



Financial Report Package

May 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 5/31/2025	Prior Month Balance at 04/30/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 108,185.07	\$ 127,607.48	\$ (19,422.41)
Total OPERATING ASSETS:	\$ 108,185.07	\$ 127,607.48	\$ (19,422.41)
CURRENT ASSETS			
15-1400-00-00 Accounts Receivable	\$ -	\$ 2,675.00	\$ (2,675.00)
Total CURRENT ASSETS:	\$ -	\$ 2,675.00	\$ (2,675.00)
Total Assets:	\$ 108,185.07	\$ 130,282.48	\$ (22,097.41)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 25.46	\$ 8.00	\$ 17.46
20-2200-00-00 PPD Maintenance Fees	2,675.00	2,675.00	-
Total CURRENT LIABILITIES:	\$ 2,700.46	\$ 2,683.00	\$ 17.46
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)	\$ (36,015.69)	\$ (13,900.82)	\$ (22,114.87)
Total Liabilities & Equity:	\$ 108,185.07	\$ 130,282.48	\$ (22,097.41)

	Current Balance at 5/31/2025	Prior Month Balance at 04/30/2025	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 69,365.46	\$ 69,296.22	\$ 69.24
Total BAR 4 RESERVE ASSETS:	\$ 69,365.46	\$ 69,296.22	\$ 69.24
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 115,284.34	\$ 115,169.27	\$ 115.07
Total BAR 5 RESERVE ASSETS:	\$ 115,284.34	\$ 115,169.27	\$ 115.07
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 124,073.90	\$ 123,950.06	\$ 123.84
Total BAR 6 RESERVE ASSETS:	\$ 124,073.90	\$ 123,950.06	\$ 123.84
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 88,227.46	\$ 88,139.40	\$ 88.06
Total BAR 7 RESERVE ASSETS:	\$ 88,227.46	\$ 88,139.40	\$ 88.06
Total Assets:	\$ 396,951.16	\$ 396,554.95	\$ 396.21
Liabilities & Equity			
BAR 4 RESERVE EQUITY			
24-3002-04-00 RSV - Painting Bar 4	\$ 13,513.50	\$ 13,513.50	\$ -
24-3003-04-00 RSV - Roof Bar 4	46,697.55	46,697.55	-
24-3006-04-00 RSV - Fire Equip Bar 4	6,499.83	6,499.83	-
24-3008-04-00 RSV - Unalloc Interest Bar 4	2,654.58	2,585.34	69.24
Total BAR 4 RESERVE EQUITY:	\$ 69,365.46	\$ 69,296.22	\$ 69.24
BAR 5 RESERVE EQUITY			
25-3002-05-00 RSV - Painting Bar 5	\$ 19,347.50	\$ 19,347.50	\$ -
25-3003-05-00 RSV - Roof Bar 5	85,222.22	85,222.22	-
25-3006-05-00 RSV - Fire Equip Bar 5	6,499.76	6,499.76	-
25-3008-05-00 RSV - Unalloc Interest Bar 5	4,214.86	4,099.79	115.07
Total BAR 5 RESERVE EQUITY:	\$ 115,284.34	\$ 115,169.27	\$ 115.07
BAR 6 RESERVE EQUITY			
26-3002-06-00 RSV - Painting Bar 6	\$ 19,522.00	\$ 19,522.00	\$ -
26-3003-06-00 RSV - Roof Bar 6	85,883.17	85,883.17	-
26-3006-06-00 RSV - Fire Equip Bar 6	9,999.83	9,999.83	-
26-3008-06-00 RSV - Unalloc Interest Bar 6	8,668.90	8,545.06	123.84
Total BAR 6 RESERVE EQUITY:	\$ 124,073.90	\$ 123,950.06	\$ 123.84
BAR 7 RESERVE EQUITY			
27-3002-07-00 RSV - Painting Bar 7	\$ 16,517.00	\$ 16,517.00	\$ -
27-3003-07-00 RSV - Roof Bar 7	56,776.84	56,776.84	-
27-3006-07-00 RSV - Fire Equip Bar 7	9,954.85	9,954.85	-
27-3008-07-00 RSV - Unalloc Interest Bar 7	4,978.77	4,890.71	88.06
Total BAR 7 RESERVE EQUITY:	\$ 88,227.46	\$ 88,139.40	\$ 88.06
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 396,951.16	\$ 396,554.95	\$ 396.21

