

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle V (8511)
November 30, 2017

1
12/8/2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	71,411.63	0.00	71,411.63
	Total Operating Funds	<u>71,411.63</u>	<u>0.00</u>	<u>71,411.63</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	64,864.08	64,864.08
113596.0000	Reserve CD - FL Community Bank	0.00	65,004.23	65,004.23
	Total Reserves Funds	<u>0.00</u>	<u>129,868.31</u>	<u>129,868.31</u>
Other Current Assets				
120800.0000	Payments Receivable	46.90	0.00	46.90
	Total Other Current Assets	<u>46.90</u>	<u>0.00</u>	<u>46.90</u>
	Total Current Assets	<u>71,458.53</u>	<u>129,868.31</u>	<u>201,326.84</u>
Total Assets		<u>71,458.53</u>	<u>129,868.31</u>	<u>201,326.84</u>
LIABILITIES				
Current Liabilities				
340100.0000	Accrued Expenses	1,491.07	0.00	1,491.07
381010.0000	Prepaid	8,383.10	0.00	8,383.10
384102.0000	Deferred Insurance Deductible	12,036.76	0.00	12,036.76
	Total Current Liabilities	<u>21,910.93</u>	<u>0.00</u>	<u>21,910.93</u>
Total Liabilities		<u>21,910.93</u>	<u>0.00</u>	<u>21,910.93</u>
EQUITY				
	Owners Equity	20,711.97	0.00	20,711.97
	Current Year Income/(Loss)	28,835.63	0.00	28,835.63
	Replacement Reserve Prior Years	0.00	127,698.02	127,698.02
	Replacement Reserve Current Year	0.00	2,170.29	2,170.29
	Total Equity	<u>49,547.60</u>	<u>129,868.31</u>	<u>179,415.91</u>
Total Liabilities and Owners Equity		<u>71,458.53</u>	<u>129,868.31</u>	<u>201,326.84</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle V (8511)
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	67,448.16	67,448.75	(0.59)	67,448.75
605220.0000	Master Association Fees	0.00	0.00	0.00	73,250.32	73,249.80	0.52	73,249.80
601450.0000	Working Capital Fees	0.00	0.00	0.00	1,400.00	0.00	1,400.00	0.00
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	100.00	0.00	100.00	0.00
603800.0000	Late Fees	25.00	0.00	25.00	279.34	0.00	279.34	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	11,141.52	11,141.43	0.09	11,141.43
Sub-total Income		<u>25.00</u>	<u>0.00</u>	<u>25.00</u>	<u>153,719.34</u>	<u>151,839.98</u>	<u>1,879.36</u>	<u>151,839.98</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(11,141.44)	(11,141.43)	(0.01)	(11,141.43)
Total Operating Income		<u>25.00</u>	<u>0.00</u>	<u>25.00</u>	<u>142,577.90</u>	<u>140,698.55</u>	<u>1,879.35</u>	<u>140,698.55</u>
Operating Expenses								
Utilities								
610100.0000	Electric	73.12	72.50	(0.62)	826.46	797.50	(28.96)	870.00
610300.0000	Water/Sewer	1,491.07	1,416.67	(74.40)	17,829.06	15,583.37	(2,245.69)	17,000.00
Total Utilities		<u>1,564.19</u>	<u>1,489.17</u>	<u>(75.02)</u>	<u>18,655.52</u>	<u>16,380.87</u>	<u>(2,274.65)</u>	<u>17,870.00</u>
Maintenance								
630500.0000	H V A C	0.00	0.00	0.00	140.00	0.00	(140.00)	0.00
631750.0000	Fire Mgt System	505.00	0.00	(505.00)	2,743.36	3,000.00	256.64	3,000.00
634000.0000	Janitorial - Contract	94.47	95.83	1.36	944.70	1,054.13	109.43	1,150.00
642760.0000	Termite Warranty	0.00	75.00	75.00	720.00	825.00	105.00	900.00
646600.0000	General Maintenance	0.00	514.90	514.90	5,172.39	5,663.90	491.51	6,178.75
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	749.48	1,800.00	1,050.52	1,800.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	1,189.96	600.00	(589.96)	600.00
649840.0000	Fire Alarm / Exting Service	150.00	0.00	(150.00)	600.00	600.00	0.00	600.00
Total Maintenance		<u>749.47</u>	<u>685.73</u>	<u>(63.74)</u>	<u>12,259.89</u>	<u>13,543.03</u>	<u>1,283.14</u>	<u>14,228.75</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	198.00	458.37	260.37	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	121.31	100.00	(21.31)	100.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	65.00	100.00	35.00	100.00
660370.0000	Office Expense	23.83	70.83	47.00	482.56	779.13	296.57	850.00
663050.0000	Website Expense	0.00	0.00	0.00	286.00	0.00	(286.00)	0.00
681400.0000	Insurance	390.00	0.00	(390.00)	2,222.19	1,700.00	(522.19)	25,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	6,202.00	8,800.00	2,598.00	8,800.00

