

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle VI (8512)
December 31, 2017

	Operating	Reserves	Total
ASSETS			
Cash - Operations			
110100.0000	56,902.12	0.00	56,902.12
Cash - Operating Acct			
Total Operating Funds	<u>56,902.12</u>	<u>0.00</u>	<u>56,902.12</u>
Cash for Reserves			
112001.0000	0.00	46,279.91	46,279.91
113596.0000	0.00	63,702.84	63,702.84
Cash - Reserve Acct			
Reserve CD - FL Community Bank			
Total Reserves Funds	<u>0.00</u>	<u>109,982.75</u>	<u>109,982.75</u>
Other Current Assets			
120800.0000	88.88	0.00	88.88
131900.0000	104.00	0.00	104.00
131907.0000	6,745.00	0.00	6,745.00
Payments Receivable			
Prepaid Expenses			
Prepaid Insurance			
Total Other Current Assets	<u>6,937.88</u>	<u>0.00</u>	<u>6,937.88</u>
Total Current Assets	<u>63,840.00</u>	<u>109,982.75</u>	<u>173,822.75</u>
Total Assets	<u>63,840.00</u>	<u>109,982.75</u>	<u>173,822.75</u>
LIABILITIES			
Current Liabilities			
381010.0000	43,380.00	0.00	43,380.00
381100.0000	25.00	0.00	25.00
384102.0000	11,877.34	0.00	11,877.34
Prepaid			
Other Advances			
Deferred Insurance Deductible			
Total Current Liabilities	<u>55,282.34</u>	<u>0.00</u>	<u>55,282.34</u>
Total Liabilities	<u>55,282.34</u>	<u>0.00</u>	<u>55,282.34</u>
EQUITY			
Owners Equity			
Current Year Income/(Loss)	11,400.32	0.00	11,400.32
Replacement Reserve Prior Years	(2,856.54)	0.00	(2,856.54)
Replacement Reserve Current Year	0.00	124,026.82	124,026.82
Replacement Reserve Current Year	0.00	(14,030.19)	(14,030.19)
Total Equity	<u>8,543.78</u>	<u>109,996.63</u>	<u>118,540.41</u>
Total Liabilities and Owners Equity	<u>63,826.12</u>	<u>109,996.63</u>	<u>173,822.75</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle VI (8512)
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	67,984.80	67,985.50	(0.70)	67,985.50
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	700.00	0.00	700.00	4,900.00	0.00	4,900.00	0.00
602400.0000	Application Fee Income	200.00	0.00	200.00	900.00	0.00	900.00	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	225.00	0.00	225.00	333.14	0.00	333.14	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	12,164.88	12,164.66	0.22	12,164.66
Sub-total Income		1,200.00	0.00	1,200.00	159,908.14	153,399.96	6,508.18	153,399.96
681500.0000	Reserve Funding	0.00	0.00	0.00	(12,164.68)	(12,164.66)	(0.02)	(12,164.66)
Total Operating Income		1,200.00	0.00	1,200.00	147,743.46	141,235.30	6,508.16	141,235.30
Operating Expenses								
Utilities								
610100.0000	Electric	80.69	70.87	(9.82)	981.09	850.00	(131.09)	850.00
610300.0000	Water/Sewer	0.00	1,458.37	1,458.37	18,143.46	17,500.00	(643.46)	17,500.00
Total Utilities		80.69	1,529.24	1,448.55	19,124.55	18,350.00	(774.55)	18,350.00
Maintenance								
631750.0000	Fire Mgt System	834.18	0.00	(834.18)	16,001.47	3,500.00	(12,501.47)	3,500.00
634000.0000	Janitorial - Contract	106.94	108.37	1.43	1,283.28	1,300.00	16.72	1,300.00
642760.0000	Termite Warranty	0.00	75.00	75.00	720.00	900.00	180.00	900.00
646600.0000	General Maintenance	250.20	438.81	188.61	8,572.94	5,265.50	(3,307.44)	5,265.50
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	1,800.00	1,800.00	0.00	1,800.00
Total Maintenance		1,191.32	622.18	(569.14)	30,317.13	15,165.50	(15,151.63)	15,165.50
Administrative Expense								
660200.0000	Legal	55.00	16.63	(38.37)	253.00	200.00	(53.00)	200.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	121.31	120.00	(1.31)	120.00
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)	691.02	850.00	158.98	850.00
663050.0000	Website Expense	0.00	0.00	0.00	426.00	0.00	(426.00)	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
681625.0000	Flood Insurance	0.00	0.00	0.00	8,972.00	8,200.00	(772.00)	8,200.00

Accrual Income Statement
The Barbados at Carrick Bend Circle VI (8512)
For the period ending December 31, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
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	15,421.45	23,387.50	7,966.05	101,158.32	107,719.80	6,561.48	107,719.80
	Total Operating Expenses	16,693.46	25,538.92	8,845.46	150,600.00	141,235.30	(9,364.70)	141,235.30
	Net Operating Income/(Loss)	(15,493.46)	(25,538.92)	10,045.46	(2,856.54)	0.00	(2,856.54)	0.00
	Net Income/(Loss)	(15,493.46)	(25,538.92)	10,045.46	(2,856.54)	0.00	(2,856.54)	0.00

