



Financial Report Package

August 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 8/31/2025	Prior Month Balance at 07/31/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 195,186.21	\$ 207,434.63	\$ (12,248.42)
Total OPERATING ASSETS:	\$ 195,186.21	\$ 207,434.63	\$ (12,248.42)
Total Assets:	\$ 195,186.21	\$ 207,434.63	\$ (12,248.42)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ -	\$ 975.20	\$ (975.20)
Total CURRENT LIABILITIES:	\$ -	\$ 975.20	\$ (975.20)
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)	\$ 53,685.91	\$ 64,959.13	\$ (11,273.22)
Total Liabilities & Equity:	\$ 195,186.21	\$ 207,434.63	\$ (12,248.42)

	Current Balance at 8/31/2025	Prior Month Balance at 07/31/2025	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 76,374.93	\$ 76,250.11	\$ 124.82
Total BAR 4 RESERVE ASSETS:	\$ 76,374.93	\$ 76,250.11	\$ 124.82
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 125,016.82	\$ 124,812.52	\$ 204.30
Total BAR 5 RESERVE ASSETS:	\$ 125,016.82	\$ 124,812.52	\$ 204.30
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 133,830.20	\$ 133,611.49	\$ 218.71
Total BAR 6 RESERVE ASSETS:	\$ 133,830.20	\$ 133,611.49	\$ 218.71
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 96,701.60	\$ 96,543.57	\$ 158.03
Total BAR 7 RESERVE ASSETS:	\$ 96,701.60	\$ 96,543.57	\$ 158.03
Total Assets:	\$ 431,923.55	\$ 431,217.69	\$ 705.86
Liabilities & Equity			
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 14,636.25	\$ 14,636.25	\$ -
24-3003-04-00 RSV - Roof Bar 4	52,321.55	52,321.55	-
24-3006-04-00 RSV - Fire Equip Bar 4	6,499.83	6,499.83	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	2,917.30	2,792.48	124.82
Total BAR 4 RESERVE EQUITY:	\$ 76,374.93	\$ 76,250.11	\$ 124.82
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 20,982.25	\$ 20,982.25	\$ -
25-3003-05-00 RSV - Roof Bar 5	92,887.72	92,887.72	-
25-3006-05-00 RSV - Fire Equip Bar 5	6,499.76	6,499.76	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	4,647.09	4,442.79	204.30
Total BAR 5 RESERVE EQUITY:	\$ 125,016.82	\$ 124,812.52	\$ 204.30
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 21,143.50	\$ 21,143.50	\$ -
26-3003-06-00 RSV - Roof Bar 6	93,554.42	93,554.42	-
26-3006-06-00 RSV - Fire Equip Bar 6	9,999.83	9,999.83	-
26-3008-06-00 RSV - Unalloc Interest Bar 6	9,132.45	8,913.74	218.71
Total BAR 6 RESERVE EQUITY:	\$ 133,830.20	\$ 133,611.49	\$ 218.71
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 17,889.00	\$ 17,889.00	\$ -
27-3003-07-00 RSV - Roof Bar 7	63,568.34	63,568.34	-
27-3006-07-00 RSV - Fire Equip Bar 7	9,932.35	9,932.35	-
27-3008-07-00 RSV - Unalloc Interest Bar 7	5,311.91	5,153.88	158.03
Total BAR 7 RESERVE EQUITY:	\$ 96,701.60	\$ 96,543.57	\$ 158.03
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 431,923.55	\$ 431,217.69	\$ 705.86

Assets

OPERATING ASSETS		
10-1010-00-00 VNB OP 2353	\$195,186.21	
Total OPERATING ASSETS:		<u>\$195,186.21</u>
BAR 4 RESERVE ASSETS		
11-1214-00-00 VNB RSV 4 2013	76,374.93	
Total BAR 4 RESERVE ASSETS:		<u>\$76,374.93</u>
BAR 5 RESERVE ASSETS		
12-1215-00-00 VNB RSV 5 1874	125,016.82	
Total BAR 5 RESERVE ASSETS:		<u>\$125,016.82</u>
BAR 6 RESERVE ASSETS		
13-1216-00-00 VNB RSV 6 1866	133,830.20	
Total BAR 6 RESERVE ASSETS:		<u>\$133,830.20</u>
BAR 7 RESERVE ASSETS		
14-1217-00-00 VNB Bar 7 RSV 2005	96,701.60	
Total BAR 7 RESERVE ASSETS:		<u>\$96,701.60</u>
Total Assets:		<u>\$627,109.76</u>