Accrual Income Statement
The Barbados at Carrick Bend Circle V (8511)
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>
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	73,249.80	73,249.80	0.00	73,249.80
	Total Administrative	<u>413.83</u>	<u>112.50</u>	<u>(301.33)</u>	<u>82,826.86</u>	<u>85,187.30</u>	<u>2,360.44</u>	<u>108,599.80</u>
	Total Operating Expenses	<u>2,727.49</u>	<u>2,287.40</u>	<u>(440.09)</u>	<u>113,742.27</u>	<u>115,111.20</u>	<u>1,368.93</u>	<u>140,698.55</u>
	Net Operating Income/(Loss)	<u>(2,702.49)</u>	<u>(2,287.40)</u>	<u>(415.09)</u>	<u>28,835.63</u>	<u>25,587.35</u>	<u>3,248.28</u>	<u>0.00</u>
	Net Income/(Loss)	<u>(2,702.49)</u>	<u>(2,287.40)</u>	<u>(415.09)</u>	<u>28,835.63</u>	<u>25,587.35</u>	<u>3,248.28</u>	<u>0.00</u>

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle V (8511)

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	4,341.16	1,173.66	0.00	0.00	1,173.66	(3,667.50)
Painting Expense	870000.4465	17,418.69	19,914.69	0.00	0.00	19,914.69	0.00
Roof	870000.4600	104,457.10	107,179.54	0.00	0.00	107,179.54	(5,423.00)
	Sub-Total:	126,216.95	128,267.89	0.00	0.00	128,267.89	(9,090.50)
Interest Income	870000.4995	1,481.07	1,589.63	10.79	0.00	1,600.42	0.00
	Grand Total:	127,698.02	129,857.52	10.79	0.00	129,868.31	(9,090.50)

Expense Distribution

Property=8511 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-3559212	8511	20566	11/03/2017	11/2017	255.00	0.00	100264	11/09/2017	Repairs- Water in junction box, due to Hur...
75167 - Protection Plus of Southwest FL...	P-3569657	8511	20571-1	11/20/2017	11/2017	250.00	0.00	100266	11/21/2017	Annual Fire Alarm Inspection & Certification
Total 631750.0000 - Fire Mgt System						505.00	0.00			
634000.0000 - Janitorial - Contract										
75150 - Pro Clean of Southwest Florida...	P-3559208	8511	21162	11/03/2017	11/2017	94.47	0.00	100263	11/09/2017	Nov17 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						94.47	0.00			
649840.0000 - Fire Alarm / Exting Service										
75167 - Protection Plus of Southwest FL...	P-3559217	8511	20544-1	11/03/2017	11/2017	150.00	0.00	100264	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-3565199	8511	17-0199-IU-2017	11/13/2017	11/2017	390.00	0.00	100265	11/16/2017	Insurance Appraisal Update (Invoice 8/1/17)
Total 681400.0000 - Insurance						390.00	0.00			
						1,139.47	0.00			