

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle IV (8510)
December 31, 2017

	Operating	Reserves	Total
ASSETS			
Cash - Operations			
110100.0000	63,607.13	0.00	63,607.13
Cash - Operating Acct	63,607.13	0.00	63,607.13
Total Operating Funds			
Cash for Reserves			
112001.0000	0.00	22,774.82	22,774.82
Cash - Reserve Acct	0.00	22,774.82	22,774.82
113596.0000	0.00	47,411.64	47,411.64
Reserve CD - FL Community Bank	0.00	47,411.64	47,411.64
Total Reserves Funds			
		70,186.46	70,186.46
Other Current Assets			
120800.0000	50.00	0.00	50.00
Payments Receivable	50.00	0.00	50.00
131900.0000	72.00	0.00	72.00
Prepaid Expenses	72.00	0.00	72.00
Total Other Current Assets			
	122.00	0.00	122.00
Total Current Assets			
	63,729.13	70,186.46	133,915.59
Total Assets			
	63,729.13	70,186.46	133,915.59
LIABILITIES			
Current Liabilities			
381010.0000	25,900.00	0.00	25,900.00
Prepaid	25,900.00	0.00	25,900.00
384102.0000	6,056.47	0.00	6,056.47
Deferred Insurance Deductible	6,056.47	0.00	6,056.47
Total Current Liabilities			
	31,956.47	0.00	31,956.47
Total Liabilities			
	31,956.47	0.00	31,956.47
EQUITY			
Owners Equity	33,287.46	0.00	33,287.46
Current Year Income/(Loss)	(1,539.80)	0.00	(1,539.80)
Replacement Reserve Prior Years	0.00	86,674.09	86,674.09
Replacement Reserve Current Year	0.00	(16,462.63)	(16,462.63)
Total Equity			
	31,747.66	70,211.46	101,959.12
Total Liabilities and Owners Equity			
	63,704.13	70,211.46	133,915.59

Accrual Income Statement
The Barbados at Carrick Bend Circle IV (8510)
For the period ending December 31, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Operating Income								
605000.0000	Association Fee	0.00	0.00	0.00	46,424.16	46,424.50	(0.34)	46,424.50
605220.0000	Master Association Fees	0.00	0.00	0.00	50,711.76	50,711.40	0.36	50,711.40
602400.0000	Application Fee Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
602410.0000	Rental Application Fees	100.00	0.00	100.00	400.00	0.00	400.00	0.00
603800.0000	Late Fees	150.00	0.00	150.00	196.75	0.00	196.75	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	7,264.08	7,264.18	(0.10)	7,264.18
	Sub-total Income	250.00	0.00	250.00	105,096.75	104,400.08	696.67	104,400.08
681500.0000	Reserve Funding	0.00	0.00	0.00	(7,264.20)	(7,264.18)	(0.02)	(7,264.18)
	Total Operating Income	250.00	0.00	250.00	97,832.55	97,135.90	696.65	97,135.90
Operating Expenses								
Utilities								
610100.0000	Electric	62.89	56.25	(6.64)	722.18	675.00	(47.18)	675.00
610300.0000	Water/Sewer	0.00	916.63	916.63	11,365.38	11,000.00	(365.38)	11,000.00
	Total Utilities	62.89	972.88	909.99	12,087.56	11,675.00	(412.56)	11,675.00
Maintenance								
631750.0000	Fire Mgt System	473.59	0.00	(473.59)	4,629.93	3,000.00	(1,629.93)	3,000.00
634000.0000	Janitorial - Contract	73.98	75.00	1.02	887.76	900.00	12.24	900.00
642760.0000	Termite Warranty	0.00	54.13	54.13	500.00	650.00	150.00	650.00
646600.0000	General Maintenance	150.00	424.18	274.18	5,364.88	5,089.50	(275.38)	5,089.50
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	518.87	1,200.00	681.13	1,200.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	824.74	410.00	(414.74)	410.00
649840.0000	Fire Alarm / Exting Service	0.00	0.00	0.00	600.00	600.00	0.00	600.00
	Total Maintenance	697.57	553.31	(144.26)	13,326.18	11,849.50	(1,476.68)	11,849.50
Administrative Expense								
660200.0000	Legal	40.00	41.63	1.63	176.00	500.00	324.00	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	83.98	100.00	16.02	100.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	45.00	100.00	55.00	100.00
660370.0000	Office Expense	204.71	58.37	(146.34)	568.47	700.00	131.53	700.00
663050.0000	Website Expense	0.00	0.00	0.00	299.00	0.00	(299.00)	0.00
681400.0000	Insurance	10,494.24	14,800.00	4,305.76	12,153.76	16,000.00	3,846.24	16,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	9,921.00	5,500.00	(4,421.00)	5,500.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	50,711.40	50,711.40	0.00	50,711.40
	Total Administrative	10,738.95	14,900.00	4,161.05	73,958.61	73,611.40	(347.21)	73,611.40

