

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle V (8511)
December 31, 2017

	Operating	Reserves	Total
ASSETS			
Cash - Operations			
110100.0000	Cash - Operating Acct	0.00	73,558.46
	Total Operating Funds	0.00	73,558.46
Cash for Reserves			
112001.0000	Cash - Reserve Acct	57,325.93	57,325.93
113596.0000	Reserve CD - FL Community Bank	65,004.23	65,004.23
	Total Reserves Funds	122,330.16	122,330.16
Other Current Assets			
120800.0000	Payments Receivable	0.00	3,942.00
131900.0000	Prepaid Expenses	0.00	104.00
	Total Other Current Assets	0.00	4,046.00
	Total Current Assets	122,330.16	199,934.62
Total Assets	77,604.46	122,330.16	199,934.62
LIABILITIES			
Current Liabilities			
381010.0000	Prepaid	0.00	27,551.12
381100.0000	Other Advances	0.00	925.00
384102.0000	Deferred Insurance Deductible	0.00	12,036.76
	Total Current Liabilities	0.00	40,512.88
Total Liabilities	40,512.88	0.00	40,512.88
EQUITY			
	Owners Equity	0.00	20,711.97
	Current Year Income/(Loss)	0.00	12,565.73
	Replacement Reserve Prior Years	127,698.02	127,698.02
	Replacement Reserve Current Year	(1,553.98)	(1,553.98)
	Total Equity	126,144.04	159,421.74
Total Liabilities and Owners Equity	73,790.58	126,144.04	199,934.62

Accrual Income Statement
The Barbados at Carrick Bend Circle V (8511)
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	67,448.16	67,448.75	(0.59)	67,448.75
605220.0000	Master Association Fees	0.00	0.00	0.00	73,250.32	73,249.80	0.52	73,249.80
601450.0000	Working Capital Fees	0.00	0.00	0.00	1,400.00	0.00	1,400.00	0.00
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	200.00	0.00	200.00	0.00
603800.0000	Late Fees	312.08	0.00	312.08	591.42	0.00	591.42	0.00
603810.0000	COA Late Fees	(25.00)	0.00	(25.00)	(25.00)	0.00	(25.00)	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	11,141.52	11,141.43	0.09	11,141.43
	Sub-total Income	387.08	0.00	387.08	154,106.42	151,839.98	2,266.44	151,839.98
681500.0000	Reserve Funding	0.00	0.00	0.00	(11,141.44)	(11,141.43)	(0.01)	(11,141.43)
	Total Operating Income	387.08	0.00	387.08	142,964.98	140,698.55	2,266.43	140,698.55
Operating Expenses								
Utilities								
610100.0000	Electric	72.32	72.50	0.18	898.78	870.00	(28.78)	870.00
610300.0000	Water/Sewer	0.00	1,416.63	1,416.63	17,829.06	17,000.00	(829.06)	17,000.00
	Total Utilities	72.32	1,489.13	1,416.81	18,727.84	17,870.00	(857.84)	17,870.00
Maintenance								
630500.0000	H V A C	0.00	0.00	0.00	140.00	0.00	(140.00)	0.00
631750.0000	Fire Mgt System	578.74	0.00	(578.74)	3,322.10	3,000.00	(322.10)	3,000.00
634000.0000	Janitorial - Contract	94.47	95.87	1.40	1,039.17	1,150.00	110.83	1,150.00
642760.0000	Termite Warranty	0.00	75.00	75.00	720.00	900.00	180.00	900.00
646600.0000	General Maintenance	490.00	514.85	24.85	5,662.39	6,178.75	516.36	6,178.75
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	749.48	1,800.00	1,050.52	1,800.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	1,189.96	600.00	(589.96)	600.00
649840.0000	Fire Alarm / Exting Service	0.00	0.00	0.00	600.00	600.00	0.00	600.00
	Total Maintenance	1,163.21	685.72	(477.49)	13,423.10	14,228.75	805.65	14,228.75
Administrative Expense								
660200.0000	Legal	55.00	41.63	(13.37)	253.00	500.00	247.00	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	121.31	100.00	(21.31)	100.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	65.00	100.00	35.00	100.00
660370.0000	Office Expense	208.45	70.87	(137.58)	691.01	850.00	158.99	850.00
663050.0000	Website Expense	0.00	0.00	0.00	286.00	0.00	(286.00)	0.00
681400.0000	Insurance	15,158.00	23,300.00	8,142.00	17,380.19	25,000.00	7,619.81	25,000.00