Liabilities & Equity

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	2,917.30	
Total BAR 4 RESERVE EQUITY:		<u>\$76,374.93</u>
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	4,647.09	
Total BAR 5 RESERVE EQUITY:		<u>\$125,016.82</u>
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	9,132.45	
Total BAR 6 RESERVE EQUITY:		<u>\$133,830.20</u>
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	5,311.91	
Total BAR 7 RESERVE EQUITY:		<u>\$96,701.60</u>
OPERATING EQUITY		
30-3900-04-00 Ret Earnings - Prior Bar 4	21,405.52	
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:		\$141,500.30
Net Income Gain / Loss	\$53,685.91	
		\$53,685.91
Total Liabilities & Equity:		\$627,109.76

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	\$-	\$-	\$-	\$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	-
4050 Master Assoc Fees - Bar 4	-	-	-	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)	-	2,352.00	(2,352.00)	3,528.00
TOTAL INCOME	\$-	\$294.00	(\$294.00)	\$145,165.13	\$146,809.50	(\$1,644.37)	\$196,138.00
TOTAL INCOME	\$0.00	\$294.00	(\$294.00)	\$145,165.13	\$146,809.50	(\$1,644.37)	\$196,138.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 4	-	16.33	16.33	-	130.64	130.64	196.00
5110 Audit /Accounting Fees - Bar 4	-	8.17	8.17	59.00	65.36	6.36	98.00
TOTAL PROFESSIONAL	\$-	\$24.50	\$24.50	\$59.00	\$196.00	\$137.00	\$294.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	8.17	8.17	238.32	65.36	(172.96)	98.00
5457 Office Expense - Bar 4	2.70	32.58	29.88	202.84	260.64	57.80	391.00
5458 Website Expense - Bar 4	-	14.67	14.67	127.17	117.36	(9.81)	176.00
TOTAL GENERAL / ADMINISTRATIVE	\$2.70	\$55.42	\$52.72	\$568.33	\$443.36	(\$124.97)	\$665.00
INSURANCE							
5550 INS Expense - Bar 4	-	4,244.50	4,244.50	34,697.12	33,956.00	(741.12)	50,934.00
5551 INS - Flood - Bar 4	-	1,420.25	1,420.25	10,777.00	11,362.00	585.00	17,043.00
TOTAL INSURANCE	\$-	\$5,664.75	\$5,664.75	\$45,474.12	\$45,318.00	(\$156.12)	\$67,977.00
UTILITIES							
5801 Electricity - Bar 4	89.88	97.83	7.95	725.02	782.64	57.62	1,174.00
5880 Water / Sewer -Bar 4	990.63	1,222.83	232.20	9,501.66	9,782.64	280.98	14,674.00
TOTAL UTILITIES	\$1,080.51	\$1,320.66	\$240.15	\$10,226.68	\$10,565.28	\$338.60	\$15,848.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	-	407.58	407.58	2,533.26	3,260.64	727.38	4,891.00
6202 Fire Mgmt System - Bar 4	-	244.58	244.58	4,163.73	1,956.64	(2,207.09)	2,935.00
6205 Janitorial Contract - Bar 4	-	244.58	244.58	1,936.95	1,956.64	19.69	2,935.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	1,043.36	1,043.36	1,565.00
6208 Sidewalks & Steps - Bar 4	-	-	-	550.00	-	(550.00)	-
6211 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	326.00	326.00	489.00
6212 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	782.64	782.64	1,174.00
TOTAL REPAIR /MAINTENANCE	\$-	\$1,165.74	\$1,165.74	\$9,183.94	\$9,325.92	\$141.98	\$13,989.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 4	-	-	-	52,792.97	52,784.25	(8.72)	70,379.00
9005 Transfer to Reserves - Bar 4	-	-	-	20,240.25	20,240.25	-	26,987.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$73,033.22	\$73,024.50	(\$8.72)	\$97,366.00
TOTAL EXPENSES	\$1,083.21	\$8,231.07	\$7,147.86	\$138,545.29	\$138,873.06	\$327.77	\$196,139.00
NET ORDINARY INCOME	(\$1,083.21)	(\$7,937.07)	\$6,853.86	\$6,619.84	\$7,936.44	(\$1,316.60)	(\$1.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 5	\$-	\$-	\$-	\$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	-	-	-	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)	-	2,633.36	(2,633.36)	3,950.00
TOTAL INCOME	\$-	\$329.17	(\$329.17)	\$208,900.00	\$211,254.11	(\$2,354.11)	\$282,111.00
