



Financial Report Package

September 2025

Prepared for

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

KPG Accounting Services, Inc.

	Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 2353	\$ 241,952.40	\$ 195,186.21	\$ 46,766.19
Total OPERATING ASSETS:	\$ 241,952.40	\$ 195,186.21	\$ 46,766.19
Total Assets:	\$ 241,952.40	\$ 195,186.21	\$ 46,766.19
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 2.16	\$ -	\$ 2.16
20-2200-00-00 PPD Maintenance Fees	58,850.00	-	58,850.00
Total CURRENT LIABILITIES:	\$ 58,852.16	\$ -	\$ 58,852.16
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)	\$ 41,599.94	\$ 53,685.91	\$ (12,085.97)
Total Liabilities & Equity:	\$ 241,952.40	\$ 195,186.21	\$ 46,766.19

	Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets			
BAR 4 RESERVE ASSETS			
11-1214-00-00 VNB RSV 4 2013	\$ 76,563.47	\$ 76,374.93	\$ 188.54
Total BAR 4 RESERVE ASSETS:	\$ 76,563.47	\$ 76,374.93	\$ 188.54
BAR 5 RESERVE ASSETS			
12-1215-00-00 VNB RSV 5 1874	\$ 125,325.45	\$ 125,016.82	\$ 308.63
Total BAR 5 RESERVE ASSETS:	\$ 125,325.45	\$ 125,016.82	\$ 308.63
BAR 6 RESERVE ASSETS			
13-1216-00-00 VNB RSV 6 1866	\$ 134,160.59	\$ 133,830.20	\$ 330.39
Total BAR 6 RESERVE ASSETS:	\$ 134,160.59	\$ 133,830.20	\$ 330.39
BAR 7 RESERVE ASSETS			
14-1217-00-00 VNB Bar 7 RSV 2005	\$ 96,940.33	\$ 96,701.60	\$ 238.73
Total BAR 7 RESERVE ASSETS:	\$ 96,940.33	\$ 96,701.60	\$ 238.73
Total Assets:	\$ 432,989.84	\$ 431,923.55	\$ 1,066.29
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	3,105.84	2,917.30	188.54
Total BAR 4 RESERVE EQUITY:	\$ 76,563.47	\$ 76,374.93	\$ 188.54
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	4,955.72	4,647.09	308.63
Total BAR 5 RESERVE EQUITY:	\$ 125,325.45	\$ 125,016.82	\$ 308.63
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	9,462.84	9,132.45	330.39
Total BAR 6 RESERVE EQUITY:	\$ 134,160.59	\$ 133,830.20	\$ 330.39
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	5,550.64	5,311.91	238.73
Total BAR 7 RESERVE EQUITY:	\$ 96,940.33	\$ 96,701.60	\$ 238.73
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 432,989.84	\$ 431,923.55	\$ 1,066.29

Assets

OPERATING ASSETS		
10-1010-00-00 VNB OP 2353	\$241,952.40	
Total OPERATING ASSETS:		<u>\$241,952.40</u>
BAR 4 RESERVE ASSETS		
11-1214-00-00 VNB RSV 4 2013	76,563.47	
Total BAR 4 RESERVE ASSETS:		<u>\$76,563.47</u>
BAR 5 RESERVE ASSETS		
12-1215-00-00 VNB RSV 5 1874	125,325.45	
Total BAR 5 RESERVE ASSETS:		<u>\$125,325.45</u>
BAR 6 RESERVE ASSETS		
13-1216-00-00 VNB RSV 6 1866	134,160.59	
Total BAR 6 RESERVE ASSETS:		<u>\$134,160.59</u>
BAR 7 RESERVE ASSETS		
14-1217-00-00 VNB Bar 7 RSV 2005	96,940.33	
Total BAR 7 RESERVE ASSETS:		<u>\$96,940.33</u>
Total Assets:		<u>\$674,942.24</u>

