

**Balance Sheet (Accrual)**  
**The Barbados at Carrick Bend Circle IV (8510 )**  
**April 30, 2017**

		<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
<b>ASSETS</b>				
<b>Cash - Operations</b>				
110100.0000	Cash - Operating Acct	46,031.15	0.00	46,031.15
	<b>Total Operating Funds</b>	<u>46,031.15</u>	<u>0.00</u>	<u>46,031.15</u>
<b>Cash for Reserves</b>				
112001.0000	Cash - Reserve Acct	0.00	39,151.64	39,151.64
113596.0000	Reserve CD - FL Community Bank	0.00	47,411.64	47,411.64
	<b>Total Reserves Funds</b>	<u>0.00</u>	<u>86,563.28</u>	<u>86,563.28</u>
<b>Other Current Assets</b>				
120800.0000	Payments Receivable	1,496.75	0.00	1,496.75
	<b>Total Other Current Assets</b>	<u>1,496.75</u>	<u>0.00</u>	<u>1,496.75</u>
	<b>Total Current Assets</b>	<u>47,527.90</u>	<u>86,563.28</u>	<u>134,091.18</u>
<b>Total Assets</b>		<u>47,527.90</u>	<u>86,563.28</u>	<u>134,091.18</u>
<b>LIABILITIES</b>				
<b>Current Liabilities</b>				
310100.0000	Accounts Payable	1,954.88	0.00	1,954.88
384102.0000	Deferred Insurance Deductible	6,056.47	0.00	6,056.47
	<b>Total Current Liabilities</b>	<u>8,011.35</u>	<u>0.00</u>	<u>8,011.35</u>
<b>Total Liabilities</b>		<u>8,011.35</u>	<u>0.00</u>	<u>8,011.35</u>
<b>EQUITY</b>				
	Owners Equity	33,287.46	0.00	33,287.46
	Current Year Income/(Loss)	6,229.09	0.00	6,229.09
	Replacement Reserve Prior Years	0.00	86,674.09	86,674.09
	Replacement Reserve Current Year	0.00	(110.81)	(110.81)
	<b>Total Equity</b>	<u>39,516.55</u>	<u>86,563.28</u>	<u>126,079.83</u>
<b>Total Liabilities and Owners Equity</b>		<u>47,527.90</u>	<u>86,563.28</u>	<u>134,091.18</u>

**Accrual Income Statement**  
**The Barbados at Carrick Bend Circle IV (8510 )**  
**For the period ending April 30, 2017**