TOTAL INCOME	\$0.00	\$329.17	(\$329.17)	\$208,900.00	\$211,254.11	(\$2,354.11)	\$282,111.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 5	-	23.58	23.58	-	188.64	188.64	283.00
5110 Audit /Accounting Fees - Bar 5	-	11.75	11.75	82.60	94.00	11.40	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$82.60	\$282.64	\$200.04	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	11.75	11.75	104.00	94.00	(10.00)	141.00
5457 Office Expense - Bar 5	3.77	47.08	43.31	341.20	376.64	35.44	565.00
5458 Website Expense - Bar 5	-	21.17	21.17	183.70	169.36	(14.34)	254.00
TOTAL GENERAL / ADMINISTRATIVE	\$3.77	\$80.00	\$76.23	\$628.90	\$640.00	\$11.10	\$960.00
INSURANCE							
5550 INS Expense - Bar 5	-	6,130.92	6,130.92	50,204.43	49,047.36	(1,157.07)	73,571.00
5551 INS - Flood - Bar 5	4,732.00	2,099.75	(2,632.25)	19,963.00	16,798.00	(3,165.00)	25,197.00
TOTAL INSURANCE	\$4,732.00	\$8,230.67	\$3,498.67	\$70,167.43	\$65,845.36	(\$4,322.07)	\$98,768.00
UTILITIES							
5801 Electricity - Bar 5	120.41	141.33	20.92	970.59	1,130.64	160.05	1,696.00
5880 Water / Sewer - Bar 5	1,542.88	1,766.33	223.45	13,529.18	14,130.64	601.46	21,196.00
TOTAL UTILITIES	\$1,663.29	\$1,907.66	\$244.37	\$14,499.77	\$15,261.28	\$761.51	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	900.00	588.75	(311.25)	2,270.54	4,710.00	2,439.46	7,065.00
6202 Fire Mgmt System - Bar 5	-	353.25	353.25	7,352.40	2,826.00	(4,526.40)	4,239.00
6205 Janitorial Contract - Bar 5	-	353.25	353.25	2,797.83	2,826.00	28.17	4,239.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	1,507.36	1,507.36	2,261.00
6208 Sidewalks & Steps - Bar 5	-	-	-	790.00	-	(790.00)	-
6211 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	471.36	471.36	707.00
6212 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	1,130.64	1,130.64	1,696.00
TOTAL REPAIR /MAINTENANCE	\$900.00	\$1,683.92	\$783.92	\$13,210.77	\$13,471.36	\$260.59	\$20,207.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 5	-	-	-	76,242.63	76,244.25	1.62	101,659.00
9005 Transfer to Reserves - Bar 5	-	-	-	27,900.75	27,900.75	-	37,201.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$104,143.38	\$104,145.00	\$1.62	\$138,860.00
TOTAL EXPENSES	\$7,299.06	\$11,937.58	\$4,638.52	\$202,732.85	\$199,645.64	(\$3,087.21)	\$282,111.00
NET ORDINARY INCOME	(\$7,299.06)	(\$11,608.41)	\$4,309.35	\$6,167.15	\$11,608.47	(\$5,441.32)	\$0.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 6	\$-	\$-	\$-	\$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	-	-	-	130.26	-	130.26	-
4050 Master Assoc Fees - Bar 6	-	-	-	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)	-	1,248.00	(1,248.00)	1,872.00
TOTAL INCOME	\$-	\$156.00	(\$156.00)	\$209,680.26	\$209,865.00	(\$184.74)	\$280,028.00
TOTAL INCOME	\$0.00	\$156.00	(\$156.00)	\$209,680.26	\$209,865.00	(\$184.74)	\$280,028.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 6	-	23.58	23.58	-	188.64	188.64	283.00
5110 Audit /Accounting Fees - Bar 6	-	11.75	11.75	82.60	94.00	11.40	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$82.60	\$282.64	\$200.04	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	11.75	11.75	104.00	94.00	(10.00)	141.00
5457 Office Expense - Bar 6	3.77	47.08	43.31	206.84	376.64	169.80	565.00
5458 Website Expense - Bar 6	-	21.17	21.17	183.70	169.36	(14.34)	254.00
TOTAL GENERAL / ADMINISTRATIVE	\$3.77	\$80.00	\$76.23	\$494.54	\$640.00	\$145.46	\$960.00
INSURANCE							
5550 INS Expense - Bar 6	-	6,130.92	6,130.92	50,204.43	49,047.36	(1,157.07)	73,571.00
5551 INS - Flood - Bar 6	-	1,928.67	1,928.67	2,791.00	15,429.36	12,638.36	23,144.00
TOTAL INSURANCE	\$-	\$8,059.59	\$8,059.59	\$52,995.43	\$64,476.72	\$11,481.29	\$96,715.00
