

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle VI (8512)
November 30, 2017

1
12/8/2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	52,159.09	0.00	52,159.09
	Total Operating Funds	<u>52,159.09</u>	<u>0.00</u>	<u>52,159.09</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	50,538.79	50,538.79
113596.0000	Reserve CD - FL Community Bank	0.00	63,702.84	63,702.84
	Total Reserves Funds	<u>0.00</u>	<u>114,241.63</u>	<u>114,241.63</u>
Other Current Assets				
120800.0000	Payments Receivable	963.88	0.00	963.88
	Total Other Current Assets	<u>963.88</u>	<u>0.00</u>	<u>963.88</u>
	Total Current Assets	<u>53,122.97</u>	<u>114,241.63</u>	<u>167,364.60</u>
	Total Assets	<u>53,122.97</u>	<u>114,241.63</u>	<u>167,364.60</u>
LIABILITIES				
Current Liabilities				
340100.0000	Accrued Expenses	1,483.39	0.00	1,483.39
381010.0000	Prepaid	14,800.00	0.00	14,800.00
384102.0000	Deferred Insurance Deductible	11,877.34	0.00	11,877.34
	Total Current Liabilities	<u>28,160.73</u>	<u>0.00</u>	<u>28,160.73</u>
	Total Liabilities	<u>28,160.73</u>	<u>0.00</u>	<u>28,160.73</u>
EQUITY				
	Owners Equity	11,400.32	0.00	11,400.32
	Current Year Income/(Loss)	12,636.92	0.00	12,636.92
	Replacement Reserve Prior Years	0.00	124,026.82	124,026.82
	Replacement Reserve Current Year	0.00	(8,860.19)	(8,860.19)
	Total Equity	<u>24,037.24</u>	<u>115,166.63</u>	<u>139,203.87</u>
	Total Liabilities and Owners Equity	<u>52,197.97</u>	<u>115,166.63</u>	<u>167,364.60</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle VI (8512)
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	67,984.80	67,985.50	(0.70)	67,985.50
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	4,200.00	0.00	4,200.00	0.00
602400.0000	Application Fee Income	100.00	0.00	100.00	700.00	0.00	700.00	0.00
602410.0000	Rental Application Fees	200.00	0.00	200.00	300.00	0.00	300.00	0.00
603800.0000	Late Fees	38.88	0.00	38.88	108.14	0.00	108.14	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	12,164.88	12,164.66	0.22	12,164.66
Sub-total Income		<u>338.88</u>	<u>0.00</u>	<u>338.88</u>	<u>158,708.14</u>	<u>153,399.96</u>	<u>5,308.18</u>	<u>153,399.96</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(12,164.68)	(12,164.66)	(0.02)	(12,164.66)
Total Operating Income		<u>338.88</u>	<u>0.00</u>	<u>338.88</u>	<u>146,543.46</u>	<u>141,235.30</u>	<u>5,308.16</u>	<u>141,235.30</u>
Operating Expenses								
Utilities								
610100.0000	Electric	81.21	70.83	(10.38)	900.40	779.13	(121.27)	850.00
610300.0000	Water/Sewer	1,483.39	1,458.33	(25.06)	18,143.46	16,041.63	(2,101.83)	17,500.00
Total Utilities		<u>1,564.60</u>	<u>1,529.16</u>	<u>(35.44)</u>	<u>19,043.86</u>	<u>16,820.76</u>	<u>(2,223.10)</u>	<u>18,350.00</u>
Maintenance								
631750.0000	Fire Mgt System	3,450.00	0.00	(3,450.00)	15,167.29	3,500.00	(11,667.29)	3,500.00
634000.0000	Janitorial - Contract	106.94	108.33	1.39	1,176.34	1,191.63	15.29	1,300.00
642760.0000	Termite Warranty	0.00	75.00	75.00	720.00	825.00	105.00	900.00
646600.0000	General Maintenance	0.00	438.79	438.79	8,322.74	4,826.69	(3,496.05)	5,265.50
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	450.00	0.00	(450.00)	1,800.00	1,800.00	0.00	1,800.00
Total Maintenance		<u>4,006.94</u>	<u>622.12</u>	<u>(3,384.82)</u>	<u>29,125.81</u>	<u>14,543.32</u>	<u>(14,582.49)</u>	<u>15,165.50</u>
Administrative Expense								
660200.0000	Legal	0.00	16.67	16.67	198.00	183.37	(14.63)	200.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	121.31	120.00	(1.31)	120.00
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	482.57	779.13	296.56	850.00
663050.0000	Website Expense	0.00	0.00	0.00	426.00	0.00	(426.00)	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	8,972.00	8,200.00	(772.00)	8,200.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	73,249.80	73,249.80	0.00	73,249.80

