

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle VII (8513)
April 30, 2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	24,609.03	0.00	24,609.03
	Total Operating Funds	<u>24,609.03</u>	<u>0.00</u>	<u>24,609.03</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	48,633.97	48,633.97
113596.0000	Reserve CD - FL Community Bank	0.00	59,137.71	59,137.71
	Total Reserves Funds	<u>0.00</u>	<u>107,771.68</u>	<u>107,771.68</u>
Other Current Assets				
120800.0000	Payments Receivable	1,516.59	0.00	1,516.59
	Total Other Current Assets	<u>1,516.59</u>	<u>0.00</u>	<u>1,516.59</u>
	Total Current Assets	<u>26,125.62</u>	<u>107,771.68</u>	<u>133,897.30</u>
Total Assets		<u>26,125.62</u>	<u>107,771.68</u>	<u>133,897.30</u>
LIABILITIES				
Current Liabilities				
310100.0000	Accounts Payable	180.00	0.00	180.00
384102.0000	Deferred Insurance Deductible	10,899.55	0.00	10,899.55
	Total Current Liabilities	<u>11,079.55</u>	<u>0.00</u>	<u>11,079.55</u>
Total Liabilities		<u>11,079.55</u>	<u>0.00</u>	<u>11,079.55</u>
EQUITY				
	Owners Equity	10,496.85	0.00	10,496.85
	Current Year Income/(Loss)	4,549.22	0.00	4,549.22
	Replacement Reserve Prior Years	0.00	102,835.83	102,835.83
	Replacement Reserve Current Year	0.00	4,935.85	4,935.85
	Total Equity	<u>15,046.07</u>	<u>107,771.68</u>	<u>122,817.75</u>
Total Liabilities and Owners Equity		<u>26,125.62</u>	<u>107,771.68</u>	<u>133,897.30</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (8513)
For the period ending April 30, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Operating Income								
605000.0000	Association Fee	14,938.00	14,938.12	(0.12)	29,876.00	29,876.24	(0.24)	59,752.50
605220.0000	Master Association Fees	15,495.26	5,165.05	10,330.21	30,990.52	20,660.20	10,330.32	61,980.60
602410.0000	Rental Application Fees	100.00	0.00	100.00	300.00	0.00	300.00	0.00
603800.0000	Late Fees	140.87	0.00	140.87	140.87	0.00	140.87	0.00
605730.0000	Reserve Income	2,456.74	2,456.75	(0.01)	4,913.48	4,913.50	(0.02)	9,827.01
Sub-total Income		<u>33,130.87</u>	<u>22,559.92</u>	<u>10,570.95</u>	<u>66,220.87</u>	<u>55,449.94</u>	<u>10,770.93</u>	<u>131,560.11</u>
681500.0000	Reserve Funding	(2,456.75)	(2,456.75)	0.00	(4,913.50)	(4,913.50)	0.00	(9,827.01)
Total Operating Income		<u>30,674.12</u>	<u>20,103.17</u>	<u>10,570.95</u>	<u>61,307.37</u>	<u>50,536.44</u>	<u>10,770.93</u>	<u>121,733.10</u>
Operating Expenses								
Utilities								
610100.0000	Electric	67.33	67.50	0.17	303.03	270.00	(33.03)	810.00
610300.0000	Water/Sewer	0.00	1,383.33	1,383.33	5,162.09	5,533.32	371.23	16,600.00
Total Utilities		<u>67.33</u>	<u>1,450.83</u>	<u>1,383.50</u>	<u>5,465.12</u>	<u>5,803.32</u>	<u>338.20</u>	<u>17,410.00</u>
Maintenance								
631750.0000	Fire Mgt System	412.00	875.00	463.00	4,839.89	1,750.00	(3,089.89)	3,500.00
634000.0000	Janitorial - Contract	90.81	91.67	0.86	363.24	366.68	3.44	1,100.00
642760.0000	Termite Warranty	0.00	62.92	62.92	610.00	251.68	(358.32)	755.00
646600.0000	General Maintenance	180.00	401.04	221.04	465.00	1,604.16	1,139.16	4,812.50
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	634.16	508.33	(125.83)	1,525.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	124.35	0.00	(124.35)	500.00
649840.0000	Fire Alarm / Exting Service	450.00	450.00	0.00	900.00	900.00	0.00	1,800.00
Total Maintenance		<u>1,132.81</u>	<u>1,880.63</u>	<u>747.82</u>	<u>7,936.64</u>	<u>5,380.85</u>	<u>(2,555.79)</u>	<u>13,992.50</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	47.00	166.68	119.68	500.00
660281.0000	Division Filing Fees	14.65	0.00	(14.65)	102.65	100.00	(2.65)	100.00
660300.0000	Auditing & Accounting Fees	50.00	0.00	(50.00)	50.00	100.00	50.00	100.00
660370.0000	Office Expense	37.18	62.50	25.32	216.59	250.00	33.41	750.00
663050.0000	Website Expense	0.00	0.00	0.00	36.00	0.00	(36.00)	0.00
681400.0000	Insurance	0.00	0.00	0.00	1,755.85	1,800.00	44.15	20,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	10,158.00	6,900.00	(3,258.00)	6,900.00

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (8513)
For the period ending April 30, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
681650.0000	Master / General Assoc Fees	15,495.15	15,495.15	0.00	30,990.30	30,990.30	0.00	61,980.60
	Total Administrative	<u>15,596.98</u>	<u>15,599.32</u>	<u>2.34</u>	<u>43,356.39</u>	<u>40,306.98</u>	<u>(3,049.41)</u>	<u>90,330.60</u>
Total Operating Expenses		<u>16,797.12</u>	<u>18,930.78</u>	<u>2,133.66</u>	<u>56,758.15</u>	<u>51,491.15</u>	<u>(5,267.00)</u>	<u>121,733.10</u>
Net Operating Income/(Loss)		<u>13,877.00</u>	<u>1,172.39</u>	<u>12,704.61</u>	<u>4,549.22</u>	<u>(954.71)</u>	<u>5,503.93</u>	<u>0.00</u>
Net Income/(Loss)		<u>13,877.00</u>	<u>1,172.39</u>	<u>12,704.61</u>	<u>4,549.22</u>	<u>(954.71)</u>	<u>5,503.93</u>	<u>0.00</u>

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle VII (8513)

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 Pump System	870000.4309	268.39	268.39	0.00	0.00	268.39	0.00
Fire Equipment Expense	870000.4310	(1,094.54)	(867.79)	226.75	0.00	(641.04)	0.00
Painting Expense	870000.4465	14,547.70	15,172.20	624.50	0.00	15,796.70	0.00
Roof	870000.4600	87,855.63	89,461.13	1,605.50	0.00	91,066.63	0.00
	Sub-Total:	101,577.18	104,033.93	2,456.75	0.00	106,490.68	0.00
Interest Income	870000.4995	1,258.65	1,275.19	5.81	0.00	1,281.00	0.00
	Grand Total:	102,835.83	105,309.12	2,462.56	0.00	107,771.68	0.00