UTILITIES							
5801 Electricity - Bar 6	149.51	141.33	(8.18)	1,204.25	1,130.64	(73.61)	1,696.00
5880 Water / Sewer - Bar 6	1,430.98	1,766.33	335.35	13,600.64	14,130.64	530.00	21,196.00
TOTAL UTILITIES	\$1,580.49	\$1,907.66	\$327.17	\$14,804.89	\$15,261.28	\$456.39	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	-	588.75	588.75	1,566.54	4,710.00	3,143.46	7,065.00
6202 Fire Mgmt System - Bar 6	-	353.25	353.25	12,251.70	2,826.00	(9,425.70)	4,239.00
6205 Janitorial Contract - Bar 6	-	353.25	353.25	2,797.83	2,826.00	28.17	4,239.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	1,507.36	1,507.36	2,261.00
6208 Sidewalks & Steps - Bar 6	-	-	-	790.00	-	(790.00)	-
6211 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	471.36	471.36	707.00
6212 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	1,130.64	1,130.64	1,696.00
TOTAL REPAIR /MAINTENANCE	\$-	\$1,683.92	\$1,683.92	\$17,406.07	\$13,471.36	(\$3,934.71)	\$20,207.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 6	-	-	-	76,242.63	76,244.25	1.62	101,659.00
9005 Transfer to Reserves - Bar 6	-	-	-	27,878.25	27,878.25	-	37,171.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$104,120.88	\$104,122.50	\$1.62	\$138,830.00
TOTAL EXPENSES	\$1,584.26	\$11,766.50	\$10,182.24	\$189,904.41	\$198,254.50	\$8,350.09	\$280,028.00
NET ORDINARY INCOME	(\$1,584.26)	(\$11,610.50)	\$10,026.24	\$19,775.85	\$11,610.50	\$8,165.35	\$0.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 7	\$-	\$-	\$-	\$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	-	-	-	64,482.00	64,514.25	(32.25)	86,019.00
4070 Background Check Fee - Bar 7	-	-	-	50.00	-	50.00	-
TOTAL INCOME	\$-	\$-	\$-	\$176,900.00	\$176,520.75	\$379.25	\$235,361.00
TOTAL INCOME	\$0.00	\$-	\$-	\$176,900.00	\$176,520.75	\$379.25	\$235,361.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 7	-	19.83	19.83	-	158.64	158.64	238.00
5110 Audit /Accounting Fees - Bar 7	-	10.00	10.00	70.80	80.00	9.20	120.00
TOTAL PROFESSIONAL	\$-	\$29.83	\$29.83	\$70.80	\$238.64	\$167.84	\$358.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	10.00	10.00	88.00	80.00	(8.00)	120.00
5457 Office Expense - Bar 7	3.23	39.92	36.69	167.63	319.36	151.73	479.00
5458 Website Expense - Bar 7	-	18.00	18.00	155.43	144.00	(11.43)	216.00
TOTAL GENERAL / ADMINISTRATIVE	\$3.23	\$67.92	\$64.69	\$411.06	\$543.36	\$132.30	\$815.00
INSURANCE							
5550 INS Expense - Bar 7	-	5,187.67	5,187.67	42,442.02	41,501.36	(940.66)	62,252.00
5551 INS - Flood - Bar 7	-	1,407.17	1,407.17	-	11,257.36	11,257.36	16,886.00
TOTAL INSURANCE	\$-	\$6,594.84	\$6,594.84	\$42,442.02	\$52,758.72	\$10,316.70	\$79,138.00
UTILITIES							
5801 Electricity - Bar 7	120.63	119.50	(1.13)	968.41	956.00	(12.41)	1,434.00
5880 Water / Sewer - Bar 7	1,182.83	1,494.50	311.67	11,118.76	11,956.00	837.24	17,934.00
TOTAL UTILITIES	\$1,303.46	\$1,614.00	\$310.54	\$12,087.17	\$12,912.00	\$824.83	\$19,368.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	-	498.25	498.25	1,623.16	3,986.00	2,362.84	5,979.00
6202 Fire Mgmt System - Bar 7	-	298.92	298.92	7,112.31	2,391.36	(4,720.95)	3,587.00
6205 Janitorial Contract - Bar 7	-	298.92	298.92	2,367.39	2,391.36	23.97	3,587.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	1,275.36	1,275.36	1,913.00
6208 Sidewalks & Steps - Bar 7	-	-	-	670.00	-	(670.00)	-
6211 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	398.00	398.00	597.00
6212 Sidewalk Powerwashing - Bar 7	-	119.50	119.50	-	956.00	956.00	1,434.00
TOTAL REPAIR /MAINTENANCE	\$-	\$1,424.76	\$1,424.76	\$11,772.86	\$11,398.08	(\$374.78)	\$17,097.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 7	-	-	-	64,508.77	64,514.25	5.48	86,019.00
