

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle V (8511)
February 28, 2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	35,402.36	0.00	35,402.36
	Total Operating Funds	<u>35,402.36</u>	<u>0.00</u>	<u>35,402.36</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	65,499.52	65,499.52
113596.0000	Reserve CD - FL Community Bank	0.00	65,004.23	65,004.23
	Total Reserves Funds	<u>0.00</u>	<u>130,503.75</u>	<u>130,503.75</u>
Other Current Assets				
120800.0000	Payments Receivable	21.90	0.00	21.90
	Total Other Current Assets	<u>21.90</u>	<u>0.00</u>	<u>21.90</u>
	Total Current Assets	<u>35,424.26</u>	<u>130,503.75</u>	<u>165,928.01</u>
Total Assets		<u>35,424.26</u>	<u>130,503.75</u>	<u>165,928.01</u>
LIABILITIES				
Current Liabilities				
310100.0000	Accounts Payable	102.00	0.00	102.00
384102.0000	Deferred Insurance Deductible	12,036.76	0.00	12,036.76
	Total Current Liabilities	<u>12,138.76</u>	<u>0.00</u>	<u>12,138.76</u>
Total Liabilities		<u>12,138.76</u>	<u>0.00</u>	<u>12,138.76</u>
EQUITY				
	Owners Equity	20,711.97	0.00	20,711.97
	Current Year Income/(Loss)	2,573.53	0.00	2,573.53
	Replacement Reserve Prior Years	0.00	127,698.02	127,698.02
	Replacement Reserve Current Year	0.00	2,805.73	2,805.73
	Total Equity	<u>23,285.50</u>	<u>130,503.75</u>	<u>153,789.25</u>
Total Liabilities and Owners Equity		<u>35,424.26</u>	<u>130,503.75</u>	<u>165,928.01</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle V (8511)
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	16,862.04	16,862.19	(0.15)	67,448.75
605220.0000	Master Association Fees	0.00	0.00	0.00	18,312.58	18,312.45	0.13	73,249.80
601450.0000	Working Capital Fees	0.00	0.00	0.00	700.00	0.00	700.00	0.00
603800.0000	Late Fees	21.90	0.00	21.90	21.90	0.00	21.90	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	2,785.38	2,785.36	0.02	11,141.43
	Sub-total Income	<u>21.90</u>	<u>0.00</u>	<u>21.90</u>	<u>38,681.90</u>	<u>37,960.00</u>	<u>721.90</u>	<u>151,839.98</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(2,785.36)	(2,785.36)	0.00	(11,141.43)
	Total Operating Income	<u>21.90</u>	<u>0.00</u>	<u>21.90</u>	<u>35,896.54</u>	<u>35,174.64</u>	<u>721.90</u>	<u>140,698.55</u>
Operating Expenses								
Utilities								
610100.0000	Electric	80.15	72.50	(7.65)	167.94	145.00	(22.94)	870.00
610300.0000	Water/Sewer	1,561.33	1,416.67	(144.66)	3,055.43	2,833.34	(222.09)	17,000.00
	Total Utilities	<u>1,641.48</u>	<u>1,489.17</u>	<u>(152.31)</u>	<u>3,223.37</u>	<u>2,978.34</u>	<u>(245.03)</u>	<u>17,870.00</u>
Maintenance								
631750.0000	Fire Mgt System	562.50	0.00	(562.50)	1,457.36	750.00	(707.36)	3,000.00
634000.0000	Janitorial - Contract	94.47	95.83	1.36	188.94	191.66	2.72	1,150.00
642760.0000	Termite Warranty	0.00	75.00	75.00	720.00	150.00	(570.00)	900.00
646600.0000	General Maintenance	60.00	514.90	454.90	1,334.90	1,029.80	(305.10)	6,178.75
648611.0000	Roof-Cleaning Contract	749.48	0.00	(749.48)	749.48	0.00	(749.48)	1,800.00
648950.0000	Sidewalks & Steps	146.96	0.00	(146.96)	146.96	0.00	(146.96)	600.00
649840.0000	Fire Alarm / Exting Service	150.00	0.00	(150.00)	150.00	150.00	0.00	600.00
	Total Maintenance	<u>1,763.41</u>	<u>685.73</u>	<u>(1,077.68)</u>	<u>4,747.64</u>	<u>2,271.46</u>	<u>(2,476.18)</u>	<u>14,228.75</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	57.00	83.34	26.34	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	104.00	100.00	(4.00)	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	54.43	70.83	16.40	137.36	141.66	4.30	850.00
663050.0000	Website Expense	42.00	0.00	(42.00)	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
681625.0000	Flood Insurance	0.00	0.00	0.00	5,085.00	5,600.00	515.00	8,800.00

Accrual Income Statement
The Barbados at Carrick Bend Circle V (8511)
For the period ending February 28, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	18,312.45	18,312.45	0.00	73,249.80
	Total Administrative	<u>96.43</u>	<u>112.50</u>	<u>16.07</u>	<u>25,352.00</u>	<u>25,937.45</u>	<u>585.45</u>	<u>108,599.80</u>
Total Operating Expenses		<u>3,501.32</u>	<u>2,287.40</u>	<u>(1,213.92)</u>	<u>33,323.01</u>	<u>31,187.25</u>	<u>(2,135.76)</u>	<u>140,698.55</u>
Net Operating Income/(Loss)		<u>(3,479.42)</u>	<u>(2,287.40)</u>	<u>(1,192.02)</u>	<u>2,573.53</u>	<u>3,987.39</u>	<u>(1,413.86)</u>	<u>0.00</u>
Net Income/(Loss)		<u>(3,479.42)</u>	<u>(2,287.40)</u>	<u>(1,192.02)</u>	<u>2,573.53</u>	<u>3,987.39</u>	<u>(1,413.86)</u>	<u>0.00</u>

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle V (8511)

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	4,341.16	4,466.16	0.00	0.00	4,466.16	0.00
Painting Expense	870000.4465	17,418.69	18,042.69	0.00	0.00	18,042.69	0.00
Roof	870000.4600	104,457.10	106,493.46	0.00	0.00	106,493.46	0.00
	Sub-Total:	126,216.95	129,002.31	0.00	0.00	129,002.31	0.00
Interest Income	870000.4995	1,481.07	1,491.72	9.72	0.00	1,501.44	0.00
	Grand Total:	127,698.02	130,494.03	9.72	0.00	130,503.75	0.00