Liabilities & Equity

CURRENT LIABILITIES		
20-2000-00-00 Accounts Payable	2.16	
20-2200-00-00 PPD Maintenance Fees	58,850.00	
Total CURRENT LIABILITIES:		<u>\$58,852.16</u>
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	3,105.84	
Total BAR 4 RESERVE EQUITY:		<u>\$76,563.47</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	4,955.72	
Total BAR 5 RESERVE EQUITY:		<u>\$125,325.45</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	9,462.84	
Total BAR 6 RESERVE EQUITY:		<u>\$134,160.59</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	5,550.64	
Total BAR 7 RESERVE EQUITY:		<u>\$96,940.33</u>
OPERATING EQUITY		

Balance Sheet

The Barbados at Carrick Bend Circle Condominium Association, Inc.
End Date: 09/30/2025

Date: 10/9/2025
Time: 12:00 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	
		<hr/>	
Total OPERATING EQUITY:			\$141,500.30
	Net Income Gain / Loss	41,599.94	
		<hr/>	
			\$41,599.94
			<hr/>
Total Liabilities & Equity:			\$674,942.24
			<hr/> <hr/>

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)	-	2,646.00	(2,646.00)	3,528.00
TOTAL INCOME	\$-	\$294.00	(\$294.00)	\$145,165.13	\$147,103.50	(\$1,938.37)	\$196,138.00
TOTAL INCOME	\$0.00	\$294.00	(\$294.00)	\$145,165.13	\$147,103.50	(\$1,938.37)	\$196,138.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 4	-	16.33	16.33	-	146.97	146.97	196.00
5110 Audit /Accounting Fees - Bar 4	-	8.17	8.17	59.00	73.53	14.53	98.00
TOTAL PROFESSIONAL	\$-	\$24.50	\$24.50	\$59.00	\$220.50	\$161.50	\$294.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 4	-	8.17	8.17	238.32	73.53	(164.79)	98.00
5457 Office Expense - Bar 4	3.01	32.58	29.57	205.85	293.22	87.37	391.00
5458 Website Expense - Bar 4	-	14.67	14.67	127.17	132.03	4.86	176.00
TOTAL GENERAL / ADMINISTRATIVE	\$3.01	\$55.42	\$52.41	\$571.34	\$498.78	(\$72.56)	\$665.00
INSURANCE							
5550 INS Expense - Bar 4	340.00	4,244.50	3,904.50	35,037.12	38,200.50	3,163.38	50,934.00
5551 INS - Flood - Bar 4	-	1,420.25	1,420.25	10,777.00	12,782.25	2,005.25	17,043.00
TOTAL INSURANCE	\$340.00	\$5,664.75	\$5,324.75	\$45,814.12	\$50,982.75	\$5,168.63	\$67,977.00
UTILITIES							
5801 Electricity - Bar 4	90.75	97.83	7.08	815.77	880.47	64.70	1,174.00
5880 Water / Sewer -Bar 4	1,035.39	1,222.83	187.44	10,537.05	11,005.47	468.42	14,674.00
TOTAL UTILITIES	\$1,126.14	\$1,320.66	\$194.52	\$11,352.82	\$11,885.94	\$533.12	\$15,848.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 4	-	407.58	407.58	2,533.26	3,668.22	1,134.96	4,891.00
6202 Fire Mgmt System - Bar 4	246.52	244.58	(1.94)	4,410.25	2,201.22	(2,209.03)	2,935.00
6205 Janitorial Contract - Bar 4	-	244.58	244.58	1,936.95	2,201.22	264.27	2,935.00
6206 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	1,173.78	1,173.78	1,565.00
6208 Sidewalks & Steps - Bar 4	550.00	-	(550.00)	1,100.00	-	(1,100.00)	-
6211 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	366.75	366.75	489.00
6212 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	880.47	880.47	1,174.00
