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	912.94	912.94	1,565.00
6208 Sidewalks & Steps - Bar 4	-	-	-	550.00	-	(550.00)	-
6211 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	285.25	285.25	489.00
6212 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	684.81	684.81	1,174.00
TOTAL REPAIR /MAINTENANCE	\$645.65	\$1,165.74	\$520.09	\$9,183.94	\$8,160.18	(\$1,023.76)	\$13,989.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 4	17,599.11	17,594.75	(4.36)	52,792.97	52,784.25	(8.72)	70,379.00
9005 Transfer to Reserves - Bar 4	6,746.75	6,746.75	-	20,240.25	20,240.25	-	26,987.00
TOTAL RESERVE/MASTER TRANSFERS	\$24,345.86	\$24,341.50	(\$4.36)	\$73,033.22	\$73,024.50	(\$8.72)	\$97,366.00
TOTAL EXPENSES	\$26,257.06	\$32,572.57	\$6,315.51	\$137,462.08	\$130,641.99	(\$6,820.09)	\$196,139.00
NET ORDINARY INCOME	\$21,958.07	\$15,873.93	\$6,084.14	\$7,703.05	\$15,873.51	(\$8,170.46)	(\$1.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 5	\$44,148.00	\$44,125.50	\$22.50	\$132,444.00	\$132,376.50	\$67.50	\$176,502.00
4005 Application Fees - Bar 5	-	-	-	150.00	-	150.00	-
4050 Master Assoc Fees - Bar 5	25,402.00	25,414.75	(12.75)	76,206.00	76,244.25	(38.25)	101,659.00
4070 Background Check Fee - Bar 5	-	-	-	100.00	-	100.00	-
4199 Use of Surplus Funds - Bar 5	-	329.17	(329.17)	-	2,304.19	(2,304.19)	3,950.00
TOTAL INCOME	\$69,550.00	\$69,869.42	(\$319.42)	\$208,900.00	\$210,924.94	(\$2,024.94)	\$282,111.00
TOTAL INCOME	\$69,550.00	\$69,869.42	(\$319.42)	\$208,900.00	\$210,924.94	(\$2,024.94)	\$282,111.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 5	-	23.58	23.58	-	165.06	165.06	283.00
5110 Audit /Accounting Fees - Bar 5	-	11.75	11.75	82.60	82.25	(0.35)	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$82.60	\$247.31	\$164.71	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	11.75	11.75	104.00	82.25	(21.75)	141.00
5457 Office Expense - Bar 5	3.95	47.08	43.13	337.43	329.56	(7.87)	565.00
5458 Website Expense - Bar 5	183.70	21.17	(162.53)	183.70	148.19	(35.51)	254.00
TOTAL GENERAL / ADMINISTRATIVE	\$187.65	\$80.00	(\$107.65)	\$625.13	\$560.00	(\$65.13)	\$960.00
INSURANCE							
5550 INS Expense - Bar 5	-	6,130.92	6,130.92	50,204.43	42,916.44	(7,287.99)	73,571.00
5551 INS - Flood - Bar 5	-	2,099.75	2,099.75	15,231.00	14,698.25	(532.75)	25,197.00
TOTAL INSURANCE	\$-	\$8,230.67	\$8,230.67	\$65,435.43	\$57,614.69	(\$7,820.74)	\$98,768.00
UTILITIES							
5801 Electricity - Bar 5	119.78	141.33	21.55	850.18	989.31	139.13	1,696.00
5880 Water / Sewer - Bar 5	1,464.55	1,766.33	301.78	11,986.30	12,364.31	378.01	21,196.00
TOTAL UTILITIES	\$1,584.33	\$1,907.66	\$323.33	\$12,836.48	\$13,353.62	\$517.14	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	-	588.75	588.75	1,370.54	4,121.25	2,750.71	7,065.00
6202 Fire Mgmt System - Bar 5	-	353.25	353.25	7,352.40	2,472.75	(4,879.65)	4,239.00
6205 Janitorial Contract - Bar 5	932.61	353.25	(579.36)	2,797.83	2,472.75	(325.08)	4,239.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	1,318.94	1,318.94	2,261.00
6208 Sidewalks & Steps - Bar 5	-	-	-	790.00	-	(790.00)	-
6211 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	412.44	412.44	707.00