Capital Reserve Summary Report
The Barbados at Carrick Bend Circle VI (8512)

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	3,023.08	(581.92)	0.00	0.00	(581.92)	(4,605.00)
Painting Expense	870000.4465	15,140.27	18,150.27	0.00	0.00	18,150.27	0.00
Roof	870000.4600	104,449.79	95,158.47	0.00	(4,267.00)	90,891.47	(21,713.00)
Special Assessment	870000.4690	0.00	925.00	(911.12)	0.00	13.88	0.00
	Sub-Total:	122,613.14	113,651.82	(911.12)	(4,267.00)	108,473.70	(26,318.00)
Interest Income	870000.4995	1,413.68	1,514.81	8.12	0.00	1,522.93	0.00
	Grand Total:	124,026.82	115,166.63	(903.00)	(4,267.00)	109,996.63	(26,318.00)

Expense Distribution

Property=8512 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-3585225	8512	PR1U024748-2018	12/11/2017	12/2017	104.00	0.00	100264	12/14/2017	DBPR 2018 - PR1U024748	
Total 131900.0000 - Prepaid Expenses						104.00	0.00				
131907.0000 - Prepaid Insurance											
72370 - Hartford Fire Insurance Company	P-3585235	8512	87041477212017-2017	12/07/2017	12/2017	1,509.00	0.00	100261	12/14/2017	816 CBC 1/14/18-1/14/19 Policy# 87041...	
72370 - Hartford Fire Insurance Company	P-3585236	8512	87041477312017-2017	12/07/2017	12/2017	2,324.00	0.00	100261	12/14/2017	858 CBC 1/21/18-1/21/18 Policy# 87041...	
72370 - Hartford Fire Insurance Company	P-3585237	8512	87041477282017-2017	12/07/2017	12/2017	2,912.00	0.00	100261	12/14/2017	866 CBC 1/14/18-1/14/19 Policy# 87041...	
Total 131907.0000 - Prepaid Insurance						6,745.00	0.00				
631750.0000 - Fire Mgt System											
77600 - Wayne Automatic Fire Sprinklers...	P-3578731	8512	642886	12/04/2017	12/2017	255.44	0.00	100260	12/07/2017	858 CBC Thread nipple broke off inside t...	
70050 - ABC Fire Equipment Corp.	P-3594641	8512	75938	12/04/2017	12/2017	341.74	0.00	100267	12/27/2017	(8) Extinguisher & Fire Suppression System	
75230 - John Rice Plumbing, Inc.	P-3594646	8512	12655	12/14/2017	12/2017	237.00	0.00	100269	12/27/2017	Fire suppression system inspection	
Total 631750.0000 - Fire Mgt System						834.18	0.00				
634000.0000 - Janitorial - Contract											
75150 - Pro Clean of Southwest Florida...	P-3585233	8512	21316	12/07/2017	12/2017	106.94	0.00	100262	12/14/2017	Dec17 Commercial Cleaning	
Total 634000.0000 - Janitorial - Contract						106.94	0.00				
646600.0000 - General Maintenance											
76871 - Towne Properties Mgt. Co. Ltd.	P-3578732	8512	2017-12-1-9663/8513	12/01/2017	12/2017	77.70	0.00	100259	12/07/2017	Credit Card purchase from Sherwin Williams	
73520 - Andrea Lloha Handyman Service	P-3585229	8512	12012017-1	12/01/2017	12/2017	187.50	0.00	100265	12/14/2017	Repair Bldg & landscape lighting 1 day. Pa...	
73520 - Andrea Lloha Handyman Service	P-3585227	8512	09152017-1-4	12/11/2017	12/2017	-15.00	0.00	100265	12/14/2017	1.5 days BAR CBC (Invoice 9/18/17 less ...	
Total 646600.0000 - General Maintenance						250.20	0.00				
660200.0000 - Legal											
70357 - Becker & Poliakoff, P.A.	P-3594645	8512	2017-12-18-CB	12/18/2017	12/2017	55.00	0.00	100268	12/27/2017	2018 Retainer	
Total 660200.0000 - Legal						55.00	0.00				
660370.0000 - Office Expense											
78011 - David Blouir	P-3585579	8512	2017-12-12	12/12/2017	12/2017	187.50	0.00	100266	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	8512	0001 BARBA-7	12/04/2017	12/2017	15,158.00	0.00	100263	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-3585242	8512	A142826	12/11/2017	12/2017	1,060.00	0.00	100007	12/14/2017	816-202 Emergency repair due to Hurrican...	
70675 - Crowther Roofing and Sheet Me...	P-3585243	8512	A143228	12/11/2017	12/2017	597.00	0.00	100007	12/14/2017	808-203 Emergency repair due to Hurrican...	