

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle VII (8513)
February 28, 2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	17,230.84	0.00	17,230.84
	Total Operating Funds	<u>17,230.84</u>	<u>0.00</u>	<u>17,230.84</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	46,165.53	46,165.53
113596.0000	Reserve CD - FL Community Bank	0.00	59,137.71	59,137.71
	Total Reserves Funds	<u>0.00</u>	<u>105,303.24</u>	<u>105,303.24</u>
	Total Current Assets	<u>17,230.84</u>	<u>105,303.24</u>	<u>122,534.08</u>
	Total Assets	<u>17,230.84</u>	<u>105,303.24</u>	<u>122,534.08</u>
LIABILITIES				
Current Liabilities				
310100.0000	Accounts Payable	56.00	0.00	56.00
381010.0000	Prepaid	94.28	0.00	94.28
384102.0000	Deferred Insurance Deductible	10,899.55	0.00	10,899.55
	Total Current Liabilities	<u>11,049.83</u>	<u>0.00</u>	<u>11,049.83</u>
	Total Liabilities	<u>11,049.83</u>	<u>0.00</u>	<u>11,049.83</u>
EQUITY				
	Owners Equity	10,496.85	0.00	10,496.85
	Current Year Income/(Loss)	(4,315.84)	0.00	(4,315.84)
	Replacement Reserve Prior Years	0.00	102,835.83	102,835.83
	Replacement Reserve Current Year	0.00	2,467.41	2,467.41
	Total Equity	<u>6,181.01</u>	<u>105,303.24</u>	<u>111,484.25</u>
	Total Liabilities and Owners Equity	<u>17,230.84</u>	<u>105,303.24</u>	<u>122,534.08</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (8513)
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	14,938.00	14,938.12	(0.12)	59,752.50
605220.0000	Master Association Fees	0.00	5,165.05	(5,165.05)	15,495.26	10,330.10	5,165.16	61,980.60
602410.0000	Rental Application Fees	100.00	0.00	100.00	200.00	0.00	200.00	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	2,456.74	2,456.75	(0.01)	9,827.01
	Sub-total Income	<u>100.00</u>	<u>5,165.05</u>	<u>(5,065.05)</u>	<u>33,090.00</u>	<u>27,724.97</u>	<u>5,365.03</u>	<u>131,560.11</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(2,456.75)	(2,456.75)	0.00	(9,827.01)
	Total Operating Income	<u>100.00</u>	<u>5,165.05</u>	<u>(5,065.05)</u>	<u>30,633.25</u>	<u>25,268.22</u>	<u>5,365.03</u>	<u>121,733.10</u>
Operating Expenses								
Utilities								
610100.0000	Electric	79.48	67.50	(11.98)	164.29	135.00	(29.29)	810.00
610300.0000	Water/Sewer	<u>1,284.92</u>	<u>1,383.33</u>	<u>98.41</u>	<u>2,569.84</u>	<u>2,766.66</u>	<u>196.82</u>	<u>16,600.00</u>
	Total Utilities	<u>1,364.40</u>	<u>1,450.83</u>	<u>86.43</u>	<u>2,734.13</u>	<u>2,901.66</u>	<u>167.53</u>	<u>17,410.00</u>
Maintenance								
631750.0000	Fire Mgt System	543.37	0.00	(543.37)	2,495.90	875.00	(1,620.90)	3,500.00
634000.0000	Janitorial - Contract	90.81	91.67	0.86	181.62	183.34	1.72	1,100.00
642760.0000	Termite Warranty	0.00	62.92	62.92	610.00	125.84	(484.16)	755.00
646600.0000	General Maintenance	20.00	401.04	381.04	20.00	802.08	782.08	4,812.50
648611.0000	Roof-Cleaning Contract	634.16	0.00	(634.16)	634.16	0.00	(634.16)	1,525.00
648950.0000	Sidewalks & Steps	124.35	0.00	(124.35)	124.35	0.00	(124.35)	500.00
649840.0000	Fire Alarm / Exting Service	<u>450.00</u>	<u>0.00</u>	<u>(450.00)</u>	<u>450.00</u>	<u>450.00</u>	<u>0.00</u>	<u>1,800.00</u>
	Total Maintenance	<u>1,862.69</u>	<u>555.63</u>	<u>(1,307.06)</u>	<u>4,516.03</u>	<u>2,436.26</u>	<u>(2,079.77)</u>	<u>13,992.50</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	47.00	83.34	36.34	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	88.00	88.00	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	47.40	62.50	15.10	118.93	125.00	6.07	750.00
663050.0000	Website Expense	36.00	0.00	(36.00)	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
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	15,495.15	15,495.15	0.00	61,980.60

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (8513)
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>
	Total Administrative	83.40	104.17	20.77	27,698.93	24,491.49	(3,207.44)	90,330.60
	Total Operating Expenses	3,310.49	2,110.63	(1,199.86)	34,949.09	29,829.41	(5,119.68)	121,733.10
	Net Operating Income/(Loss)	(3,210.49)	3,054.42	(6,264.91)	(4,315.84)	(4,561.19)	245.35	0.00
	Net Income/(Loss)	(3,210.49)	3,054.42	(6,264.91)	(4,315.84)	(4,561.19)	245.35	0.00

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle VII (8513)

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 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)	0.00	0.00	(867.79)	0.00
Painting Expense	870000.4465	14,547.70	15,172.20	0.00	0.00	15,172.20	0.00
Roof	870000.4600	87,855.63	89,461.13	0.00	0.00	89,461.13	0.00
	Sub-Total:	101,577.18	104,033.93	0.00	0.00	104,033.93	0.00
Interest Income	870000.4995	1,258.65	1,264.21	5.10	0.00	1,269.31	0.00
	Grand Total:	102,835.83	105,298.14	5.10	0.00	105,303.24	0.00