

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle IV (8510)
February 28, 2017

	Operating	Reserves	Total
ASSETS			
Cash - Operations			
110100.0000 Cash - Operating Acct	42,234.41	0.00	42,234.41
Total Operating Funds	<u>42,234.41</u>	<u>0.00</u>	<u>42,234.41</u>
Cash for Reserves			
112001.0000 Cash - Reserve Acct	0.00	41,088.08	41,088.08
113596.0000 Reserve CD - FL Community Bank	0.00	47,411.64	47,411.64
Total Reserves Funds	<u>0.00</u>	<u>88,499.72</u>	<u>88,499.72</u>
Total Current Assets	<u>42,234.41</u>	<u>88,499.72</u>	<u>130,734.13</u>
Total Assets	<u>42,234.41</u>	<u>88,499.72</u>	<u>130,734.13</u>
LIABILITIES			
Current Liabilities			
310100.0000 Accounts Payable	235.00	0.00	235.00
384102.0000 Deferred Insurance Deductible	6,056.47	0.00	6,056.47
Total Current Liabilities	<u>6,291.47</u>	<u>0.00</u>	<u>6,291.47</u>
Total Liabilities	<u>6,291.47</u>	<u>0.00</u>	<u>6,291.47</u>
EQUITY			
Owners Equity	33,287.46	0.00	33,287.46
Current Year Income/(Loss)	2,655.48	0.00	2,655.48
Replacement Reserve Prior Years	0.00	86,674.09	86,674.09
Replacement Reserve Current Year	0.00	1,825.63	1,825.63
Total Equity	<u>35,942.94</u>	<u>88,499.72</u>	<u>124,442.66</u>
Total Liabilities and Owners Equity	<u>42,234.41</u>	<u>88,499.72</u>	<u>130,734.13</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle IV (8510)
For the period ending February 28, 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	0.00	0.00	0.00	11,606.04	11,606.12	(0.08)	46,424.50
605220.0000	Master Association Fees	0.00	0.00	0.00	12,677.94	12,677.85	0.09	50,711.40
605730.0000	Reserve Income	0.00	0.00	0.00	1,816.02	1,816.04	(0.02)	7,264.18
	Sub-total Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>26,100.00</u>	<u>26,100.01</u>	<u>(0.01)</u>	<u>104,400.08</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(1,816.05)	(1,816.04)	(0.01)	(7,264.18)
	Total Operating Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>24,283.95</u>	<u>24,283.97</u>	<u>(0.02)</u>	<u>97,135.90</u>
Operating Expenses								
Utilities								
610100.0000	Electric	61.67	56.25	(5.42)	126.41	112.50	(13.91)	675.00
610300.0000	Water/Sewer	926.34	916.67	(9.67)	1,942.32	1,833.34	(108.98)	11,000.00
	Total Utilities	<u>988.01</u>	<u>972.92</u>	<u>(15.09)</u>	<u>2,068.73</u>	<u>1,945.84</u>	<u>(122.89)</u>	<u>11,675.00</u>
Maintenance								
631750.0000	Fire Mgt System	543.37	0.00	(543.37)	1,109.30	750.00	(359.30)	3,000.00
634000.0000	Janitorial - Contract	73.98	75.00	1.02	147.96	150.00	2.04	900.00
642760.0000	Termite Warranty	0.00	54.17	54.17	500.00	108.34	(391.66)	650.00
646600.0000	General Maintenance	205.00	424.12	219.12	205.00	848.24	643.24	5,089.50
648611.0000	Roof-Cleaning Contract	518.87	0.00	(518.87)	518.87	0.00	(518.87)	1,200.00
648950.0000	Sidewalks & Steps	101.74	0.00	(101.74)	101.74	0.00	(101.74)	410.00
649840.0000	Fire Alarm / Exting Service	150.00	0.00	(150.00)	150.00	150.00	0.00	600.00
	Total Maintenance	<u>1,592.96</u>	<u>553.29</u>	<u>(1,039.67)</u>	<u>2,732.87</u>	<u>2,006.58</u>	<u>(726.29)</u>	<u>11,849.50</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	39.00	83.34	44.34	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	72.00	72.00	0.00	100.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	100.00
660370.0000	Office Expense	40.38	58.33	17.95	100.50	116.66	16.16	700.00
663050.0000	Website Expense	30.00	0.00	(30.00)	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	2,790.00	2,800.00	10.00	5,500.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	12,677.85	12,677.85	0.00	50,711.40
	Total Administrative	<u>70.38</u>	<u>100.00</u>	<u>29.62</u>	<u>16,826.87</u>	<u>16,949.85</u>	<u>122.98</u>	<u>73,611.40</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle IV (8510)
For the period ending February 28, 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>
Total Operating Expenses		2,651.35	1,626.21	(1,025.14)	21,628.47	20,902.27	(726.20)	97,135.90
Net Operating Income/(Loss)		(2,651.35)	(1,626.21)	(1,025.14)	2,655.48	3,381.70	(726.22)	0.00
Net Income/(Loss)		<u>(2,651.35)</u>	<u>(1,626.21)</u>	<u>(1,025.14)</u>	<u>2,655.48</u>	<u>3,381.70</u>	<u>(726.22)</u>	<u>0.00</u>

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle IV (8510)

Books = Accrual

For the period ending February 28, 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	0.00	0.00	4,465.88	0.00
Painting Expense	870000.4465	10,577.44	11,049.49	0.00	0.00	11,049.49	0.00
Roof	870000.4600	70,741.65	71,960.65	0.00	0.00	71,960.65	0.00
	Sub-Total:	85,659.97	87,476.02	0.00	0.00	87,476.02	0.00
Interest Income	870000.4995	1,014.12	1,019.13	4.57	0.00	1,023.70	0.00
	Grand Total:	86,674.09	88,495.15	4.57	0.00	88,499.72	0.00