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 2353 \$108,185.07

Total OPERATING ASSETS: \$108,185.07

BAR 4 RESERVE ASSETS

11-1214-00-00 VNB RSV 4 2013 69,365.46

Total BAR 4 RESERVE ASSETS: \$69,365.46

BAR 5 RESERVE ASSETS

12-1215-00-00 VNB RSV 5 1874 115,284.34

Total BAR 5 RESERVE ASSETS: \$115,284.34

BAR 6 RESERVE ASSETS

13-1216-00-00 VNB RSV 6 1866 124,073.90

Total BAR 6 RESERVE ASSETS: \$124,073.90

BAR 7 RESERVE ASSETS

14-1217-00-00 VNB Bar 7 RSV 2005 88,227.46

Total BAR 7 RESERVE ASSETS: \$88,227.46

Total Assets: \$505,136.23

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 25.46

20-2200-00-00 PPD Maintenance Fees 2,675.00

Total CURRENT LIABILITIES: \$2,700.46

BAR 4 RESERVE EQUITY

24-3002-04-00 RSV - Painting Bar 4 13,513.50

24-3003-04-00 RSV - Roof Bar 4 46,697.55

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

24-3008-04-00 RSV - Unalloc Interest Bar 4 2,654.58

Total BAR 4 RESERVE EQUITY: \$69,365.46

BAR 5 RESERVE EQUITY

25-3002-05-00 RSV - Painting Bar 5 19,347.50

25-3003-05-00 RSV - Roof Bar 5 85,222.22

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

25-3008-05-00 RSV - Unalloc Interest Bar 5 4,214.86

Total BAR 5 RESERVE EQUITY: \$115,284.34

BAR 6 RESERVE EQUITY

26-3002-06-00 RSV - Painting Bar 6 19,522.00

26-3003-06-00 RSV - Roof Bar 6 85,883.17

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

26-3008-06-00 RSV - Unalloc Interest Bar 6 8,668.90

Total BAR 6 RESERVE EQUITY: \$124,073.90

BAR 7 RESERVE EQUITY

27-3002-07-00 RSV - Painting Bar 7 16,517.00

27-3003-07-00 RSV - Roof Bar 7 56,776.84

27-3006-07-00 RSV - Fire Equip Bar 7 9,954.85

27-3008-07-00 RSV - Unalloc Interest Bar 7 4,978.77

Total BAR 7 RESERVE EQUITY: \$88,227.46

OPERATING EQUITY

Balance Sheet

The Barbados at Carrick Bend Circle Condominium Association, Inc.

End Date: 05/31/2025

Date: 6/10/2025

Time: 12:11 am

Page: 2

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	(36,015.69)	
			(\$36,015.69)
Total Liabilities & Equity:			\$505,136.23