9005 Transfer to Reserves - Bar 7	-	-	-	24,423.00	24,423.75	0.75	32,565.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$88,931.77	\$88,938.00	\$6.23	\$118,584.00
TOTAL EXPENSES	\$1,306.69	\$9,731.35	\$8,424.66	\$155,715.68	\$166,788.80	\$11,073.12	\$235,360.00
NET ORDINARY INCOME	(\$1,306.69)	(\$9,731.35)	\$8,424.66	\$21,184.32	\$9,731.95	\$11,452.37	\$1.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
4000-04-00 Maint/ Rsv Fees - Bar 4	\$-	\$-	\$-	\$91,692.00	\$91,673.25	\$18.75	\$122,231.00
4000-05-00 Maint / Rsv Fees - Bar 5	-	-	-	132,444.00	132,376.50	67.50	176,502.00
4000-06-00 Maint / Rsv Fees - Bar 6	-	-	-	132,444.00	132,372.75	71.25	176,497.00
4000-07-00 Maint / Rsv Fees - Bar 7	-	-	-	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	-
4025-06-00 Late Fees - Bar 6	-	-	-	130.26	-	130.26	-
4050-04-00 Master Assoc Fees - Bar 4	-	-	-	52,758.00	52,784.25	(26.25)	70,379.00
4050-05-00 Master Assoc Fees - Bar 5	-	-	-	76,206.00	76,244.25	(38.25)	101,659.00
4050-06-00 Master Assoc Fees - Bar 6	-	-	-	76,206.00	76,244.25	(38.25)	101,659.00
4050-07-00 Master Assoc Fees - Bar 7	-	-	-	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)	-	2,352.00	(2,352.00)	3,528.00
4199-05-00 Use of Surplus Funds - Bar 5	-	329.17	(329.17)	-	2,633.36	(2,633.36)	3,950.00
4199-06-00 Use of Surplus Funds - Bar 6	-	156.00	(156.00)	-	1,248.00	(1,248.00)	1,872.00
Total INCOME	\$-	\$779.17	(\$779.17)	\$740,645.39	\$744,449.36	(\$3,803.97)	\$993,638.00
Total OPERATING INCOME	\$0.00	\$779.17	(\$779.17)	\$740,645.39	\$744,449.36	(\$3,803.97)	\$993,638.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	16.33	16.33	-	130.64	130.64	196.00
5030-05-00 Legal - Bar 5	-	23.58	23.58	-	188.64	188.64	283.00
5030-06-00 Legal - Bar 6	-	23.58	23.58	-	188.64	188.64	283.00
5030-07-00 Legal - Bar 7	-	19.83	19.83	-	158.64	158.64	238.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	8.17	8.17	59.00	65.36	6.36	98.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	11.75	11.75	82.60	94.00	11.40	141.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	11.75	11.75	82.60	94.00	11.40	141.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	10.00	10.00	70.80	80.00	9.20	120.00
Total PROFESSIONAL	\$-	\$124.99	\$124.99	\$295.00	\$999.92	\$704.92	\$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	65.36	(172.96)	98.00
5118-05-00 Fees to Division - Bar 5	-	11.75	11.75	104.00	94.00	(10.00)	141.00
5118-06-00 Fees to Division - Bar 6	-	11.75	11.75	104.00	94.00	(10.00)	141.00
5118-07-00 Fees to Division - Bar 7	-	10.00	10.00	88.00	80.00	(8.00)	120.00
5457-04-00 Office Expense - Bar 4	2.70	32.58	29.88	202.84	260.64	57.80	391.00
5457-05-00 Office Expense - Bar 5	3.77	47.08	43.31	341.20	376.64	35.44	565.00
5457-06-00 Office Expense - Bar 6	3.77	47.08	43.31	206.84	376.64	169.80	565.00
5457-07-00 Office Expense - Bar 7	3.23	39.92	36.69	167.63	319.36	151.73	479.00
5458-04-00 Website Expense - Bar 4	-	14.67	14.67	127.17	117.36	(9.81)	176.00
5458-05-00 Website Expense - Bar 5	-	21.17	21.17	183.70	169.36	(14.34)	254.00
5458-06-00 Website Expense - Bar 6	-	21.17	21.17	183.70	169.36	(14.34)	254.00
5458-07-00 Website Expense - Bar 7	-	18.00	18.00	155.43	144.00	(11.43)	216.00
Total GENERAL / ADMINISTRATIVE	\$13.47	\$283.34	\$269.87	\$2,164.08	\$2,266.72	\$102.64	\$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	\$33,956.00	(\$741.12)	\$50,934.00
5550-05-00 INS Expense - Bar 5	-	6,130.92	6,130.92	50,204.43	49,047.36	(1,157.07)	73,571.00
5550-06-00 INS Expense - Bar 6	-	6,130.92	6,130.92	50,204.43	49,047.36	(1,157.07)	73,571.00