6212 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	989.31	989.31	1,696.00
TOTAL REPAIR /MAINTENANCE	\$932.61	\$1,683.92	\$751.31	\$12,310.77	\$11,787.44	(\$523.33)	\$20,207.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 5	25,413.94	25,414.75	0.81	76,242.63	76,244.25	1.62	101,659.00
9005 Transfer to Reserves - Bar 5	9,300.25	9,300.25	-	27,900.75	27,900.75	-	37,201.00
TOTAL RESERVE/MASTER TRANSFERS	\$34,714.19	\$34,715.00	\$0.81	\$104,143.38	\$104,145.00	\$1.62	\$138,860.00
TOTAL EXPENSES	\$37,418.78	\$46,652.58	\$9,233.80	\$195,433.79	\$187,708.06	(\$7,725.73)	\$282,111.00
NET ORDINARY INCOME	\$32,131.22	\$23,216.84	\$8,914.38	\$13,466.21	\$23,216.88	(\$9,750.67)	\$0.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 6	\$44,148.00	\$44,124.25	\$23.75	\$132,444.00	\$132,372.75	\$71.25	\$176,497.00
4005 Application Fees Bar 6	-	-	-	750.00	-	750.00	-
4025 Late Fees - Bar 6	65.13	-	65.13	130.26	-	130.26	-
4050 Master Assoc Fees - Bar 6	25,402.00	25,414.75	(12.75)	76,206.00	76,244.25	(38.25)	101,659.00
4070 Background Check Fee - Bar 6	-	-	-	150.00	-	150.00	-
4199 Use of Surplus Funds - Bar 6	-	156.00	(156.00)	-	1,092.00	(1,092.00)	1,872.00
TOTAL INCOME	\$69,615.13	\$69,695.00	(\$79.87)	\$209,680.26	\$209,709.00	(\$28.74)	\$280,028.00
TOTAL INCOME	\$69,615.13	\$69,695.00	(\$79.87)	\$209,680.26	\$209,709.00	(\$28.74)	\$280,028.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 6	-	23.58	23.58	-	165.06	165.06	283.00
5110 Audit /Accounting Fees - Bar 6	-	11.75	11.75	82.60	82.25	(0.35)	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$82.60	\$247.31	\$164.71	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	11.75	11.75	104.00	82.25	(21.75)	141.00
5457 Office Expense - Bar 6	3.94	47.08	43.14	203.07	329.56	126.49	565.00
5458 Website Expense - Bar 6	183.70	21.17	(162.53)	183.70	148.19	(35.51)	254.00
TOTAL GENERAL / ADMINISTRATIVE	\$187.64	\$80.00	(\$107.64)	\$490.77	\$560.00	\$69.23	\$960.00
INSURANCE							
5550 INS Expense - Bar 6	-	6,130.92	6,130.92	50,204.43	42,916.44	(7,287.99)	73,571.00
5551 INS - Flood - Bar 6	-	1,928.67	1,928.67	2,791.00	13,500.69	10,709.69	23,144.00
TOTAL INSURANCE	\$-	\$8,059.59	\$8,059.59	\$52,995.43	\$56,417.13	\$3,421.70	\$96,715.00
UTILITIES							
5801 Electricity - Bar 6	149.28	141.33	(7.95)	1,054.74	989.31	(65.43)	1,696.00
5880 Water / Sewer - Bar 6	1,408.60	1,766.33	357.73	12,169.66	12,364.31	194.65	21,196.00
TOTAL UTILITIES	\$1,557.88	\$1,907.66	\$349.78	\$13,224.40	\$13,353.62	\$129.22	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	-	588.75	588.75	1,566.54	4,121.25	2,554.71	7,065.00
6202 Fire Mgmt System - Bar 6	604.20	353.25	(250.95)	12,251.70	2,472.75	(9,778.95)	4,239.00
6205 Janitorial Contract - Bar 6	932.61	353.25	(579.36)	2,797.83	2,472.75	(325.08)	4,239.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	1,318.94	1,318.94	2,261.00
6208 Sidewalks & Steps - Bar 6	-	-	-	790.00	-	(790.00)	-
6211 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	412.44	412.44	707.00
6212 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	989.31	989.31	1,696.00