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 Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - Bar 4	\$-	\$-	\$-	\$61,128.00	\$61,115.50	\$12.50	\$122,231.00
4005 Application Fees - Bar 4	150.00	-	150.00	450.00	-	450.00	-
4050 Master Assoc Fees - Bar 4	-	-	-	35,172.00	35,189.50	(17.50)	70,379.00
4070 Background Check Fee - Bar 4	100.00	-	100.00	200.00	-	200.00	-
4199 Use of Surplus Funds - Bar 4	-	294.00	(294.00)	-	1,470.00	(1,470.00)	3,528.00
TOTAL INCOME	\$250.00	\$294.00	(\$44.00)	\$96,950.00	\$97,775.00	(\$825.00)	\$196,138.00
TOTAL INCOME	\$250.00	\$294.00	(\$44.00)	\$96,950.00	\$97,775.00	(\$825.00)	\$196,138.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 4	-	16.33	16.33	-	81.65	81.65	196.00
5110 Audit /Accounting Fees - Bar 4	-	8.17	8.17	59.00	40.85	(18.15)	98.00
TOTAL PROFESSIONAL	\$-	\$24.50	\$24.50	\$59.00	\$122.50	\$63.50	\$294.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	8.17	8.17	238.32	40.85	(197.47)	98.00
5457 Office Expense - Bar 4	11.09	32.58	21.49	133.28	162.90	29.62	391.00
5458 Website Expense - Bar 4	-	14.67	14.67	-	73.35	73.35	176.00
TOTAL GENERAL / ADMINISTRATIVE	\$11.09	\$55.42	\$44.33	\$371.60	\$277.10	(\$94.50)	\$665.00
INSURANCE							
5550 INS Expense - Bar 4	450.00	4,244.50	3,794.50	34,697.12	21,222.50	(13,474.62)	50,934.00
5551 INS - Flood - Bar 4	-	1,420.25	1,420.25	10,777.00	7,101.25	(3,675.75)	17,043.00
TOTAL INSURANCE	\$450.00	\$5,664.75	\$5,214.75	\$45,474.12	\$28,323.75	(\$17,150.37)	\$67,977.00
UTILITIES							
5801 Electricity - Bar 4	90.20	97.83	7.63	455.84	489.15	33.31	1,174.00
5880 Water / Sewer -Bar 4	1,272.54	1,222.83	(49.71)	6,429.06	6,114.15	(314.91)	14,674.00
TOTAL UTILITIES	\$1,362.74	\$1,320.66	(\$42.08)	\$6,884.90	\$6,603.30	(\$281.60)	\$15,848.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	1,570.50	407.58	(1,162.92)	2,117.50	2,037.90	(79.60)	4,891.00
6202 Fire Mgmt System - Bar 4	2,190.58	244.58	(1,946.00)	4,163.73	1,222.90	(2,940.83)	2,935.00
6205 Janitorial Contract - Bar 4	-	244.58	244.58	1,291.30	1,222.90	(68.40)	2,935.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	652.10	652.10	1,565.00
6208 Sidewalks & Steps - Bar 4	-	-	-	550.00	-	(550.00)	-
6211 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	203.75	203.75	489.00
6212 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	489.15	489.15	1,174.00
TOTAL REPAIR /MAINTENANCE	\$3,761.08	\$1,165.74	(\$2,595.34)	\$8,122.53	\$5,828.70	(\$2,293.83)	\$13,989.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 4	-	-	-	35,193.86	35,189.50	(4.36)	70,379.00
9005 Transfer to Reserves - Bar 4	-	-	-	13,493.50	13,493.50	-	26,987.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$48,687.36	\$48,683.00	(\$4.36)	\$97,366.00
TOTAL EXPENSES	\$5,584.91	\$8,231.07	\$2,646.16	\$109,599.51	\$89,838.35	(\$19,761.16)	\$196,139.00
NET ORDINARY INCOME	(\$5,334.91)	(\$7,937.07)	\$2,602.16	(\$12,649.51)	\$7,936.65	(\$20,586.16)	(\$1.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 5	\$-	\$-	\$-	\$88,296.00	\$88,251.00	\$45.00	\$176,502.00
4005 Application Fees - Bar 5	-	-	-	150.00	-	150.00	-
4050 Master Assoc Fees - Bar 5	-	-	-	50,804.00	50,829.50	(25.50)	101,659.00
4070 Background Check Fee - Bar 5	-	-	-	100.00	-	100.00	-
4199 Use of Surplus Funds - Bar 5	-	329.17	(329.17)	-	1,645.85	(1,645.85)	3,950.00
TOTAL INCOME	\$-	\$329.17	(\$329.17)	\$139,350.00	\$140,726.35	(\$1,376.35)	\$282,111.00
TOTAL INCOME	\$0.00	\$329.17	(\$329.17)	\$139,350.00	\$140,726.35	(\$1,376.35)	\$282,111.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 5	-	23.58	23.58	-	117.90	117.90	283.00
