

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle IV (8510)
November 30, 2017

1
12/8/2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	60,127.79	0.00	60,127.79
	Total Operating Funds	<u>60,127.79</u>	<u>0.00</u>	<u>60,127.79</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	24,578.69	24,578.69
113596.0000	Reserve CD - FL Community Bank	0.00	47,411.64	47,411.64
	Total Reserves Funds	<u>0.00</u>	<u>71,990.33</u>	<u>71,990.33</u>
	Total Current Assets	<u>60,127.79</u>	<u>71,990.33</u>	<u>132,118.12</u>
	Total Assets	<u><u>60,127.79</u></u>	<u><u>71,990.33</u></u>	<u><u>132,118.12</u></u>
LIABILITIES				
Current Liabilities				
340100.0000	Accrued Expenses	899.25	0.00	899.25
381010.0000	Prepaid	10,175.00	0.00	10,175.00
384102.0000	Deferred Insurance Deductible	6,056.47	0.00	6,056.47
	Total Current Liabilities	<u>17,130.72</u>	<u>0.00</u>	<u>17,130.72</u>
	Total Liabilities	<u>17,130.72</u>	<u>0.00</u>	<u>17,130.72</u>
EQUITY				
	Owners Equity	33,287.46	0.00	33,287.46
	Current Year Income/(Loss)	9,709.61	0.00	9,709.61
	Replacement Reserve Prior Years	0.00	86,674.09	86,674.09
	Replacement Reserve Current Year	0.00	(14,683.76)	(14,683.76)
	Total Equity	<u>42,997.07</u>	<u>71,990.33</u>	<u>114,987.40</u>
	Total Liabilities and Owners Equity	<u><u>60,127.79</u></u>	<u><u>71,990.33</u></u>	<u><u>132,118.12</u></u>

Accrual Income Statement
The Barbados at Carrick Bend Circle IV (8510)
For the period ending November 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	0.00	0.00	0.00	46,424.16	46,424.50	(0.34)	46,424.50
605220.0000	Master Association Fees	0.00	0.00	0.00	50,711.76	50,711.40	0.36	50,711.40
602400.0000	Application Fee Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
602410.0000	Rental Application Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
603800.0000	Late Fees	0.00	0.00	0.00	46.75	0.00	46.75	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	7,264.08	7,264.18	(0.10)	7,264.18
	Sub-total Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>104,846.75</u>	<u>104,400.08</u>	<u>446.67</u>	<u>104,400.08</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(7,264.20)	(7,264.18)	(0.02)	(7,264.18)
	Total Operating Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>97,582.55</u>	<u>97,135.90</u>	<u>446.65</u>	<u>97,135.90</u>
Operating Expenses								
Utilities								
610100.0000	Electric	59.91	56.25	(3.66)	659.29	618.75	(40.54)	675.00
610300.0000	Water/Sewer	899.25	916.67	17.42	11,365.38	10,083.37	(1,282.01)	11,000.00
	Total Utilities	<u>959.16</u>	<u>972.92</u>	<u>13.76</u>	<u>12,024.67</u>	<u>10,702.12</u>	<u>(1,322.55)</u>	<u>11,675.00</u>
Maintenance								
631750.0000	Fire Mgt System	1,095.00	0.00	(1,095.00)	4,156.34	3,000.00	(1,156.34)	3,000.00
634000.0000	Janitorial - Contract	73.98	75.00	1.02	813.78	825.00	11.22	900.00
642760.0000	Termite Warranty	0.00	54.17	54.17	500.00	595.87	95.87	650.00
646600.0000	General Maintenance	0.00	424.12	424.12	5,214.88	4,665.32	(549.56)	5,089.50
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	518.87	1,200.00	681.13	1,200.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	824.74	410.00	(414.74)	410.00
649840.0000	Fire Alarm / Exting Service	150.00	0.00	(150.00)	600.00	600.00	0.00	600.00
	Total Maintenance	<u>1,318.98</u>	<u>553.29</u>	<u>(765.69)</u>	<u>12,628.61</u>	<u>11,296.19</u>	<u>(1,332.42)</u>	<u>11,849.50</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	136.00	458.37	322.37	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	83.98	100.00	16.02	100.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	45.00	100.00	55.00	100.00
660370.0000	Office Expense	19.20	58.33	39.13	363.76	641.63	277.87	700.00
663050.0000	Website Expense	0.00	0.00	0.00	299.00	0.00	(299.00)	0.00
681400.0000	Insurance	390.00	0.00	(390.00)	1,659.52	1,200.00	(459.52)	16,000.00
681625.0000	Flood Insurance	2,912.00	0.00	(2,912.00)	9,921.00	5,500.00	(4,421.00)	5,500.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	50,711.40	50,711.40	0.00	50,711.40
	Total Administrative	<u>3,321.20</u>	<u>100.00</u>	<u>(3,221.20)</u>	<u>63,219.66</u>	<u>58,711.40</u>	<u>(4,508.26)</u>	<u>73,611.40</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle IV (8510)
For the period ending November 30, 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 Operating Expenses		5,599.34	1,626.21	(3,973.13)	87,872.94	80,709.71	(7,163.23)	97,135.90
Net Operating Income/(Loss)		(5,599.34)	(1,626.21)	(3,973.13)	9,709.61	16,426.19	(6,716.58)	0.00
Net Income/(Loss)		<u>(5,599.34)</u>	<u>(1,626.21)</u>	<u>(3,973.13)</u>	<u>9,709.61</u>	<u>16,426.19</u>	<u>(6,716.58)</u>	<u>0.00</u>