Accrual Income Statement
 The Barbados at Carrick Bend Circle IV (8510)
 For the period ending December 31, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Total Operating Expenses		11,499.41	16,426.19	4,926.78	99,372.35	97,135.90	(2,236.45)	97,135.90
Net Operating Income/(Loss)		(11,249.41)	(16,426.19)	5,176.78	(1,539.80)	0.00	(1,539.80)	0.00
Net Income/(Loss)		(11,249.41)	(16,426.19)	5,176.78	(1,539.80)	0.00	(1,539.80)	0.00

Capital Reserve Summary Report
The Barbados at Carrick Bend Circle IV (8510)
Books = Accrual
For the period ending December 31, 2017

Account	Account #	Last Year Ending Balance	Prior Month Balance	Current Month Receipts	Current Month Expenses	Current Month Balance	YTD Expenses
Fire Equipment Expense	870000.4310	4,340.88	483.38	0.00	0.00	483.38	(4,357.50)
Painting Expense	870000.4465	10,577.44	12,465.64	0.00	0.00	12,465.64	0.00
Roof	870000.4600	70,741.65	57,977.04	0.00	(1,807.00)	56,170.04	(19,447.61)
Special Assessment	870000.4690	0.00	0.00	25.00	0.00	25.00	0.00
	Sub-Total:	85,659.97	70,926.06	25.00	(1,807.00)	69,144.06	(23,805.11)
Interest Income	870000.4995	1,014.12	1,064.27	3.13	0.00	1,067.40	0.00
	Grand Total:	86,674.09	71,990.33	28.13	(1,807.00)	70,211.46	(23,805.11)

Expense Distribution

Property=8510 AND mm/yyyy=12/2017-12/2017

Account Code - Name	Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
131900.0000 - Prepaid Expenses											
71010 - DBPR Div of FL Cnd. Time Sha...	P-3585223	8510	PR1U024256-2018	12/11/2017	12/2017	72.00	0.00	100249	12/14/2017	DBPR 2018- PR1U024256	
Total 131900.0000 - Prepaid Expenses							72.00	0.00			
631750.0000 - Fire Mgt System											
70050 - ABC Fire Equipment Corp.	P-3594641	8510	75938	12/04/2017	12/2017	236.59	0.00	100252	12/27/2017	(8) Extinguisher & Fire Suppression System	
75230 - John Rice Plumbing, Inc.	P-3594646	8510	12655	12/14/2017	12/2017	237.00	0.00	100254	12/27/2017	Fire suppression system inspection	
Total 631750.0000 - Fire Mgt System							473.59	0.00			
634000.0000 - Janitorial - Contract											
75150 - Pro Clean of Southwest Florida...	P-3585231	8510	21314	12/07/2017	12/2017	73.98	0.00	100247	12/14/2017	Dec17 Commercial Cleaning	
Total 634000.0000 - Janitorial - Contract							73.98	0.00			
646600.0000 - General Maintenance											
73520 - Andrea Lloha Handyman Service	P-3585229	8510	12012017-1	12/01/2017	12/2017	150.00	0.00	100250	12/14/2017	Repair Bldg & landscape lighting 1 day. Pa...	
Total 646600.0000 - General Maintenance							150.00	0.00			
660200.0000 - Legal											
70357 - Becker & Pollakoff, P.A.	P-3594645	8510	2017-12-18-CB	12/18/2017	12/2017	40.00	0.00	100253	12/27/2017	2018 Retainer	
Total 660200.0000 - Legal							40.00	0.00			
660370.0000 - Office Expense											
78011 - David Blouir	P-3585579	8510	2017-12-12	12/12/2017	12/2017	187.50	0.00	100251	12/14/2017	2017 Holiday Bonus	
Total 660370.0000 - Office Expense							187.50	0.00			
681400.0000 - Insurance											
70441 - Brown & Brown of FL, Inc.	P-3585222	8510	0001 BARBA-7	12/04/2017	12/2017	10,494.24	0.00	100248	12/14/2017	Property/Package 12/8/17-12/8/18	
Total 681400.0000 - Insurance							10,494.24	0.00			
870000.4600 - Roof											
70183 - All About Seamless Gutters LLC	P-3595080	8510	113	12/19/2017	12/2017	1,807.00	0.00	100008	12/28/2017	Replace gutters, fix soffit/fascia & splash ...	
Total 870000.4600 - Roof							1,807.00	0.00			
Total							13,296.31	0.00			