TOTAL REPAIR /MAINTENANCE	\$1,536.81	\$1,683.92	\$147.11	\$17,406.07	\$11,787.44	(\$5,618.63)	\$20,207.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 6	25,413.94	25,414.75	0.81	76,242.63	76,244.25	1.62	101,659.00
9005 Transfer to Reserves - Bar 6	9,292.75	9,292.75	-	27,878.25	27,878.25	-	37,171.00
TOTAL RESERVE/MASTER TRANSFERS	\$34,706.69	\$34,707.50	\$0.81	\$104,120.88	\$104,122.50	\$1.62	\$138,830.00
TOTAL EXPENSES	\$37,989.02	\$46,474.00	\$8,484.98	\$188,320.15	\$186,488.00	(\$1,832.15)	\$280,028.00
NET ORDINARY INCOME	\$31,626.11	\$23,221.00	\$8,405.11	\$21,360.11	\$23,221.00	(\$1,860.89)	\$0.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 7	\$37,356.00	\$37,335.50	\$20.50	\$112,068.00	\$112,006.50	\$61.50	\$149,342.00
4005 Application Fees - Bar 7	-	-	-	300.00	-	300.00	-
4050 Master Assoc Fees - Bar 7	21,494.00	21,504.75	(10.75)	64,482.00	64,514.25	(32.25)	86,019.00
4070 Background Check Fee - Bar 7	-	-	-	50.00	-	50.00	-
TOTAL INCOME	\$58,850.00	\$58,840.25	\$9.75	\$176,900.00	\$176,520.75	\$379.25	\$235,361.00
TOTAL INCOME	\$58,850.00	\$58,840.25	\$9.75	\$176,900.00	\$176,520.75	\$379.25	\$235,361.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 7	-	19.83	19.83	-	138.81	138.81	238.00
5110 Audit /Accounting Fees - Bar 7	-	10.00	10.00	70.80	70.00	(0.80)	120.00
TOTAL PROFESSIONAL	\$-	\$29.83	\$29.83	\$70.80	\$208.81	\$138.01	\$358.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	10.00	10.00	88.00	70.00	(18.00)	120.00
5457 Office Expense - Bar 7	3.39	39.92	36.53	164.40	279.44	115.04	479.00
5458 Website Expense - Bar 7	155.43	18.00	(137.43)	155.43	126.00	(29.43)	216.00
TOTAL GENERAL / ADMINISTRATIVE	\$158.82	\$67.92	(\$90.90)	\$407.83	\$475.44	\$67.61	\$815.00
INSURANCE							
5550 INS Expense - Bar 7	-	5,187.67	5,187.67	42,442.02	36,313.69	(6,128.33)	62,252.00
5551 INS - Flood - Bar 7	-	1,407.17	1,407.17	-	9,850.19	9,850.19	16,886.00
TOTAL INSURANCE	\$-	\$6,594.84	\$6,594.84	\$42,442.02	\$46,163.88	\$3,721.86	\$79,138.00
UTILITIES							
5801 Electricity - Bar 7	119.93	119.50	(0.43)	847.78	836.50	(11.28)	1,434.00
5880 Water / Sewer - Bar 7	1,272.35	1,494.50	222.15	9,935.93	10,461.50	525.57	17,934.00
TOTAL UTILITIES	\$1,392.28	\$1,614.00	\$221.72	\$10,783.71	\$11,298.00	\$514.29	\$19,368.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	-	498.25	498.25	1,623.16	3,487.75	1,864.59	5,979.00
6202 Fire Mgmt System - Bar 7	371.00	298.92	(72.08)	7,112.31	2,092.44	(5,019.87)	3,587.00
6205 Janitorial Contract - Bar 7	789.13	298.92	(490.21)	2,367.39	2,092.44	(274.95)	3,587.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	1,115.94	1,115.94	1,913.00
6208 Sidewalks & Steps - Bar 7	-	-	-	670.00	-	(670.00)	-
6211 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	348.25	348.25	597.00
6212 Sidewalk Powerwashing - Bar 7	-	119.50	119.50	-	836.50	836.50	1,434.00
TOTAL REPAIR /MAINTENANCE	\$1,160.13	\$1,424.76	\$264.63	\$11,772.86	\$9,973.32	(\$1,799.54)	\$17,097.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 7	21,502.01	21,504.75	2.74	64,508.77	64,514.25	5.48	86,019.00
9005 Transfer to Reserves - Bar 7	8,141.00	8,141.25	0.25	24,423.00	24,423.75	0.75	32,565.00
TOTAL RESERVE/MASTER TRANSFERS	\$29,643.01	\$29,646.00	\$2.99	\$88,931.77	\$88,938.00	\$6.23	\$118,584.00