5110 Audit /Accounting Fees - Bar 5	-	11.75	11.75	82.60	58.75	(23.85)	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$82.60	\$176.65	\$94.05	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	11.75	11.75	104.00	58.75	(45.25)	141.00
5457 Office Expense - Bar 5	129.26	47.08	(82.18)	328.95	235.40	(93.55)	565.00
5458 Website Expense - Bar 5	-	21.17	21.17	-	105.85	105.85	254.00
TOTAL GENERAL / ADMINISTRATIVE	\$129.26	\$80.00	(\$49.26)	\$432.95	\$400.00	(\$32.95)	\$960.00
INSURANCE							
5550 INS Expense - Bar 5	750.00	6,130.92	5,380.92	50,204.43	30,654.60	(19,549.83)	73,571.00
5551 INS - Flood - Bar 5	-	2,099.75	2,099.75	11,982.00	10,498.75	(1,483.25)	25,197.00
TOTAL INSURANCE	\$750.00	\$8,230.67	\$7,480.67	\$62,186.43	\$41,153.35	(\$21,033.08)	\$98,768.00
UTILITIES							
5801 Electricity - Bar 5	121.00	141.33	20.33	609.17	706.65	97.48	1,696.00
5880 Water / Sewer - Bar 5	1,733.11	1,766.33	33.22	8,967.68	8,831.65	(136.03)	21,196.00
TOTAL UTILITIES	\$1,854.11	\$1,907.66	\$53.55	\$9,576.85	\$9,538.30	(\$38.55)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	-	588.75	588.75	770.00	2,943.75	2,173.75	7,065.00
6202 Fire Mgmt System - Bar 5	3,644.52	353.25	(3,291.27)	7,352.40	1,766.25	(5,586.15)	4,239.00
6205 Janitorial Contract - Bar 5	-	353.25	353.25	1,865.22	1,766.25	(98.97)	4,239.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	942.10	942.10	2,261.00
6208 Sidewalks & Steps - Bar 5	-	-	-	790.00	-	(790.00)	-
6211 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	294.60	294.60	707.00
6212 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	706.65	706.65	1,696.00
TOTAL REPAIR /MAINTENANCE	\$3,644.52	\$1,683.92	(\$1,960.60)	\$10,777.62	\$8,419.60	(\$2,358.02)	\$20,207.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 5	-	-	-	50,828.69	50,829.50	0.81	101,659.00
9005 Transfer to Reserves - Bar 5	-	-	-	18,600.50	18,600.50	-	37,201.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$69,429.19	\$69,430.00	\$0.81	\$138,860.00
TOTAL EXPENSES	\$6,377.89	\$11,937.58	\$5,559.69	\$152,485.64	\$129,117.90	(\$23,367.74)	\$282,111.00
NET ORDINARY INCOME	(\$6,377.89)	(\$11,608.41)	\$5,230.52	(\$13,135.64)	\$11,608.45	(\$24,744.09)	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 6	\$-	\$-	\$-	\$88,296.00	\$88,248.50	\$47.50	\$176,497.00
4005 Application Fees Bar 6	150.00	-	150.00	600.00	-	600.00	-
4025 Late Fees - Bar 6	-	-	-	65.13	-	65.13	-
4050 Master Assoc Fees - Bar 6	-	-	-	50,804.00	50,829.50	(25.50)	101,659.00
4070 Background Check Fee - Bar 6	100.00	-	100.00	150.00	-	150.00	-
4199 Use of Surplus Funds - Bar 6	-	156.00	(156.00)	-	780.00	(780.00)	1,872.00
TOTAL INCOME	\$250.00	\$156.00	\$94.00	\$139,915.13	\$139,858.00	\$57.13	\$280,028.00
TOTAL INCOME	\$250.00	\$156.00	\$94.00	\$139,915.13	\$139,858.00	\$57.13	\$280,028.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 6	-	23.58	23.58	-	117.90	117.90	283.00
5110 Audit /Accounting Fees - Bar 6	-	11.75	11.75	82.60	58.75	(23.85)	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$82.60	\$176.65	\$94.05	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	11.75	11.75	104.00	58.75	(45.25)	141.00
5457 Office Expense - Bar 6	4.32	47.08	42.76	91.09	235.40	144.31	565.00
5458 Website Expense - Bar 6	-	21.17	21.17	-	105.85	105.85	254.00
TOTAL GENERAL / ADMINISTRATIVE	\$4.32	\$80.00	\$75.68	\$195.09	\$400.00	\$204.91	\$960.00
INSURANCE							
5550 INS Expense - Bar 6	750.00	6,130.92	5,380.92	50,204.43	30,654.60	(19,549.83)	73,571.00
5551 INS - Flood - Bar 6	-	1,928.67	1,928.67	2,791.00	9,643.35	6,852.35	23,144.00
TOTAL INSURANCE	\$750.00	\$8,059.59	\$7,309.59	\$52,995.43	\$40,297.95	(\$12,697.48)	\$96,715.00
UTILITIES							
5801 Electricity - Bar 6	151.08	141.33	(9.75)	755.02	706.65	(48.37)	1,696.00