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle IV (8510)

Books = Accrual

For the period ending November 30, 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	483.38	0.00	0.00	483.38	(4,357.50)
Painting Expense	870000.4465	10,577.44	12,465.64	0.00	0.00	12,465.64	0.00
Roof	870000.4600	70,741.65	57,977.04	0.00	0.00	57,977.04	(17,640.61)
	Sub-Total:	85,659.97	70,926.06	0.00	0.00	70,926.06	(21,998.11)
Interest Income	870000.4995	1,014.12	1,061.24	3.03	0.00	1,064.27	0.00
	Grand Total:	86,674.09	71,987.30	3.03	0.00	71,990.33	(21,998.11)

Expense Distribution

Property=8510 AND mm/yy=11/2017-11/2017

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
631750.0000 - Fire Mgt System										
75167 - Protection Plus of Southwest Fl...	P-3559211	8510	20550	11/03/2017	11/2017	845.00	0.00	100243	11/09/2017	Replace GSM Radio, fire alarm panel batt...
75167 - Protection Plus of Southwest Fl...	P-3569657	8510	20571-1	11/20/2017	11/2017	250.00	0.00	100245	11/21/2017	Annual Fire Alarm Inspection & Certification
Total 631750.0000 - Fire Mgt System						1,095.00	0.00			
634000.0000 - Janitorial - Contract										
75150 - Pro Clean of Southwest Florida...	P-3559207	8510	21161	11/03/2017	11/2017	73.98	0.00	100242	11/09/2017	Nov17 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						73.98	0.00			
649840.0000 - Fire Alarm / Exting Service										
75167 - Protection Plus of Southwest Fl...	P-3559217	8510	20544-1	11/03/2017	11/2017	150.00	0.00	100243	11/09/2017	Quarterly Fire Svc Contract Bldg 32,33,22...
Total 649840.0000 - Fire Alarm / Exting S...						150.00	0.00			
681400.0000 - Insurance										
76875 - Townsend Appraisals, Inc.	P-3565198	8510	17-0198-IU-2017	11/13/2017	11/2017	390.00	0.00	100244	11/16/2017	Insurance Appraisal Update (Invoice 8/1/17)
Total 681400.0000 - Insurance						390.00	0.00			
681625.0000 - Flood Insurance										
72370 - Hartford Fire Insurance Company	P-3571868	8510	87041130962016-2017	11/02/2017	11/2017	2,912.00	0.00	100246	11/30/2017	800 CBC 11/1/17-11/1/18 Policy# 87041...
Total 681625.0000 - Flood Insurance						2,912.00	0.00			
						4,620.98	0.00			