TOTAL EXPENSES	\$32,354.24	\$39,377.35	\$7,023.11	\$154,408.99	\$157,057.45	\$2,648.46	\$235,360.00
NET ORDINARY INCOME	\$26,495.76	\$19,462.90	\$7,032.86	\$22,491.01	\$19,463.30	\$3,027.71	\$1.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-04-00 Maint/ Rsv Fees - Bar 4	\$30,564.00	\$30,557.75	\$6.25	\$91,692.00	\$91,673.25	\$18.75	\$122,231.00
4000-05-00 Maint / Rsv Fees - Bar 5	44,148.00	44,125.50	22.50	132,444.00	132,376.50	67.50	176,502.00
4000-06-00 Maint / Rsv Fees - Bar 6	44,148.00	44,124.25	23.75	132,444.00	132,372.75	71.25	176,497.00
4000-07-00 Maint / Rsv Fees - Bar 7	37,356.00	37,335.50	20.50	112,068.00	112,006.50	61.50	149,342.00
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	-	-	-	750.00	-	750.00	-
4005-07-00 Application Fees - Bar 7	-	-	-	300.00	-	300.00	-
4025-04-00 Late Fees - Bar 4	65.13	-	65.13	65.13	-	65.13	-
4025-06-00 Late Fees - Bar 6	65.13	-	65.13	130.26	-	130.26	-
4050-04-00 Master Assoc Fees - Bar 4	17,586.00	17,594.75	(8.75)	52,758.00	52,784.25	(26.25)	70,379.00
4050-05-00 Master Assoc Fees - Bar 5	25,402.00	25,414.75	(12.75)	76,206.00	76,244.25	(38.25)	101,659.00
4050-06-00 Master Assoc Fees - Bar 6	25,402.00	25,414.75	(12.75)	76,206.00	76,244.25	(38.25)	101,659.00
4050-07-00 Master Assoc Fees - Bar 7	21,494.00	21,504.75	(10.75)	64,482.00	64,514.25	(32.25)	86,019.00
4070-04-00 Background Check Fee - Bar 4	-	-	-	200.00	-	200.00	-
4070-05-00 Background Check Fee - Bar 5	-	-	-	100.00	-	100.00	-
4070-06-00 Background Check Fee - Bar 6	-	-	-	150.00	-	150.00	-
4070-07-00 Background Check Fee - Bar 7	-	-	-	50.00	-	50.00	-
4199-04-00 Use of Surplus Funds - Bar 4	-	294.00	(294.00)	-	2,058.00	(2,058.00)	3,528.00
4199-05-00 Use of Surplus Funds - Bar 5	-	329.17	(329.17)	-	2,304.19	(2,304.19)	3,950.00
4199-06-00 Use of Surplus Funds - Bar 6	-	156.00	(156.00)	-	1,092.00	(1,092.00)	1,872.00
Total INCOME	\$246,230.26	\$246,851.17	(\$620.91)	\$740,645.39	\$743,670.19	(\$3,024.80)	\$993,638.00
Total OPERATING INCOME	\$246,230.26	\$246,851.17	(\$620.91)	\$740,645.39	\$743,670.19	(\$3,024.80)	\$993,638.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	16.33	16.33	-	114.31	114.31	196.00
5030-05-00 Legal - Bar 5	-	23.58	23.58	-	165.06	165.06	283.00
5030-06-00 Legal - Bar 6	-	23.58	23.58	-	165.06	165.06	283.00
5030-07-00 Legal - Bar 7	-	19.83	19.83	-	138.81	138.81	238.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	8.17	8.17	59.00	57.19	(1.81)	98.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	11.75	11.75	82.60	82.25	(0.35)	141.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	11.75	11.75	82.60	82.25	(0.35)	141.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	10.00	10.00	70.80	70.00	(0.80)	120.00
Total PROFESSIONAL	\$-	\$124.99	\$124.99	\$295.00	\$874.93	\$579.93	\$1,500.00
GENERAL / ADMINISTRATIVE							
5118-00-00 Fees to Division	-	-	-	61.25	-	(61.25)	-
5118-04-00 Fees to Division - Bar 4	-	8.17	8.17	238.32	57.19	(181.13)	98.00
5118-05-00 Fees to Division - Bar 5	-	11.75	11.75	104.00	82.25	(21.75)	141.00
5118-06-00 Fees to Division - Bar 6	-	11.75	11.75	104.00	82.25	(21.75)	141.00
5118-07-00 Fees to Division - Bar 7	-	10.00	10.00	88.00	70.00	(18.00)	120.00