5880 Water / Sewer - Bar 6	1,923.34	1,766.33	(157.01)	9,274.13	8,831.65	(442.48)	21,196.00
TOTAL UTILITIES	\$2,074.42	\$1,907.66	(\$166.76)	\$10,029.15	\$9,538.30	(\$490.85)	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	-	588.75	588.75	966.00	2,943.75	1,977.75	7,065.00
6202 Fire Mgmt System - Bar 6	3,163.32	353.25	(2,810.07)	11,647.50	1,766.25	(9,881.25)	4,239.00
6205 Janitorial Contract - Bar 6	-	353.25	353.25	1,865.22	1,766.25	(98.97)	4,239.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	942.10	942.10	2,261.00
6208 Sidewalks & Steps - Bar 6	-	-	-	790.00	-	(790.00)	-
6211 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	294.60	294.60	707.00
6212 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	706.65	706.65	1,696.00
TOTAL REPAIR /MAINTENANCE	\$3,163.32	\$1,683.92	(\$1,479.40)	\$15,268.72	\$8,419.60	(\$6,849.12)	\$20,207.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 6	-	-	-	50,828.69	50,829.50	0.81	101,659.00
9005 Transfer to Reserves - Bar 6	-	-	-	18,585.50	18,585.50	-	37,171.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$69,414.19	\$69,415.00	\$0.81	\$138,830.00
TOTAL EXPENSES	\$5,992.06	\$11,766.50	\$5,774.44	\$147,985.18	\$128,247.50	(\$19,737.68)	\$280,028.00
NET ORDINARY INCOME	(\$5,742.06)	(\$11,610.50)	\$5,868.44	(\$8,070.05)	\$11,610.50	(\$19,680.55)	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - Bar 7	\$-	\$-	\$-	\$74,712.00	\$74,671.00	\$41.00	\$149,342.00
4005 Application Fees - Bar 7	150.00	-	150.00	300.00	-	300.00	-
4050 Master Assoc Fees - Bar 7	-	-	-	42,988.00	43,009.50	(21.50)	86,019.00
4070 Background Check Fee - Bar 7	-	-	-	50.00	-	50.00	-
TOTAL INCOME	\$150.00	\$-	\$150.00	\$118,050.00	\$117,680.50	\$369.50	\$235,361.00
TOTAL INCOME	\$150.00	\$-	\$150.00	\$118,050.00	\$117,680.50	\$369.50	\$235,361.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 7	-	19.83	19.83	-	99.15	99.15	238.00
5110 Audit /Accounting Fees - Bar 7	-	10.00	10.00	70.80	50.00	(20.80)	120.00
TOTAL PROFESSIONAL	\$-	\$29.83	\$29.83	\$70.80	\$149.15	\$78.35	\$358.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	10.00	10.00	88.00	50.00	(38.00)	120.00
5457 Office Expense - Bar 7	6.22	39.92	33.70	157.12	199.60	42.48	479.00
5458 Website Expense - Bar 7	-	18.00	18.00	-	90.00	90.00	216.00
TOTAL GENERAL / ADMINISTRATIVE	\$6.22	\$67.92	\$61.70	\$245.12	\$339.60	\$94.48	\$815.00
INSURANCE							
5550 INS Expense - Bar 7	600.00	5,187.67	4,587.67	42,442.02	25,938.35	(16,503.67)	62,252.00
5551 INS - Flood - Bar 7	-	1,407.17	1,407.17	-	7,035.85	7,035.85	16,886.00
TOTAL INSURANCE	\$600.00	\$6,594.84	\$5,994.84	\$42,442.02	\$32,974.20	(\$9,467.82)	\$79,138.00
UTILITIES							
5801 Electricity - Bar 7	120.78	119.50	(1.28)	606.74	597.50	(9.24)	1,434.00
5880 Water / Sewer - Bar 7	1,406.63	1,494.50	87.87	7,391.23	7,472.50	81.27	17,934.00
TOTAL UTILITIES	\$1,527.41	\$1,614.00	\$86.59	\$7,997.97	\$8,070.00	\$72.03	\$19,368.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	-	498.25	498.25	1,115.00	2,491.25	1,376.25	5,979.00
6202 Fire Mgmt System - Bar 7	2,676.38	298.92	(2,377.46)	6,741.31	1,494.60	(5,246.71)	3,587.00
6205 Janitorial Contract - Bar 7	-	298.92	298.92	1,578.26	1,494.60	(83.66)	3,587.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	797.10	797.10	1,913.00
6208 Sidewalks & Steps - Bar 7	-	-	-	670.00	-	(670.00)	-
6211 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	248.75	248.75	597.00
6212 Sidewalk Powerwashing - Bar 7	-	119.50	119.50	-	597.50	597.50	1,434.00
TOTAL REPAIR /MAINTENANCE	\$2,676.38	\$1,424.76	(\$1,251.62)	\$10,104.57	\$7,123.80	(\$2,980.77)	\$17,097.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - Bar 7	-	-	-	43,006.76	43,009.50	2.74	86,019.00