TOTAL REPAIR /MAINTENANCE	\$796.52	\$1,165.74	\$369.22	\$9,980.46	\$10,491.66	\$511.20	\$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	\$2,265.67	\$8,231.07	\$5,965.40	\$140,810.96	\$147,104.13	\$6,293.17	\$196,139.00
NET ORDINARY INCOME	(\$2,265.67)	(\$7,937.07)	\$5,671.40	\$4,354.17	(\$0.63)	\$4,354.80	(\$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	450.00	-	450.00	600.00	-	600.00	-
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	200.00	-	200.00	-
4199 Use of Surplus Funds - Bar 5	-	329.17	(329.17)	-	2,962.53	(2,962.53)	3,950.00
TOTAL INCOME	\$550.00	\$329.17	\$220.83	\$209,450.00	\$211,583.28	(\$2,133.28)	\$282,111.00
TOTAL INCOME	\$550.00	\$329.17	\$220.83	\$209,450.00	\$211,583.28	(\$2,133.28)	\$282,111.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 5	-	23.58	23.58	-	212.22	212.22	283.00
5110 Audit /Accounting Fees - Bar 5	-	11.75	11.75	82.60	105.75	23.15	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$82.60	\$317.97	\$235.37	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 5	-	11.75	11.75	104.00	105.75	1.75	141.00
5457 Office Expense - Bar 5	8.53	47.08	38.55	349.73	423.72	73.99	565.00
5458 Website Expense - Bar 5	-	21.17	21.17	183.70	190.53	6.83	254.00
TOTAL GENERAL / ADMINISTRATIVE	\$8.53	\$80.00	\$71.47	\$637.43	\$720.00	\$82.57	\$960.00
INSURANCE							
5550 INS Expense - Bar 5	375.00	6,130.92	5,755.92	50,579.43	55,178.28	4,598.85	73,571.00
5551 INS - Flood - Bar 5	-	2,099.75	2,099.75	19,963.00	18,897.75	(1,065.25)	25,197.00
TOTAL INSURANCE	\$375.00	\$8,230.67	\$7,855.67	\$70,542.43	\$74,076.03	\$3,533.60	\$98,768.00
UTILITIES							
5801 Electricity - Bar 5	121.01	141.33	20.32	1,091.60	1,271.97	180.37	1,696.00
5880 Water / Sewer - Bar 5	1,464.55	1,766.33	301.78	14,993.73	15,896.97	903.24	21,196.00
TOTAL UTILITIES	\$1,585.56	\$1,907.66	\$322.10	\$16,085.33	\$17,168.94	\$1,083.61	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 5	-	588.75	588.75	2,270.54	5,298.75	3,028.21	7,065.00
6202 Fire Mgmt System - Bar 5	1,434.35	353.25	(1,081.10)	8,786.75	3,179.25	(5,607.50)	4,239.00
6205 Janitorial Contract - Bar 5	-	353.25	353.25	2,797.83	3,179.25	381.42	4,239.00
6206 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	1,695.78	1,695.78	2,261.00
6208 Sidewalks & Steps - Bar 5	790.00	-	(790.00)	1,580.00	-	(1,580.00)	-
6211 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	530.28	530.28	707.00
6212 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	1,271.97	1,271.97	1,696.00
TOTAL REPAIR /MAINTENANCE	\$2,224.35	\$1,683.92	(\$540.43)	\$15,435.12	\$15,155.28	(\$279.84)	\$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	\$4,193.44	\$11,937.58	\$7,744.14	\$206,926.29	\$211,583.22	\$4,656.93	\$282,111.00
NET ORDINARY INCOME	(\$3,643.44)	(\$11,608.41)	\$7,964.97	\$2,523.71	\$0.06	\$2,523.65	\$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	150.00	-	150.00	900.00	-	900.00	-
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)	-	1,404.00	(1,404.00)	1,872.00