Accrual Income Statement
 The Barbados at Carrick Bend Circle V (8511)
 For the period ending December 31, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
681625.0000	Flood Insurance	0.00	0.00	0.00	6,202.00	8,800.00	2,598.00	8,800.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	73,249.80	73,249.80	0.00	73,249.80
	Total Administrative	<u>15,421.45</u>	<u>23,412.50</u>	<u>7,991.05</u>	<u>98,248.31</u>	<u>108,599.80</u>	<u>10,351.49</u>	<u>108,599.80</u>
	Total Operating Expenses	<u>16,656.98</u>	<u>25,587.35</u>	<u>8,930.37</u>	<u>130,399.25</u>	<u>140,698.55</u>	<u>10,299.30</u>	<u>140,698.55</u>
	Net Operating Income/(Loss)	<u>(16,269.90)</u>	<u>(25,587.35)</u>	<u>9,317.45</u>	<u>12,565.73</u>	<u>0.00</u>	<u>12,565.73</u>	<u>0.00</u>
	Net Income/(Loss)	<u>(16,269.90)</u>	<u>(25,587.35)</u>	<u>9,317.45</u>	<u>12,565.73</u>	<u>0.00</u>	<u>12,565.73</u>	<u>0.00</u>

Capital Reserve Summary Report
The Barbados at Carrick Bend Circle V (8511)

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	4,341.16	1,173.66	0.00	0.00	1,173.66	(3,667.50)
Painting Expense	870000.4465	17,418.69	19,914.69	0.00	0.00	19,914.69	0.00
Roof	870000.4600	104,457.10	107,179.54	0.00	(7,549.00)	99,630.54	(12,972.00)
Special Assessment	870000.4690	0.00	0.00	3,813.88	0.00	3,813.88	0.00
	Sub-Total:	126,216.95	128,267.89	3,813.88	(7,549.00)	124,532.77	(16,639.50)
Interest Income	870000.4995	1,481.07	1,600.42	10.85	0.00	1,611.27	0.00
	Grand Total:	127,698.02	129,868.31	3,824.73	(7,549.00)	126,144.04	(16,639.50)

Expense Distribution

Property=8511 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-3585224	8511	PR1U024467-2018	12/11/2017	12/2017	104.00	0.00	100269	12/14/2017	DBPR 2018- PR1U024467	
Total 131900.0000 - Prepaid Expenses						104.00	0.00				
631750.0000 - Fire Mgt System											
70050 - ABC Fire Equipment Corp.	P-3594641	8511	75938	12/04/2017	12/2017	341.74	0.00	100273	12/27/2017	(8) Extinguisher & Fire Suppression System	
76230 - John Rice Plumbing, Inc.	P-3594646	8511	12655	12/14/2017	12/2017	237.00	0.00	100275	12/27/2017	Fire suppression system inspection	
Total 631750.0000 - Fire Mgt System						578.74	0.00				
634000.0000 - Janitorial - Contract											
75150 - Pro Clean of Southwest Florida...	P-3585232	8511	21315	12/07/2017	12/2017	94.47	0.00	100267	12/14/2017	Dec17 Commercial Cleaning	
Total 634000.0000 - Janitorial - Contract						94.47	0.00				
646600.0000 - General Maintenance											
73520 - Andrea Loha Handyman Service	P-3585229	8511	12012017-1	12/01/2017	12/2017	150.00	0.00	100270	12/14/2017	Repair Bldg & landscape lighting 1 day. Pa...	
76744 - Sunwest All Service Inc.	P-3585230	8511	172014	12/11/2017	12/2017	340.00	0.00	100271	12/14/2017	785-202 & 201 Replaced hose bibs	
Total 646600.0000 - General Maintenance						490.00	0.00				
660200.0000 - Legal											
70357 - Becker & Poliakov, P.A.	P-3594645	8511	2017-12-18-CB	12/18/2017	12/2017	55.00	0.00	100274	12/27/2017	2018 Retainer	
Total 660200.0000 - Legal						55.00	0.00				
660370.0000 - Office Expense											
78011 - David Blouir	P-3585579	8511	2017-12-12	12/12/2017	12/2017	187.50	0.00	100272	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	8511	0001 BARBA-7	12/04/2017	12/2017	15,158.00	0.00	100268	12/14/2017	Property/Package 12/8/17-12/8/18	
Total 681400.0000 - Insurance						15,158.00	0.00				
870000.4600 - Roof											
70675 - Crowther Roofing and Sheet Me...	P-3585241	8511	A142880	12/11/2017	12/2017	4,138.00	0.00	100007	12/14/2017	817-101 Emergency repair due to Hurrica...	
70675 - Crowther Roofing and Sheet Me...	P-3585244	8511	A143347	12/11/2017	12/2017	801.00	0.00	100007	12/14/2017	801-201 Emergency repair due to Hurrican...	
70183 - All About Seamless Gutters LLC	P-3595080	8511	113	12/19/2017	12/2017	2,610.00	0.00	100008	12/28/2017	Replace gutters, fix soffits/fascia & splash ...	
Total 870000.4600 - Roof						7,549.00	0.00				
Total 24,216.71						24,216.71	0.00				