9005 Transfer to Reserves - Bar 7	-	-	-	16,282.00	16,282.50	0.50	32,565.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$59,288.76	\$59,292.00	\$3.24	\$118,584.00
TOTAL EXPENSES	\$4,810.01	\$9,731.35	\$4,921.34	\$120,149.24	\$107,948.75	(\$12,200.49)	\$235,360.00
NET ORDINARY INCOME	(\$4,660.01)	(\$9,731.35)	\$5,071.34	(\$2,099.24)	\$9,731.75	(\$11,830.99)	\$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	\$-	\$-	\$-	\$61,128.00	\$61,115.50	\$12.50	\$122,231.00
4000-05-00 Maint / Rsv Fees - Bar 5	-	-	-	88,296.00	88,251.00	45.00	176,502.00
4000-06-00 Maint / Rsv Fees - Bar 6	-	-	-	88,296.00	88,248.50	47.50	176,497.00
4000-07-00 Maint / Rsv Fees - Bar 7	-	-	-	74,712.00	74,671.00	41.00	149,342.00
4005-04-00 Application Fees - Bar 4	150.00	-	150.00	450.00	-	450.00	-
4005-05-00 Application Fees - Bar 5	-	-	-	150.00	-	150.00	-
4005-06-00 Application Fees Bar 6	150.00	-	150.00	600.00	-	600.00	-
4005-07-00 Application Fees - Bar 7	150.00	-	150.00	300.00	-	300.00	-
4025-06-00 Late Fees - Bar 6	-	-	-	65.13	-	65.13	-
4050-04-00 Master Assoc Fees - Bar 4	-	-	-	35,172.00	35,189.50	(17.50)	70,379.00
4050-05-00 Master Assoc Fees - Bar 5	-	-	-	50,804.00	50,829.50	(25.50)	101,659.00
4050-06-00 Master Assoc Fees - Bar 6	-	-	-	50,804.00	50,829.50	(25.50)	101,659.00
4050-07-00 Master Assoc Fees - Bar 7	-	-	-	42,988.00	43,009.50	(21.50)	86,019.00
4070-04-00 Background Check Fee - Bar 4	100.00	-	100.00	200.00	-	200.00	-
4070-05-00 Background Check Fee - Bar 5	-	-	-	100.00	-	100.00	-
4070-06-00 Background Check Fee - Bar 6	100.00	-	100.00	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)	-	1,470.00	(1,470.00)	3,528.00
4199-05-00 Use of Surplus Funds - Bar 5	-	329.17	(329.17)	-	1,645.85	(1,645.85)	3,950.00
4199-06-00 Use of Surplus Funds - Bar 6	-	156.00	(156.00)	-	780.00	(780.00)	1,872.00
Total INCOME	\$650.00	\$779.17	(\$129.17)	\$494,265.13	\$496,039.85	(\$1,774.72)	\$993,638.00
Total OPERATING INCOME	\$650.00	\$779.17	(\$129.17)	\$494,265.13	\$496,039.85	(\$1,774.72)	\$993,638.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	16.33	16.33	-	81.65	81.65	196.00
5030-05-00 Legal - Bar 5	-	23.58	23.58	-	117.90	117.90	283.00
5030-06-00 Legal - Bar 6	-	23.58	23.58	-	117.90	117.90	283.00
5030-07-00 Legal - Bar 7	-	19.83	19.83	-	99.15	99.15	238.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	8.17	8.17	59.00	40.85	(18.15)	98.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	11.75	11.75	82.60	58.75	(23.85)	141.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	11.75	11.75	82.60	58.75	(23.85)	141.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	10.00	10.00	70.80	50.00	(20.80)	120.00
Total PROFESSIONAL	\$-	\$124.99	\$124.99	\$295.00	\$624.95	\$329.95	\$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	40.85	(197.47)	98.00
5118-05-00 Fees to Division - Bar 5	-	11.75	11.75	104.00	58.75	(45.25)	141.00
5118-06-00 Fees to Division - Bar 6	-	11.75	11.75	104.00	58.75	(45.25)	141.00
5118-07-00 Fees to Division - Bar 7	-	10.00	10.00	88.00	50.00	(38.00)	120.00
5457-04-00 Office Expense - Bar 4	11.09	32.58	21.49	133.28	162.90	29.62	391.00
5457-05-00 Office Expense - Bar 5	129.26	47.08	(82.18)	328.95	235.40	(93.55)	565.00
5457-06-00 Office Expense - Bar 6	4.32	47.08	42.76	91.09	235.40	144.31	565.00
5457-07-00 Office Expense - Bar 7	6.22	39.92	33.70	157.12	199.60	42.48	479.00
5458-04-00 Website Expense - Bar 4	-	14.67	14.67	-	73.35	73.35	176.00
5458-05-00 Website Expense - Bar 5	-	21.17	21.17	-	105.85	105.85	254.00
5458-06-00 Website Expense - Bar 6	-	21.17	21.17	-	105.85	105.85	254.00
5458-07-00 Website Expense - Bar 7	-	18.00	18.00	-	90.00	90.00	216.00
Total GENERAL / ADMINISTRATIVE	\$150.89	\$283.34	\$132.45	\$1,306.01	\$1,416.70	\$110.69	\$3,400.00