TOTAL INCOME	\$150.00	\$156.00	(\$6.00)	\$209,830.26	\$210,021.00	(\$190.74)	\$280,028.00
TOTAL INCOME	\$150.00	\$156.00	(\$6.00)	\$209,830.26	\$210,021.00	(\$190.74)	\$280,028.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 6	-	23.58	23.58	-	212.22	212.22	283.00
5110 Audit /Accounting Fees - Bar 6	-	11.75	11.75	82.60	105.75	23.15	141.00
TOTAL PROFESSIONAL	\$-	\$35.33	\$35.33	\$82.60	\$317.97	\$235.37	\$424.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 6	-	11.75	11.75	104.00	105.75	1.75	141.00
5457 Office Expense - Bar 6	6.37	47.08	40.71	213.21	423.72	210.51	565.00
5458 Website Expense - Bar 6	-	21.17	21.17	183.70	190.53	6.83	254.00
TOTAL GENERAL / ADMINISTRATIVE	\$6.37	\$80.00	\$73.63	\$500.91	\$720.00	\$219.09	\$960.00
INSURANCE							
5550 INS Expense - Bar 6	375.00	6,130.92	5,755.92	50,579.43	55,178.28	4,598.85	73,571.00
5551 INS - Flood - Bar 6	-	1,928.67	1,928.67	2,791.00	17,358.03	14,567.03	23,144.00
TOTAL INSURANCE	\$375.00	\$8,059.59	\$7,684.59	\$53,370.43	\$72,536.31	\$19,165.88	\$96,715.00
UTILITIES							
5801 Electricity - Bar 6	149.43	141.33	(8.10)	1,353.68	1,271.97	(81.71)	1,696.00
5880 Water / Sewer - Bar 6	1,464.55	1,766.33	301.78	15,065.19	15,896.97	831.78	21,196.00
TOTAL UTILITIES	\$1,613.98	\$1,907.66	\$293.68	\$16,418.87	\$17,168.94	\$750.07	\$22,892.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 6	-	588.75	588.75	1,566.54	5,298.75	3,732.21	7,065.00
6202 Fire Mgmt System - Bar 6	1,434.34	353.25	(1,081.09)	13,686.04	3,179.25	(10,506.79)	4,239.00
6205 Janitorial Contract - Bar 6	-	353.25	353.25	2,797.83	3,179.25	381.42	4,239.00
6206 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	1,695.78	1,695.78	2,261.00
6208 Sidewalks & Steps - Bar 6	790.00	-	(790.00)	1,580.00	-	(1,580.00)	-
6211 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	530.28	530.28	707.00
6212 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	1,271.97	1,271.97	1,696.00
TOTAL REPAIR /MAINTENANCE	\$2,224.34	\$1,683.92	(\$540.42)	\$19,630.41	\$15,155.28	(\$4,475.13)	\$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	\$4,219.69	\$11,766.50	\$7,546.81	\$194,124.10	\$210,021.00	\$15,896.90	\$280,028.00
NET ORDINARY INCOME	(\$4,069.69)	(\$11,610.50)	\$7,540.81	\$15,706.16	\$0.00	\$15,706.16	\$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	450.00	-	450.00	750.00	-	750.00	-
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	100.00	-	100.00	-
TOTAL INCOME	\$500.00	\$-	\$500.00	\$177,400.00	\$176,520.75	\$879.25	\$235,361.00
TOTAL INCOME	\$500.00	\$-	\$500.00	\$177,400.00	\$176,520.75	\$879.25	\$235,361.00
EXPENSES							
PROFESSIONAL							
5030 Legal - Bar 7	-	19.83	19.83	-	178.47	178.47	238.00
5110 Audit /Accounting Fees - Bar 7	-	10.00	10.00	70.80	90.00	19.20	120.00
TOTAL PROFESSIONAL	\$-	\$29.83	\$29.83	\$70.80	\$268.47	\$197.67	\$358.00
GENERAL / ADMINISTRATIVE							
5118 Fees to Division - Bar 7	-	10.00	10.00	88.00	90.00	2.00	120.00