Accrual Income Statement
The Barbados at Carrick Bend Circle VI (8512)
For the period ending November 30, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
	Total Administrative	413.83	87.50	(326.33)	85,736.87	84,332.30	(1,404.57)	107,719.80
	Total Operating Expenses	5,985.37	2,238.78	(3,746.59)	133,906.54	115,696.38	(18,210.16)	141,235.30
	Net Operating Income/(Loss)	(5,646.49)	(2,238.78)	(3,407.71)	12,636.92	25,538.92	(12,902.00)	0.00
	Net Income/(Loss)	(5,646.49)	(2,238.78)	(3,407.71)	12,636.92	25,538.92	(12,902.00)	0.00

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle VI (8512)

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	3,023.08	(581.92)	0.00	0.00	(581.92)	(4,605.00)
Painting Expense	870000.4465	15,140.27	18,150.27	0.00	0.00	18,150.27	0.00
Roof	870000.4600	104,449.79	95,158.47	0.00	0.00	95,158.47	(17,446.00)
Special Assessment	870000.4690	0.00	0.00	925.00	0.00	925.00	0.00
	Sub-Total:	122,613.14	112,726.82	925.00	0.00	113,651.82	(22,051.00)
Interest Income	870000.4995	1,413.68	1,506.50	8.31	0.00	1,514.81	0.00
	Grand Total:	124,026.82	114,233.32	933.31	0.00	115,166.63	(22,051.00)

Expense Distribution

Property=8512 AND mm/yy=11/2017-11/2017

Account Code - Name Vendor 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-3559213	8512	20554	11/03/2017	11/2017	972.50	0.00	100256	11/09/2017	Replace GLM Radio & batteries due to Hu...
75167 - Protection Plus of Southwest Fl...	P-3559214	8512	20552	11/03/2017	11/2017	570.00	0.00	100256	11/09/2017	Replace GSM & batteries due to Hurricane...
75167 - Protection Plus of Southwest Fl...	P-3559215	8512	20520	11/03/2017	11/2017	407.50	0.00	100256	11/09/2017	Replace batteries & ground fault. Installed ...
75167 - Protection Plus of Southwest Fl...	P-3569657	8512	20571-1	11/20/2017	11/2017	750.00	0.00	100258	11/21/2017	Annual Fire Alarm Inspection & Certification
75167 - Protection Plus of Southwest Fl...	P-3569657	8512	20571-1	11/20/2017	11/2017	750.00	0.00	100258	11/21/2017	Annual Fire Alarm Inspection & Certification
Total 631750.0000 - Fire Mgt System						3,450.00	0.00			
634000.0000 - Janitorial - Contract										
75150 - Pro Clean of Southwest Florida...	P-3559209	8512	21163	11/03/2017	11/2017	106.94	0.00	100255	11/09/2017	Nov17 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						106.94	0.00			
649840.0000 - Fire Alarm / Exting Service										
75167 - Protection Plus of Southwest Fl...	P-3559217	8512	20544-1	11/03/2017	11/2017	450.00	0.00	100256	11/09/2017	Quarterly Fire Svc Contract Bldg 32,33,22...
Total 649840.0000 - Fire Alarm / Exting S...						450.00	0.00			
681400.0000 - Insurance										
76875 - Townsend Appraisals, Inc.	P-3565200	8512	17-0200-IU-2017	11/13/2017	11/2017	390.00	0.00	100257	11/16/2017	Insurance Appraisal Update (Invoice 8/1/17)
Total 681400.0000 - Insurance						390.00	0.00			
						4,396.94	0.00			