INSURANCE							
5550-04-00 INS Expense - Bar 4	450.00	4,244.50	3,794.50	34,697.12	21,222.50	(13,474.62)	50,934.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5550-05-00 INS Expense - Bar 5	\$750.00	\$6,130.92	\$5,380.92	\$50,204.43	\$30,654.60	(\$19,549.83)	\$73,571.00
5550-06-00 INS Expense - Bar 6	750.00	6,130.92	5,380.92	50,204.43	30,654.60	(19,549.83)	73,571.00
5550-07-00 INS Expense - Bar 7	600.00	5,187.67	4,587.67	42,442.02	25,938.35	(16,503.67)	62,252.00
5551-04-00 INS - Flood - Bar 4	-	1,420.25	1,420.25	10,777.00	7,101.25	(3,675.75)	17,043.00
5551-05-00 INS - Flood - Bar 5	-	2,099.75	2,099.75	11,982.00	10,498.75	(1,483.25)	25,197.00
5551-06-00 INS - Flood - Bar 6	-	1,928.67	1,928.67	2,791.00	9,643.35	6,852.35	23,144.00
5551-07-00 INS - Flood - Bar 7	-	1,407.17	1,407.17	-	7,035.85	7,035.85	16,886.00
Total INSURANCE	\$2,550.00	\$28,549.85	\$25,999.85	\$203,098.00	\$142,749.25	(\$60,348.75)	\$342,598.00
UTILITIES							
5801-04-00 Electricity - Bar 4	90.20	97.83	7.63	455.84	489.15	33.31	1,174.00
5801-05-00 Electricity - Bar 5	121.00	141.33	20.33	609.17	706.65	97.48	1,696.00
5801-06-00 Electricity - Bar 6	151.08	141.33	(9.75)	755.02	706.65	(48.37)	1,696.00
5801-07-00 Electricity - Bar 7	120.78	119.50	(1.28)	606.74	597.50	(9.24)	1,434.00
5880-04-00 Water / Sewer -Bar 4	1,272.54	1,222.83	(49.71)	6,429.06	6,114.15	(314.91)	14,674.00
5880-05-00 Water / Sewer - Bar 5	1,733.11	1,766.33	33.22	8,967.68	8,831.65	(136.03)	21,196.00
5880-06-00 Water / Sewer - Bar 6	1,923.34	1,766.33	(157.01)	9,274.13	8,831.65	(442.48)	21,196.00
5880-07-00 Water / Sewer - Bar 7	1,406.63	1,494.50	87.87	7,391.23	7,472.50	81.27	17,934.00
Total UTILITIES	\$6,818.68	\$6,749.98	(\$68.70)	\$34,488.87	\$33,749.90	(\$738.97)	\$81,000.00
REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	1,570.50	407.58	(1,162.92)	2,117.50	2,037.90	(79.60)	4,891.00
6201-05-00 General Maintenance - Bar 5	-	588.75	588.75	770.00	2,943.75	2,173.75	7,065.00
6201-06-00 General Maintenance - Bar 6	-	588.75	588.75	966.00	2,943.75	1,977.75	7,065.00
6201-07-00 General Maintenance - Bar 7	-	498.25	498.25	1,115.00	2,491.25	1,376.25	5,979.00
6202-04-00 Fire Mgmt System - Bar 4	2,190.58	244.58	(1,946.00)	4,163.73	1,222.90	(2,940.83)	2,935.00
6202-05-00 Fire Mgmt System - Bar 5	3,644.52	353.25	(3,291.27)	7,352.40	1,766.25	(5,586.15)	4,239.00
6202-06-00 Fire Mgmt System - Bar 6	3,163.32	353.25	(2,810.07)	11,647.50	1,766.25	(9,881.25)	4,239.00
6202-07-00 Fire Mgmt System - Bar 7	2,676.38	298.92	(2,377.46)	6,741.31	1,494.60	(5,246.71)	3,587.00
6205-04-00 Janitorial Contract - Bar 4	-	244.58	244.58	1,291.30	1,222.90	(68.40)	2,935.00
6205-05-00 Janitorial Contract - Bar 5	-	353.25	353.25	1,865.22	1,766.25	(98.97)	4,239.00
6205-06-00 Janitorial Contract - Bar 6	-	353.25	353.25	1,865.22	1,766.25	(98.97)	4,239.00
6205-07-00 Janitorial Contract - Bar 7	-	298.92	298.92	1,578.26	1,494.60	(83.66)	3,587.00
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	-	-	-	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	-	203.75	203.75	489.00
6211-05-00 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	294.60	294.60	707.00
6211-06-00 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	294.60	294.60	707.00
6211-07-00 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	248.75	248.75	597.00
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	-	119.50	119.50	-	597.50	597.50	1,434.00
Total REPAIR /MAINTENANCE	\$13,245.30	\$5,958.34	(\$7,286.96)	\$44,273.44	\$29,791.70	(\$14,481.74)	\$71,500.00
RESERVE/MASTER TRANSFERS							
9001-04-00 Master Assoc Transfer Exp - Bar 4	-	-	-	35,193.86	35,189.50	(4.36)	70,379.00