5550-07-00 INS Expense - Bar 7	-	5,187.67	5,187.67	42,442.02	41,501.36	(940.66)	62,252.00
5551-04-00 INS - Flood - Bar 4	-	1,420.25	1,420.25	10,777.00	11,362.00	585.00	17,043.00
5551-05-00 INS - Flood - Bar 5	4,732.00	2,099.75	(2,632.25)	19,963.00	16,798.00	(3,165.00)	25,197.00
5551-06-00 INS - Flood - Bar 6	-	1,928.67	1,928.67	2,791.00	15,429.36	12,638.36	23,144.00
5551-07-00 INS - Flood - Bar 7	-	1,407.17	1,407.17	-	11,257.36	11,257.36	16,886.00
Total INSURANCE	\$4,732.00	\$28,549.85	\$23,817.85	\$211,079.00	\$228,398.80	\$17,319.80	\$342,598.00
UTILITIES							
5801-04-00 Electricity - Bar 4	89.88	97.83	7.95	725.02	782.64	57.62	1,174.00
5801-05-00 Electricity - Bar 5	120.41	141.33	20.92	970.59	1,130.64	160.05	1,696.00
5801-06-00 Electricity - Bar 6	149.51	141.33	(8.18)	1,204.25	1,130.64	(73.61)	1,696.00
5801-07-00 Electricity - Bar 7	120.63	119.50	(1.13)	968.41	956.00	(12.41)	1,434.00
5880-04-00 Water / Sewer -Bar 4	990.63	1,222.83	232.20	9,501.66	9,782.64	280.98	14,674.00
5880-05-00 Water / Sewer - Bar 5	1,542.88	1,766.33	223.45	13,529.18	14,130.64	601.46	21,196.00
5880-06-00 Water / Sewer - Bar 6	1,430.98	1,766.33	335.35	13,600.64	14,130.64	530.00	21,196.00
5880-07-00 Water / Sewer - Bar 7	1,182.83	1,494.50	311.67	11,118.76	11,956.00	837.24	17,934.00
Total UTILITIES	\$5,627.75	\$6,749.98	\$1,122.23	\$51,618.51	\$53,999.84	\$2,381.33	\$81,000.00
REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	-	407.58	407.58	2,533.26	3,260.64	727.38	4,891.00
6201-05-00 General Maintenance - Bar 5	900.00	588.75	(311.25)	2,270.54	4,710.00	2,439.46	7,065.00
6201-06-00 General Maintenance - Bar 6	-	588.75	588.75	1,566.54	4,710.00	3,143.46	7,065.00
6201-07-00 General Maintenance - Bar 7	-	498.25	498.25	1,623.16	3,986.00	2,362.84	5,979.00
6202-04-00 Fire Mgmt System - Bar 4	-	244.58	244.58	4,163.73	1,956.64	(2,207.09)	2,935.00
6202-05-00 Fire Mgmt System - Bar 5	-	353.25	353.25	7,352.40	2,826.00	(4,526.40)	4,239.00
6202-06-00 Fire Mgmt System - Bar 6	-	353.25	353.25	12,251.70	2,826.00	(9,425.70)	4,239.00
6202-07-00 Fire Mgmt System - Bar 7	-	298.92	298.92	7,112.31	2,391.36	(4,720.95)	3,587.00
6205-04-00 Janitorial Contract - Bar 4	-	244.58	244.58	1,936.95	1,956.64	19.69	2,935.00
6205-05-00 Janitorial Contract - Bar 5	-	353.25	353.25	2,797.83	2,826.00	28.17	4,239.00
6205-06-00 Janitorial Contract - Bar 6	-	353.25	353.25	2,797.83	2,826.00	28.17	4,239.00
6205-07-00 Janitorial Contract - Bar 7	-	298.92	298.92	2,367.39	2,391.36	23.97	3,587.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	1,043.36	1,043.36	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	1,507.36	1,507.36	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	1,507.36	1,507.36	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	1,275.36	1,275.36	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	-	326.00	326.00	489.00
6211-05-00 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	471.36	471.36	707.00
6211-06-00 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	471.36	471.36	707.00
6211-07-00 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	398.00	398.00	597.00
6212-04-00 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	782.64	782.64	1,174.00
6212-05-00 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	1,130.64	1,130.64	1,696.00
6212-06-00 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	1,130.64	1,130.64	1,696.00
6212-07-00 Sidewalk Powerwashing - Bar 7	-	119.50	119.50	-	956.00	956.00	1,434.00
Total REPAIR /MAINTENANCE	\$900.00	\$5,958.34	\$5,058.34	\$51,573.64	\$47,666.72	(\$3,906.92)	\$71,500.00
RESERVE/MASTER TRANSFERS							
9001-04-00 Master Assoc Transfer Exp - Bar 4	-	-	-	52,792.97	52,784.25	(8.72)	70,379.00

