

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle VII (8513)
December 31, 2017

	Operating	Reserves	Total
ASSETS			
Cash - Operations			
110100.0000	50,169.81	0.00	50,169.81
Cash - Operating Acct	50,169.81	0.00	50,169.81
Total Operating Funds			
Cash for Reserves			
112001.0000	0.00	46,535.66	46,535.66
Cash - Reserve Acct	0.00	46,535.66	46,535.66
113596.0000	0.00	59,137.71	59,137.71
Reserve CD - FL Community Bank	0.00	59,137.71	59,137.71
Total Reserves Funds			
		105,673.37	105,673.37
Other Current Assets			
120800.0000	1,865.69	0.00	1,865.69
Payments Receivable	1,865.69	0.00	1,865.69
131900.0000	88.00	0.00	88.00
Prepaid Expenses	88.00	0.00	88.00
131907.0000	6,361.00	0.00	6,361.00
Prepaid Insurance	6,361.00	0.00	6,361.00
Total Other Current Assets			
	8,314.69	0.00	8,314.69
Total Current Assets			
	58,484.50	105,673.37	164,157.87
Total Assets			
	58,484.50	105,673.37	164,157.87
LIABILITIES			
Current Liabilities			
381010.0000	31,855.00	0.00	31,855.00
Prepaid	31,855.00	0.00	31,855.00
381100.0000	25.00	0.00	25.00
Other Advances	25.00	0.00	25.00
384102.0000	10,899.55	0.00	10,899.55
Deferred Insurance Deductible	10,899.55	0.00	10,899.55
Total Current Liabilities			
	42,779.55	0.00	42,779.55
Total Liabilities			
	42,779.55	0.00	42,779.55
EQUITY			
Owners Equity			
	10,496.85	0.00	10,496.85
Owners Equity	10,496.85	0.00	10,496.85
	3,345.17	0.00	3,345.17
Current Year Income/(Loss)	3,345.17	0.00	3,345.17
	0.00	102,835.83	102,835.83
Replacement Reserve Prior Years	0.00	102,835.83	102,835.83
	0.00	4,700.47	4,700.47
Replacement Reserve Current Year	0.00	4,700.47	4,700.47
Total Equity			
	13,842.02	107,536.30	121,378.32
Total Liabilities and Owners Equity			
	56,621.57	107,536.30	164,157.87

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (\$513)
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	59,752.00	59,752.50	(0.50)	59,752.50
605220.0000	Master Association Fees	0.00	5,165.05	(5,165.05)	61,981.04	61,980.60	0.44	61,980.60
601450.0000	Working Capital Fees	0.00	0.00	0.00	700.00	0.00	700.00	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	0.00	0.00	0.00	600.00	0.00	600.00	0.00
603800.0000	Late Fees	140.69	0.00	140.69	234.13	0.00	234.13	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	9,826.96	9,827.01	(0.05)	9,827.01
	Sub-total Income	<u>140.69</u>	<u>5,165.05</u>	<u>(5,024.36)</u>	<u>133,194.13</u>	<u>131,560.11</u>	<u>1,634.02</u>	<u>131,560.11</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(9,827.00)	(9,827.01)	0.01	(9,827.01)
	Total Operating Income	<u>140.69</u>	<u>5,165.05</u>	<u>(5,024.36)</u>	<u>123,367.13</u>	<u>121,733.10</u>	<u>1,634.03</u>	<u>121,733.10</u>
Operating Expenses								
Utilities								
610100.0000	Electric	69.52	67.50	(2.02)	841.04	810.00	(31.04)	810.00
610300.0000	Water/Sewer	0.00	1,383.37	1,383.37	14,693.22	16,600.00	1,906.78	16,600.00
	Total Utilities	<u>69.52</u>	<u>1,450.87</u>	<u>1,381.35</u>	<u>15,534.26</u>	<u>17,410.00</u>	<u>1,875.74</u>	<u>17,410.00</u>
Maintenance								
631750.0000	Fire Mgt System	526.18	0.00	(526.18)	6,155.07	3,500.00	(2,655.07)	3,500.00
634000.0000	Janitorial - Contract	90.81	91.63	0.82	1,089.72	1,100.00	10.28	1,100.00
642760.0000	Termite Warranty	0.00	62.88	62.88	610.00	755.00	145.00	755.00
646600.0000	General Maintenance	499.43	401.06	(98.37)	4,471.63	4,812.50	340.87	4,812.50
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	634.16	1,525.00	890.84	1,525.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	1,007.35	500.00	(507.35)	500.00
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	<u>1,116.42</u>	<u>555.57</u>	<u>(560.85)</u>	<u>15,767.93</u>	<u>13,992.50</u>	<u>(1,775.43)</u>	<u>13,992.50</u>
Administrative Expense								
660200.0000	Legal	50.00	41.63	(8.37)	216.00	500.00	284.00	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	102.65	100.00	(2.65)	100.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	50.00	100.00	50.00	100.00
660370.0000	Office Expense	206.57	62.50	(144.07)	629.67	750.00	120.33	750.00
663050.0000	Website Expense	0.00	0.00	0.00	364.00	0.00	(364.00)	0.00
681400.0000	Insurance	12,826.00	18,200.00	5,374.00	14,766.85	20,000.00	5,233.15	20,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	10,610.00	6,900.00	(3,710.00)	6,900.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	61,980.60	61,980.60	0.00	61,980.60