Income Statement - Operating

The Barbados at Carrick Bend Circle Condominium Association, Inc.

05/31/2025

Date: 6/10/2025

Time: 12:11 am

Page: 3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9001-05-00 Master Assoc Transfer Exp - Bar 5	\$-	\$-	\$-	\$50,828.69	\$50,829.50	\$0.81	\$101,659.00
9001-06-00 Master Assoc Transfer Exp - Bar 6	-	-	-	50,828.69	50,829.50	0.81	101,659.00
9001-07-00 Master Assoc Transfer Exp - Bar 7	-	-	-	43,006.76	43,009.50	2.74	86,019.00
9005-04-00 Transfer to Reserves - Bar 4	-	-	-	13,493.50	13,493.50	-	26,987.00
9005-05-00 Transfer to Reserves - Bar 5	-	-	-	18,600.50	18,600.50	-	37,201.00
9005-06-00 Transfer to Reserves - Bar 6	-	-	-	18,585.50	18,585.50	-	37,171.00
9005-07-00 Transfer to Reserves - Bar 7	-	-	-	16,282.00	16,282.50	0.50	32,565.00
Total RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$246,819.50	\$246,820.00	\$0.50	\$493,640.00
Total OPERATING EXPENSE	\$22,764.87	\$41,666.50	\$18,901.63	\$530,280.82	\$455,152.50	(\$75,128.32)	\$993,638.00
Net Income:	(\$22,114.87)	(\$40,887.33)	\$18,772.46	(\$36,015.69)	\$40,887.35	(\$76,903.04)	\$0.00