5457-04-00 Office Expense - Bar 4	2.82	32.58	29.76	200.14	228.06	27.92	391.00
5457-05-00 Office Expense - Bar 5	3.95	47.08	43.13	337.43	329.56	(7.87)	565.00
5457-06-00 Office Expense - Bar 6	3.94	47.08	43.14	203.07	329.56	126.49	565.00
5457-07-00 Office Expense - Bar 7	3.39	39.92	36.53	164.40	279.44	115.04	479.00
5458-04-00 Website Expense - Bar 4	127.17	14.67	(112.50)	127.17	102.69	(24.48)	176.00
5458-05-00 Website Expense - Bar 5	183.70	21.17	(162.53)	183.70	148.19	(35.51)	254.00
5458-06-00 Website Expense - Bar 6	183.70	21.17	(162.53)	183.70	148.19	(35.51)	254.00
5458-07-00 Website Expense - Bar 7	155.43	18.00	(137.43)	155.43	126.00	(29.43)	216.00
Total GENERAL / ADMINISTRATIVE	\$664.10	\$283.34	(\$380.76)	\$2,150.61	\$1,983.38	(\$167.23)	\$3,400.00
INSURANCE							

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5550-04-00 INS Expense - Bar 4	\$-	\$4,244.50	\$4,244.50	\$34,697.12	\$29,711.50	(\$4,985.62)	\$50,934.00
5550-05-00 INS Expense - Bar 5	-	6,130.92	6,130.92	50,204.43	42,916.44	(7,287.99)	73,571.00
5550-06-00 INS Expense - Bar 6	-	6,130.92	6,130.92	50,204.43	42,916.44	(7,287.99)	73,571.00
5550-07-00 INS Expense - Bar 7	-	5,187.67	5,187.67	42,442.02	36,313.69	(6,128.33)	62,252.00
5551-04-00 INS - Flood - Bar 4	-	1,420.25	1,420.25	10,777.00	9,941.75	(835.25)	17,043.00
5551-05-00 INS - Flood - Bar 5	-	2,099.75	2,099.75	15,231.00	14,698.25	(532.75)	25,197.00
5551-06-00 INS - Flood - Bar 6	-	1,928.67	1,928.67	2,791.00	13,500.69	10,709.69	23,144.00
5551-07-00 INS - Flood - Bar 7	-	1,407.17	1,407.17	-	9,850.19	9,850.19	16,886.00
Total INSURANCE	\$-	\$28,549.85	\$28,549.85	\$206,347.00	\$199,848.95	(\$6,498.05)	\$342,598.00
UTILITIES							
5801-04-00 Electricity - Bar 4	88.98	97.83	8.85	635.14	684.81	49.67	1,174.00
5801-05-00 Electricity - Bar 5	119.78	141.33	21.55	850.18	989.31	139.13	1,696.00
5801-06-00 Electricity - Bar 6	149.28	141.33	(7.95)	1,054.74	989.31	(65.43)	1,696.00
5801-07-00 Electricity - Bar 7	119.93	119.50	(0.43)	847.78	836.50	(11.28)	1,434.00
5880-04-00 Water / Sewer -Bar 4	1,046.58	1,222.83	176.25	8,511.03	8,559.81	48.78	14,674.00
5880-05-00 Water / Sewer - Bar 5	1,464.55	1,766.33	301.78	11,986.30	12,364.31	378.01	21,196.00
5880-06-00 Water / Sewer - Bar 6	1,408.60	1,766.33	357.73	12,169.66	12,364.31	194.65	21,196.00
5880-07-00 Water / Sewer - Bar 7	1,272.35	1,494.50	222.15	9,935.93	10,461.50	525.57	17,934.00
Total UTILITIES	\$5,670.05	\$6,749.98	\$1,079.93	\$45,990.76	\$47,249.86	\$1,259.10	\$81,000.00
REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	-	407.58	407.58	2,533.26	2,853.06	319.80	4,891.00
6201-05-00 General Maintenance - Bar 5	-	588.75	588.75	1,370.54	4,121.25	2,750.71	7,065.00
6201-06-00 General Maintenance - Bar 6	-	588.75	588.75	1,566.54	4,121.25	2,554.71	7,065.00
6201-07-00 General Maintenance - Bar 7	-	498.25	498.25	1,623.16	3,487.75	1,864.59	5,979.00
6202-04-00 Fire Mgmt System - Bar 4	-	244.58	244.58	4,163.73	1,712.06	(2,451.67)	2,935.00
6202-05-00 Fire Mgmt System - Bar 5	-	353.25	353.25	7,352.40	2,472.75	(4,879.65)	4,239.00
6202-06-00 Fire Mgmt System - Bar 6	604.20	353.25	(250.95)	12,251.70	2,472.75	(9,778.95)	4,239.00