Income Statement - Operating

The Barbados at Carrick Bend Circle Condominium Association, Inc.

08/31/2025

Date: 9/9/2025

Time: 12:00 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	\$-	\$-	\$-	\$76,242.63	\$76,244.25	\$1.62	\$101,659.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	-	-	-	76,242.63	76,244.25	1.62	101,659.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	-	-	-	64,508.77	64,514.25	5.48	86,019.00
9005-04-00 Transfer to Reserves - Bar 4	-	-	-	20,240.25	20,240.25	-	26,987.00
9005-05-00 Transfer to Reserves - Bar 5	-	-	-	27,900.75	27,900.75	-	37,201.00
9005-06-00 Transfer to Reserves - Bar 6	-	-	-	27,878.25	27,878.25	-	37,171.00
9005-07-00 Transfer to Reserves - Bar 7	-	-	-	24,423.00	24,423.75	0.75	32,565.00
Total RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$370,229.25	\$370,230.00	\$0.75	\$493,640.00
Total OPERATING EXPENSE	\$11,273.22	\$41,666.50	\$30,393.28	\$686,959.48	\$703,562.00	\$16,602.52	\$993,638.00
Net Income:	(\$11,273.22)	(\$40,887.33)	\$29,614.11	\$53,685.91	\$40,887.36	\$12,798.55	\$0.00