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (S513)
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 Administrative		13,082.57	18,304.13	5,221.56	88,719.77	90,330.60	1,610.83	90,330.60
Total Operating Expenses		14,268.51	20,310.57	6,042.06	120,021.96	121,733.10	1,711.14	121,733.10
Net Operating Income/(Loss)		(14,127.82)	(15,145.52)	1,017.70	3,345.17	0.00	3,345.17	0.00
Net Income/(Loss)		(14,127.82)	(15,145.52)	1,017.70	3,345.17	0.00	3,345.17	0.00

Capital Reserve Summary Report
The Barbados at Carrick Bend Circle VII (8513)
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 Pump System	870000.4309	268.39	268.39	0.00	0.00	268.39	0.00
Fire Equipment Expense	870000.4310	(1,094.54)	(997.54)	0.00	0.00	(997.54)	(810.00)
Painting Expense	870000.4465	14,547.70	17,045.70	0.00	0.00	17,045.70	0.00
Roof	870000.4600	87,855.63	92,261.63	0.00	(4,246.50)	88,015.13	(6,262.50)
Special Assessment	870000.4690	0.00	0.00	1,862.93	0.00	1,862.93	0.00
	Sub-Total:	101,577.18	108,578.18	1,862.93	(4,246.50)	106,194.61	(7,072.50)
Interest Income	870000.4995	1,258.65	1,333.06	8.63	0.00	1,341.69	0.00
	Grand Total:	102,835.83	109,911.24	1,871.56	(4,246.50)	107,536.30	(7,072.50)

Expense Distribution

Property=8513 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-3585226	8513	PR1U024749-2018	12/11/2017	12/2017	88.00	0.00	100269	12/14/2017	DBPR 2018 - PR1U024749	
Total 131900.0000 - Prepaid Expenses							88.00	0.00			
131907.0000 - Prepaid Insurance											
72370 - Hartford Fire Insurance Company	P-3585238	8513	87041482352017-2017	12/07/2017	12/2017	1,340.00	0.00	100266	12/14/2017	841 CBC 1/13/18/1/13/19 Policy# 87041...	
72370 - Hartford Fire Insurance Company	P-3585239	8513	87041477352017-2017	12/07/2017	12/2017	2,912.00	0.00	100266	12/14/2017	849 CBC 1/13/18-1/13/19 Policy# 87041...	
72370 - Hartford Fire Insurance Company	P-3585240	8513	87041477332017-2017	12/07/2017	12/2017	2,109.00	0.00	100266	12/14/2017	857 CBC 1/13/18/1/13/19 Policy# 87041...	
Total 131907.0000 - Prepaid Insurance							6,361.00	0.00			
631750.0000 - Fire Mgt System											
70050 - ABC Fire Equipment Corp.	P-3594641	8513	75938	12/04/2017	12/2017	289.18	0.00	100272	12/27/2017	(8) Extinguisher & Fire Suppression System	
75230 - John Rice Plumbing, Inc.	P-3594646	8513	12655	12/14/2017	12/2017	237.00	0.00	100274	12/27/2017	Fire suppression system inspection	
Total 631750.0000 - Fire Mgt System							526.18	0.00			
634000.0000 - Janitorial - Contract											
75150 - Pro Clean of Southwest Florida...	P-3585234	8513	21317	12/07/2017	12/2017	90.81	0.00	100267	12/14/2017	Dec17 Commercial Cleaning	
Total 634000.0000 - Janitorial - Contract							90.81	0.00			
646600.0000 - General Maintenance											
73520 - Andrea Lloha Handyman Service	P-3585229	8513	12012017-1	12/01/2017	12/2017	112.50	0.00	100270	12/14/2017	Repair Bldg & landscape lighting 1 day. Pa...	
73520 - Andrea Lloha Handyman Service	P-3585228	8513	09152017-1	12/11/2017	12/2017	-10.00	0.00	100270	12/14/2017	1.5 days BAR CBC (Invoice 9/18/17 less ...	
11269040 - Neri	P-3594647	8513	2017-12-18	12/18/2017	12/2017	396.93	0.00	100275	12/27/2017	Reimb: purchase hardware supplies for Ch...	
Total 646600.0000 - General Maintenance							499.43	0.00			
660200.0000 - Legal											
70357 - Becker & Poliakov, P.A.	P-3594645	8513	2017-12-18-CB	12/18/2017	12/2017	50.00	0.00	100273	12/27/2017	2018 Retainer	
Total 660200.0000 - Legal							50.00	0.00			
660370.0000 - Office Expense											
78011 - David Blouir	P-3585579	8513	2017-12-12	12/12/2017	12/2017	187.50	0.00	100271	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	8513	0001 BARBA-7	12/04/2017	12/2017	12,826.00	0.00	100268	12/14/2017	Property/Package 12/8/17-12/8/18	
Total 681400.0000 - Insurance							12,826.00	0.00			
870000.4600 - Roof											
70675 - Crowther Roofing and Sheet Me...	P-3595081	8513	A143544	12/07/2017	12/2017	2,036.00	0.00	100006	12/28/2017	Bldg 841-202 Roofing repair	
70183 - All About Seamless Gutters LLC	P-3595080	8513	113	12/19/2017	12/2017	2,210.50	0.00	100005	12/28/2017	Replace gutters, fix soffit/fascia & splash ...	
Total 870000.4600 - Roof							4,246.50	0.00			