5457 Office Expense - Bar 7	14.77	39.92	25.15	182.40	359.28	176.88	479.00
5458 Website Expense - Bar 7	-	18.00	18.00	155.43	162.00	6.57	216.00
TOTAL GENERAL / ADMINISTRATIVE	\$14.77	\$67.92	\$53.15	\$425.83	\$611.28	\$185.45	\$815.00
INSURANCE							
5550 INS Expense - Bar 7	340.00	5,187.67	4,847.67	42,782.02	46,689.03	3,907.01	62,252.00
5551 INS - Flood - Bar 7	-	1,407.17	1,407.17	-	12,664.53	12,664.53	16,886.00
TOTAL INSURANCE	\$340.00	\$6,594.84	\$6,254.84	\$42,782.02	\$59,353.56	\$16,571.54	\$79,138.00
UTILITIES							
5801 Electricity - Bar 7	120.65	119.50	(1.15)	1,089.06	1,075.50	(13.56)	1,434.00
5880 Water / Sewer - Bar 7	1,160.45	1,494.50	334.05	12,279.21	13,450.50	1,171.29	17,934.00
TOTAL UTILITIES	\$1,281.10	\$1,614.00	\$332.90	\$13,368.27	\$14,526.00	\$1,157.73	\$19,368.00
REPAIR /MAINTENANCE							
6201 General Maintenance - Bar 7	-	498.25	498.25	1,623.16	4,484.25	2,861.09	5,979.00
6202 Fire Mgmt System - Bar 7	301.30	298.92	(2.38)	7,413.61	2,690.28	(4,723.33)	3,587.00
6205 Janitorial Contract - Bar 7	-	298.92	298.92	2,367.39	2,690.28	322.89	3,587.00
6206 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	1,434.78	1,434.78	1,913.00
6208 Sidewalks & Steps - Bar 7	670.00	-	(670.00)	1,340.00	-	(1,340.00)	-
6211 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	447.75	447.75	597.00
6212 Sidewalk Powerwashing - Bar 7	-	119.50	119.50	-	1,075.50	1,075.50	1,434.00
TOTAL REPAIR /MAINTENANCE	\$971.30	\$1,424.76	\$453.46	\$12,744.16	\$12,822.84	\$78.68	\$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	\$2,607.17	\$9,731.35	\$7,124.18	\$158,322.85	\$176,520.15	\$18,197.30	\$235,360.00
NET ORDINARY INCOME	(\$2,107.17)	(\$9,731.35)	\$7,624.18	\$19,077.15	\$0.60	\$19,076.55	\$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	450.00	-	450.00	600.00	-	600.00	-
4005-06-00 Application Fees Bar 6	150.00	-	150.00	900.00	-	900.00	-
4005-07-00 Application Fees - Bar 7	450.00	-	450.00	750.00	-	750.00	-
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	200.00	-	200.00	-
4070-06-00 Background Check Fee - Bar 6	-	-	-	150.00	-	150.00	-
4070-07-00 Background Check Fee - Bar 7	50.00	-	50.00	100.00	-	100.00	-
4199-04-00 Use of Surplus Funds - Bar 4	-	294.00	(294.00)	-	2,646.00	(2,646.00)	3,528.00
4199-05-00 Use of Surplus Funds - Bar 5	-	329.17	(329.17)	-	2,962.53	(2,962.53)	3,950.00
4199-06-00 Use of Surplus Funds - Bar 6	-	156.00	(156.00)	-	1,404.00	(1,404.00)	1,872.00
Total INCOME	\$1,200.00	\$779.17	\$420.83	\$741,845.39	\$745,228.53	(\$3,383.14)	\$993,638.00
Total OPERATING INCOME	\$1,200.00	\$779.17	\$420.83	\$741,845.39	\$745,228.53	(\$3,383.14)	\$993,638.00
OPERATING EXPENSE							
PROFESSIONAL							
5030-04-00 Legal - Bar 4	-	16.33	16.33	-	146.97	146.97	196.00
5030-05-00 Legal - Bar 5	-	23.58	23.58	-	212.22	212.22	283.00
5030-06-00 Legal - Bar 6	-	23.58	23.58	-	212.22	212.22	283.00
5030-07-00 Legal - Bar 7	-	19.83	19.83	-	178.47	178.47	238.00
5110-04-00 Audit /Accounting Fees - Bar 4	-	8.17	8.17	59.00	73.53	14.53	98.00
