

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle VI (8512)
April 30, 2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	26,535.79	0.00	26,535.79
	Total Operating Funds	<u>26,535.79</u>	<u>0.00</u>	<u>26,535.79</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	52,145.96	52,145.96
113596.0000	Reserve CD - FL Community Bank	0.00	63,702.84	63,702.84
	Total Reserves Funds	<u>0.00</u>	<u>115,848.80</u>	<u>115,848.80</u>
Other Current Assets				
120800.0000	Payments Receivable	2,222.13	0.00	2,222.13
	Total Other Current Assets	<u>2,222.13</u>	<u>0.00</u>	<u>2,222.13</u>
	Total Current Assets	<u>28,757.92</u>	<u>115,848.80</u>	<u>144,606.72</u>
	Total Assets	<u>28,757.92</u>	<u>115,848.80</u>	<u>144,606.72</u>
LIABILITIES				
Current Liabilities				
384102.0000	Deferred Insurance Deductible	11,877.34	0.00	11,877.34
	Total Current Liabilities	<u>11,877.34</u>	<u>0.00</u>	<u>11,877.34</u>
	Total Liabilities	<u>11,877.34</u>	<u>0.00</u>	<u>11,877.34</u>
EQUITY				
	Owners Equity	11,400.32	0.00	11,400.32
	Current Year Income/(Loss)	5,480.26	0.00	5,480.26
	Replacement Reserve Prior Years	0.00	124,026.82	124,026.82
	Replacement Reserve Current Year	0.00	(8,178.02)	(8,178.02)
	Total Equity	<u>16,880.58</u>	<u>115,848.80</u>	<u>132,729.38</u>
	Total Liabilities and Owners Equity	<u>28,757.92</u>	<u>115,848.80</u>	<u>144,606.72</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle VI (8512)
For the period ending April 30, 2017

<u>Account</u>	<u>Account Name</u>	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD \$ Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD \$ Variance</u>	<u>Annual Budget</u>
Operating Income								
605000.0000	Association Fee	16,996.20	16,996.38	(0.18)	33,992.40	33,992.76	(0.36)	67,985.50
605220.0000	Master Association Fees	18,312.58	18,312.45	0.13	36,625.16	36,624.90	0.26	73,249.80
601450.0000	Working Capital Fees	700.00	0.00	700.00	2,100.00	0.00	2,100.00	0.00
602400.0000	Application Fee Income	100.00	0.00	100.00	400.00	0.00	400.00	0.00
603800.0000	Late Fees	47.13	0.00	47.13	47.13	0.00	47.13	0.00
605730.0000	Reserve Income	3,041.22	3,041.16	0.06	6,082.44	6,082.32	0.12	12,164.66
	Sub-total Income	<u>39,197.13</u>	<u>38,349.99</u>	<u>847.14</u>	<u>79,247.13</u>	<u>76,699.98</u>	<u>2,547.15</u>	<u>153,399.96</u>
681500.0000	Reserve Funding	(3,041.17)	(3,041.16)	(0.01)	(6,082.34)	(6,082.32)	(0.02)	(12,164.66)
	Total Operating Income	<u>36,155.96</u>	<u>35,308.83</u>	<u>847.13</u>	<u>73,164.79</u>	<u>70,617.66</u>	<u>2,547.13</u>	<u>141,235.30</u>
Operating Expenses								
Utilities								
610100.0000	Electric	81.42	70.83	(10.59)	354.79	283.32	(71.47)	850.00
610300.0000	Water/Sewer	0.00	1,458.33	1,458.33	6,628.87	5,833.32	(795.55)	17,500.00
	Total Utilities	<u>81.42</u>	<u>1,529.16</u>	<u>1,447.74</u>	<u>6,983.66</u>	<u>6,116.64</u>	<u>(867.02)</u>	<u>18,350.00</u>
Maintenance								
631750.0000	Fire Mgt System	562.50	875.00	312.50	5,485.79	1,750.00	(3,735.79)	3,500.00
634000.0000	Janitorial - Contract	106.94	108.33	1.39	427.76	433.32	5.56	1,300.00
642760.0000	Termite Warranty	0.00	75.00	75.00	720.00	300.00	(420.00)	900.00
646600.0000	General Maintenance	0.00	438.79	438.79	5,393.84	1,755.16	(3,638.68)	5,265.50
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	749.48	600.00	(149.48)	1,800.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	146.96	0.00	(146.96)	600.00
649840.0000	Fire Alarm / Exting Service	450.00	450.00	0.00	900.00	900.00	0.00	1,800.00
	Total Maintenance	<u>1,119.44</u>	<u>1,947.12</u>	<u>827.68</u>	<u>13,823.83</u>	<u>5,738.48</u>	<u>(8,085.35)</u>	<u>15,165.50</u>
Administrative Expense								
660200.0000	Legal	0.00	16.67	16.67	57.00	66.68	9.68	200.00
660281.0000	Division Filing Fees	17.31	1.00	(16.31)	121.31	120.00	(1.31)	120.00
660300.0000	Auditing & Accounting Fees	65.00	0.00	(65.00)	65.00	100.00	35.00	100.00
660370.0000	Office Expense	42.36	70.83	28.47	249.64	283.32	33.68	850.00
663050.0000	Website Expense	0.00	0.00	0.00	42.00	0.00	(42.00)	0.00
681400.0000	Insurance	0.00	0.00	0.00	1,614.19	1,700.00	85.81	25,000.00

Accrual Income Statement
The Barbados at Carrick Bend Circle VI (8512)
For the period ending April 30, 2017

<u>Account</u>	<u>Account Name</u>	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD \$ Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD \$ Variance</u>	<u>Annual Budget</u>
681625.0000	Flood Insurance	0.00	0.00	0.00	8,103.00	7,000.00	(1,103.00)	8,200.00
681650.0000	Master / General Assoc Fees	18,312.45	18,312.45	0.00	36,624.90	36,624.90	0.00	73,249.80
	Total Administrative	<u>18,437.12</u>	<u>18,400.95</u>	<u>(36.17)</u>	<u>46,877.04</u>	<u>45,894.90</u>	<u>(982.14)</u>	<u>107,719.80</u>
Total Operating Expenses		<u>19,637.98</u>	<u>21,877.23</u>	<u>2,239.25</u>	<u>67,684.53</u>	<u>57,750.02</u>	<u>(9,934.51)</u>	<u>141,235.30</u>
Net Operating Income/(Loss)		<u>16,517.98</u>	<u>13,431.60</u>	<u>3,086.38</u>	<u>5,480.26</u>	<u>12,867.64</u>	<u>(7,387.38)</u>	<u>0.00</u>
Net Income/(Loss)		<u>16,517.98</u>	<u>13,431.60</u>	<u>3,086.38</u>	<u>5,480.26</u>	<u>12,867.64</u>	<u>(7,387.38)</u>	<u>0.00</u>

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle VI (8512)

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	3,023.08	3,273.08	250.00	(3,200.00)	323.08	(3,200.00)
Painting Expense	870000.4465	15,140.27	15,892.77	752.50	0.00	16,645.27	0.00
Roof	870000.4600	104,449.79	106,488.46	2,038.67	(11,100.00)	97,427.13	(11,100.00)
	Sub-Total:	122,613.14	125,654.31	3,041.17	(14,300.00)	114,395.48	(14,300.00)
Interest Income	870000.4995	1,413.68	1,444.07	9.25	0.00	1,453.32	0.00
	Grand Total:	124,026.82	127,098.38	3,050.42	(14,300.00)	115,848.80	(14,300.00)