

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle VII (S513)
January 31, 2017

	Total
ASSETS	
Cash - Operations	
110100.0000 Cash - Operating Acct	23,452.08
Total Cash For Operations	<u>23,452.08</u>
Cash for Reserves	
112001.0000 Cash - Reserve Acct	43,703.68
113596.0000 Reserve CD - FL Community Bank	59,137.71
Total Cash For Reserves	<u>102,841.39</u>
Total Current Assets	<u>126,293.47</u>
Total Assets	<u>126,293.47</u>
LIABILITIES	
Current Liabilities	
310100.0000 Accounts Payable	610.00
381010.0000 Prepaid	94.28
384102.0000 Deferred Insurance Deductible	10,899.55
Total Current Liabilities	<u>11,603.83</u>
Total Liabilities	<u>11,603.83</u>
EQUITY	
Owners Equity	10,496.85
Current Year Income/(Loss)	1,351.40
Replacement Reserve Prior Years	102,835.83
Replacement Reserve Current Year	5.56
Total Equity	<u>114,689.64</u>
Total Liabilities and Owners Equity	<u>126,293.47</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (8513)
For the period ending January 31, 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)	14,938.00	14,938.12	(0.12)	59,752.50
605220.0000	Master Association Fees	15,495.26	5,165.05	10,330.21	15,495.26	5,165.05	10,330.21	61,980.60
602410.0000	Rental Application Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
605730.0000	Reserve Income	2,456.74	2,456.75	(0.01)	2,456.74	2,456.75	(0.01)	9,827.01
	Sub-total Income	32,990.00	22,559.92	10,430.08	32,990.00	22,559.92	10,430.08	131,560.11
681500.0000	Reserve Funding	0.00	(2,456.75)	2,456.75	0.00	(2,456.75)	2,456.75	(9,827.01)
	Total Operating Income	32,990.00	20,103.17	12,886.83	32,990.00	20,103.17	12,886.83	121,733.10
Operating Expenses								
Utilities								
610100.0000	Electric	84.81	67.50	(17.31)	84.81	67.50	(17.31)	810.00
610300.0000	Water/Sewer	1,284.92	1,383.33	98.41	1,284.92	1,383.33	98.41	16,600.00
	Total Utilities	1,369.73	1,450.83	81.10	1,369.73	1,450.83	81.10	17,410.00
Maintenance								
631750.0000	Fire Mgt System	1,952.53	875.00	(1,077.53)	1,952.53	875.00	(1,077.53)	3,500.00
634000.0000	Janitorial - Contract	90.81	91.67	0.86	90.81	91.67	0.86	1,100.00
642760.0000	Termite Warranty	610.00	62.92	(547.08)	610.00	62.92	(547.08)	755.00
646600.0000	General Maintenance	0.00	401.04	401.04	0.00	401.04	401.04	4,812.50
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	0.00	0.00	0.00	1,525.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	0.00	0.00	0.00	500.00
649840.0000	Fire Alarm / Exting Service	0.00	450.00	450.00	0.00	450.00	450.00	1,800.00
	Total Maintenance	2,653.34	1,880.63	(772.71)	2,653.34	1,880.63	(772.71)	13,992.50
Administrative Expense								
660200.0000	Legal	47.00	41.67	(5.33)	47.00	41.67	(5.33)	500.00
660281.0000	Division Filing Fees	88.00	88.00	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	71.53	62.50	(9.03)	71.53	62.50	(9.03)	750.00
681400.0000	Insurance	1,755.85	1,800.00	44.15	1,755.85	1,800.00	44.15	20,000.00
681625.0000	Flood Insurance	10,158.00	6,900.00	(3,258.00)	10,158.00	6,900.00	(3,258.00)	6,900.00
681650.0000	Master / General Assoc Fees	15,495.15	15,495.15	0.00	15,495.15	15,495.15	0.00	61,980.60
	Total Administrative	27,615.53	24,387.32	(3,228.21)	27,615.53	24,387.32	(3,228.21)	90,330.60

Accrual Income Statement
 The Barbados at Carrick Bend Circle VII (\$513)
 For the period ending January 31, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Total Operating Expenses		31,638.60	27,718.78	(3,919.82)	31,638.60	27,718.78	(3,919.82)	121,733.10
Net Operating Income/(Loss)		1,351.40	(7,615.61)	8,967.01	1,351.40	(7,615.61)	8,967.01	0.00
Net Income/(Loss)		<u>1,351.40</u>	<u>(7,615.61)</u>	<u>8,967.01</u>	<u>1,351.40</u>	<u>(7,615.61)</u>	<u>8,967.01</u>	<u>0.00</u>

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle VII (8513)

Books = Accrual

For the period ending January 31, 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)	(1,094.54)	0.00	0.00	(1,094.54)	0.00
Painting Expense	870000.4465	14,547.70	14,547.70	0.00	0.00	14,547.70	0.00
Roof	870000.4600	87,855.63	87,855.63	0.00	0.00	87,855.63	0.00
	Sub-Total:	101,577.18	101,577.18	0.00	0.00	101,577.18	0.00
Interest Income	870000.4995	1,258.65	1,258.65	5.56	0.00	1,264.21	0.00
	Grand Total:	102,835.83	102,835.83	5.56	0.00	102,841.39	0.00