5110-05-00 Audit /Accounting Fees - Bar 5	-	11.75	11.75	82.60	105.75	23.15	141.00
5110-06-00 Audit /Accounting Fees - Bar 6	-	11.75	11.75	82.60	105.75	23.15	141.00
5110-07-00 Audit /Accounting Fees - Bar 7	-	10.00	10.00	70.80	90.00	19.20	120.00
Total PROFESSIONAL	\$-	\$124.99	\$124.99	\$295.00	\$1,124.91	\$829.91	\$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	73.53	(164.79)	98.00
5118-05-00 Fees to Division - Bar 5	-	11.75	11.75	104.00	105.75	1.75	141.00
5118-06-00 Fees to Division - Bar 6	-	11.75	11.75	104.00	105.75	1.75	141.00
5118-07-00 Fees to Division - Bar 7	-	10.00	10.00	88.00	90.00	2.00	120.00
5457-04-00 Office Expense - Bar 4	3.01	32.58	29.57	205.85	293.22	87.37	391.00
5457-05-00 Office Expense - Bar 5	8.53	47.08	38.55	349.73	423.72	73.99	565.00
5457-06-00 Office Expense - Bar 6	6.37	47.08	40.71	213.21	423.72	210.51	565.00
5457-07-00 Office Expense - Bar 7	14.77	39.92	25.15	182.40	359.28	176.88	479.00
5458-04-00 Website Expense - Bar 4	-	14.67	14.67	127.17	132.03	4.86	176.00
5458-05-00 Website Expense - Bar 5	-	21.17	21.17	183.70	190.53	6.83	254.00
5458-06-00 Website Expense - Bar 6	-	21.17	21.17	183.70	190.53	6.83	254.00
5458-07-00 Website Expense - Bar 7	-	18.00	18.00	155.43	162.00	6.57	216.00
Total GENERAL / ADMINISTRATIVE	\$32.68	\$283.34	\$250.66	\$2,196.76	\$2,550.06	\$353.30	\$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	\$340.00	\$4,244.50	\$3,904.50	\$35,037.12	\$38,200.50	\$3,163.38	\$50,934.00
5550-05-00 INS Expense - Bar 5	375.00	6,130.92	5,755.92	50,579.43	55,178.28	4,598.85	73,571.00
5550-06-00 INS Expense - Bar 6	375.00	6,130.92	5,755.92	50,579.43	55,178.28	4,598.85	73,571.00
5550-07-00 INS Expense - Bar 7	340.00	5,187.67	4,847.67	42,782.02	46,689.03	3,907.01	62,252.00
5551-04-00 INS - Flood - Bar 4	-	1,420.25	1,420.25	10,777.00	12,782.25	2,005.25	17,043.00
5551-05-00 INS - Flood - Bar 5	-	2,099.75	2,099.75	19,963.00	18,897.75	(1,065.25)	25,197.00
5551-06-00 INS - Flood - Bar 6	-	1,928.67	1,928.67	2,791.00	17,358.03	14,567.03	23,144.00
5551-07-00 INS - Flood - Bar 7	-	1,407.17	1,407.17	-	12,664.53	12,664.53	16,886.00
Total INSURANCE	\$1,430.00	\$28,549.85	\$27,119.85	\$212,509.00	\$256,948.65	\$44,439.65	\$342,598.00
UTILITIES							
5801-04-00 Electricity - Bar 4	90.75	97.83	7.08	815.77	880.47	64.70	1,174.00
5801-05-00 Electricity - Bar 5	121.01	141.33	20.32	1,091.60	1,271.97	180.37	1,696.00
5801-06-00 Electricity - Bar 6	149.43	141.33	(8.10)	1,353.68	1,271.97	(81.71)	1,696.00
5801-07-00 Electricity - Bar 7	120.65	119.50	(1.15)	1,089.06	1,075.50	(13.56)	1,434.00
5880-04-00 Water / Sewer -Bar 4	1,035.39	1,222.83	187.44	10,537.05	11,005.47	468.42	14,674.00
5880-05-00 Water / Sewer - Bar 5	1,464.55	1,766.33	301.78	14,993.73	15,896.97	903.24	21,196.00
5880-06-00 Water / Sewer - Bar 6	1,464.55	1,766.33	301.78	15,065.19	15,896.97	831.78	21,196.00
5880-07-00 Water / Sewer - Bar 7	1,160.45	1,494.50	334.05	12,279.21	13,450.50	1,171.29	17,934.00