6202-07-00 Fire Mgmt System - Bar 7	371.00	298.92	(72.08)	7,112.31	2,092.44	(5,019.87)	3,587.00
6205-04-00 Janitorial Contract - Bar 4	645.65	244.58	(401.07)	1,936.95	1,712.06	(224.89)	2,935.00
6205-05-00 Janitorial Contract - Bar 5	932.61	353.25	(579.36)	2,797.83	2,472.75	(325.08)	4,239.00
6205-06-00 Janitorial Contract - Bar 6	932.61	353.25	(579.36)	2,797.83	2,472.75	(325.08)	4,239.00
6205-07-00 Janitorial Contract - Bar 7	789.13	298.92	(490.21)	2,367.39	2,092.44	(274.95)	3,587.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	912.94	912.94	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	1,318.94	1,318.94	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	1,318.94	1,318.94	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	1,115.94	1,115.94	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	-	-	-	550.00	-	(550.00)	-
6208-05-00 Sidewalks & Steps - Bar 5	-	-	-	790.00	-	(790.00)	-
6208-06-00 Sidewalks & Steps - Bar 6	-	-	-	790.00	-	(790.00)	-
6208-07-00 Sidewalks & Steps - Bar 7	-	-	-	670.00	-	(670.00)	-
6211-04-00 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	285.25	285.25	489.00
6211-05-00 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	412.44	412.44	707.00
6211-06-00 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	412.44	412.44	707.00
6211-07-00 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	348.25	348.25	597.00
6212-04-00 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	684.81	684.81	1,174.00
6212-05-00 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	989.31	989.31	1,696.00
6212-06-00 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	989.31	989.31	1,696.00
6212-07-00 Sidewalk Powerwashing - Bar 7	-	119.50	119.50	-	836.50	836.50	1,434.00
Total REPAIR /MAINTENANCE	\$4,275.20	\$5,958.34	\$1,683.14	\$50,673.64	\$41,708.38	(\$8,965.26)	\$71,500.00
RESERVE/MASTER TRANSFERS							
9001-04-00 Master Assoc Transfer Exp - Bar 4	17,599.11	17,594.75	(4.36)	52,792.97	52,784.25	(8.72)	70,379.00

Income Statement - Operating

The Barbados at Carrick Bend Circle Condominium Association, Inc.

07/31/2025

Date: 8/8/2025

Time: 12:06 am

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9001-05-00 Master Assoc Transfer Exp - Bar 5	\$25,413.94	\$25,414.75	\$0.81	\$76,242.63	\$76,244.25	\$1.62	\$101,659.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	25,413.94	25,414.75	0.81	76,242.63	76,244.25	1.62	101,659.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	21,502.01	21,504.75	2.74	64,508.77	64,514.25	5.48	86,019.00
9005-04-00 Transfer to Reserves - Bar 4	6,746.75	6,746.75	-	20,240.25	20,240.25	-	26,987.00
9005-05-00 Transfer to Reserves - Bar 5	9,300.25	9,300.25	-	27,900.75	27,900.75	-	37,201.00
9005-06-00 Transfer to Reserves - Bar 6	9,292.75	9,292.75	-	27,878.25	27,878.25	-	37,171.00
9005-07-00 Transfer to Reserves - Bar 7	8,141.00	8,141.25	0.25	24,423.00	24,423.75	0.75	32,565.00
Total RESERVE/MASTER TRANSFERS	\$123,409.75	\$123,410.00	\$0.25	\$370,229.25	\$370,230.00	\$0.75	\$493,640.00
Total OPERATING EXPENSE	\$134,019.10	\$165,076.50	\$31,057.40	\$675,686.26	\$661,895.50	(\$13,790.76)	\$993,638.00
Net Income:	\$112,211.16	\$81,774.67	\$30,436.49	\$64,959.13	\$81,774.69	(\$16,815.56)	\$0.00