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
<b>Operating Income</b>								
605000.0000	Association Fee	11,606.04	11,606.12	(0.08)	23,212.08	23,212.24	(0.16)	46,424.50
605220.0000	Master Association Fees	12,677.94	12,677.85	0.09	25,355.88	25,355.70	0.18	50,711.40
603800.0000	Late Fees	46.75	0.00	46.75	46.75	0.00	46.75	0.00
605730.0000	Reserve Income	1,816.02	1,816.04	(0.02)	3,632.04	3,632.08	(0.04)	7,264.18
	<b>Sub-total Income</b>	<u>26,146.75</u>	<u>26,100.01</u>	<u>46.74</u>	<u>52,246.75</u>	<u>52,200.02</u>	<u>46.73</u>	<u>104,400.08</u>
681500.0000	Reserve Funding	(1,816.05)	(1,816.04)	(0.01)	(3,632.10)	(3,632.08)	(0.02)	(7,264.18)
	<b>Total Operating Income</b>	<u>24,330.70</u>	<u>24,283.97</u>	<u>46.73</u>	<u>48,614.65</u>	<u>48,567.94</u>	<u>46.71</u>	<u>97,135.90</u>
<b>Operating Expenses</b>								
<b>Utilities</b>								
610100.0000	Electric	63.77	56.25	(7.52)	251.83	225.00	(26.83)	675.00
610300.0000	Water/Sewer	<u>0.00</u>	<u>916.67</u>	<u>916.67</u>	<u>4,131.15</u>	<u>3,666.68</u>	<u>(464.47)</u>	<u>11,000.00</u>
	<b>Total Utilities</b>	<u>63.77</u>	<u>972.92</u>	<u>909.15</u>	<u>4,382.98</u>	<u>3,891.68</u>	<u>(491.30)</u>	<u>11,675.00</u>
<b>Maintenance</b>								
631750.0000	Fire Mgt System	0.00	750.00	750.00	2,157.34	1,500.00	(657.34)	3,000.00
634000.0000	Janitorial - Contract	73.98	75.00	1.02	295.92	300.00	4.08	900.00
642760.0000	Termite Warranty	0.00	54.17	54.17	500.00	216.68	(283.32)	650.00
646600.0000	General Maintenance	1,954.88	424.12	(1,530.76)	2,159.88	1,696.48	(463.40)	5,089.50
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	518.87	400.00	(118.87)	1,200.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	101.74	0.00	(101.74)	410.00
649840.0000	Fire Alarm / Exting Service	<u>150.00</u>	<u>0.00</u>	<u>(150.00)</u>	<u>300.00</u>	<u>150.00</u>	<u>(150.00)</u>	<u>600.00</u>
	<b>Total Maintenance</b>	<u>2,178.86</u>	<u>1,303.29</u>	<u>(875.57)</u>	<u>6,033.75</u>	<u>4,263.16</u>	<u>(1,770.59)</u>	<u>11,849.50</u>
<b>Administrative Expense</b>								
660200.0000	Legal	0.00	41.67	41.67	39.00	166.68	127.68	500.00
660281.0000	Division Filing Fees	11.98	28.00	16.02	83.98	100.00	16.02	100.00
660300.0000	Auditing & Accounting Fees	45.00	0.00	(45.00)	45.00	100.00	55.00	100.00
660370.0000	Office Expense	32.03	58.33	26.30	183.63	233.32	49.69	700.00
663050.0000	Website Expense	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
681400.0000	Insurance	0.00	0.00	0.00	1,117.52	1,200.00	82.48	16,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	5,114.00	5,500.00	386.00	5,500.00
681650.0000	Master / General Assoc Fees	12,677.85	12,677.85	0.00	25,355.70	25,355.70	0.00	50,711.40

**Accrual Income Statement**  
**The Barbados at Carrick Bend Circle IV (8510 )**  
**For the period ending April 30, 2017**

<u>Account</u>	<u>Account Name</u>	<u>MTD</u> <u>Actual</u>	<u>MTD</u> <u>Budget</u>	<u>MTD</u> <u>\$ Variance</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>\$ Variance</u>	<u>Annual</u> <u>Budget</u>
	<b>Total Administrative</b>	12,766.86	12,805.85	38.99	31,968.83	32,655.70	686.87	73,611.40
	<b>Total Operating Expenses</b>	15,009.49	15,082.06	72.57	42,385.56	40,810.54	(1,575.02)	97,135.90
	<b>Net Operating Income/(Loss)</b>	9,321.21	9,201.91	119.30	6,229.09	7,757.40	(1,528.31)	0.00
	<b>Net Income/(Loss)</b>	<u>9,321.21</u>	<u>9,201.91</u>	<u>119.30</u>	<u>6,229.09</u>	<u>7,757.40</u>	<u>(1,528.31)</u>	<u>0.00</u>

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## Capital Reserve Summary Report

The Barbados at Carrick Bend Circle IV (8510 )

Books = Accrual

For the period ending April 30, 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	4,465.88	125.00	(3,762.50)	828.38	(3,762.50)
Painting Expense	870000.4465	10,577.44	11,049.49	472.05	0.00	11,521.54	0.00
Roof	870000.4600	70,741.65	71,960.65	1,219.00	0.00	73,179.65	0.00
	Sub-Total:	85,659.97	87,476.02	1,816.05	(3,762.50)	85,529.57	(3,762.50)
Interest Income	870000.4995	1,014.12	1,028.93	4.78	0.00	1,033.71	0.00
	Grand Total:	86,674.09	88,504.95	1,820.83	(3,762.50)	86,563.28	(3,762.50)