Total UTILITIES	\$5,606.78	\$6,749.98	\$1,143.20	\$57,225.29	\$60,749.82	\$3,524.53	\$81,000.00
REPAIR /MAINTENANCE							
6201-04-00 General Maintenance - Bar 4	-	407.58	407.58	2,533.26	3,668.22	1,134.96	4,891.00
6201-05-00 General Maintenance - Bar 5	-	588.75	588.75	2,270.54	5,298.75	3,028.21	7,065.00
6201-06-00 General Maintenance - Bar 6	-	588.75	588.75	1,566.54	5,298.75	3,732.21	7,065.00
6201-07-00 General Maintenance - Bar 7	-	498.25	498.25	1,623.16	4,484.25	2,861.09	5,979.00
6202-04-00 Fire Mgmt System - Bar 4	246.52	244.58	(1.94)	4,410.25	2,201.22	(2,209.03)	2,935.00
6202-05-00 Fire Mgmt System - Bar 5	1,434.35	353.25	(1,081.10)	8,786.75	3,179.25	(5,607.50)	4,239.00
6202-06-00 Fire Mgmt System - Bar 6	1,434.34	353.25	(1,081.09)	13,686.04	3,179.25	(10,506.79)	4,239.00
6202-07-00 Fire Mgmt System - Bar 7	301.30	298.92	(2.38)	7,413.61	2,690.28	(4,723.33)	3,587.00
6205-04-00 Janitorial Contract - Bar 4	-	244.58	244.58	1,936.95	2,201.22	264.27	2,935.00
6205-05-00 Janitorial Contract - Bar 5	-	353.25	353.25	2,797.83	3,179.25	381.42	4,239.00
6205-06-00 Janitorial Contract - Bar 6	-	353.25	353.25	2,797.83	3,179.25	381.42	4,239.00
6205-07-00 Janitorial Contract - Bar 7	-	298.92	298.92	2,367.39	2,690.28	322.89	3,587.00
6206-04-00 Roof Cleaning - Contract Bar 4	-	130.42	130.42	-	1,173.78	1,173.78	1,565.00
6206-05-00 Roof Cleaning - Contract Bar 5	-	188.42	188.42	-	1,695.78	1,695.78	2,261.00
6206-06-00 Roof Cleaning - Contract Bar 6	-	188.42	188.42	-	1,695.78	1,695.78	2,261.00
6206-07-00 Roof Cleaning - Contract Bar 7	-	159.42	159.42	-	1,434.78	1,434.78	1,913.00
6208-04-00 Sidewalks & Steps - Bar 4	550.00	-	(550.00)	1,100.00	-	(1,100.00)	-
6208-05-00 Sidewalks & Steps - Bar 5	790.00	-	(790.00)	1,580.00	-	(1,580.00)	-
6208-06-00 Sidewalks & Steps - Bar 6	790.00	-	(790.00)	1,580.00	-	(1,580.00)	-
6208-07-00 Sidewalks & Steps - Bar 7	670.00	-	(670.00)	1,340.00	-	(1,340.00)	-
6211-04-00 Dryer Vent Cleaning - Bar 4	-	40.75	40.75	-	366.75	366.75	489.00
6211-05-00 Dryer Vent Cleaning - Bar 5	-	58.92	58.92	-	530.28	530.28	707.00
6211-06-00 Dryer Vent Cleaning - Bar 6	-	58.92	58.92	-	530.28	530.28	707.00
6211-07-00 Dryer Vent Cleaning - Bar 7	-	49.75	49.75	-	447.75	447.75	597.00
6212-04-00 Sidewalk Powerwashing - Bar 4	-	97.83	97.83	-	880.47	880.47	1,174.00
6212-05-00 Sidewalk Powerwashing - Bar 5	-	141.33	141.33	-	1,271.97	1,271.97	1,696.00
6212-06-00 Sidewalk Powerwashing - Bar 6	-	141.33	141.33	-	1,271.97	1,271.97	1,696.00
6212-07-00 Sidewalk Powerwashing - Bar 7	-	119.50	119.50	-	1,075.50	1,075.50	1,434.00
Total REPAIR /MAINTENANCE	\$6,216.51	\$5,958.34	(\$258.17)	\$57,790.15	\$53,625.06	(\$4,165.09)	\$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.

09/30/2025

Date: 10/9/2025

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	\$13,285.97	\$41,666.50	\$28,380.53	\$700,245.45	\$745,228.50	\$44,983.05	\$993,638.00
Net Income:	(\$12,085.97)	(\$40,887.33)	\$28,801.36	\$41,599.94	\$0.03	\$41,599.91	\$0.00