

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle VII (8513)
November 30, 2017

1
12/8/2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	47,648.82	0.00	47,648.82
	Total Operating Funds	<u>47,648.82</u>	<u>0.00</u>	<u>47,648.82</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	50,773.53	50,773.53
113596.0000	Reserve CD - FL Community Bank	0.00	59,137.71	59,137.71
	Total Reserves Funds	<u>0.00</u>	<u>109,911.24</u>	<u>109,911.24</u>
Other Current Assets				
120800.0000	Payments Receivable	(25.00)	0.00	(25.00)
	Total Other Current Assets	<u>(25.00)</u>	<u>0.00</u>	<u>(25.00)</u>
	Total Current Assets	<u>47,623.82</u>	<u>109,911.24</u>	<u>157,535.06</u>
Total Assets		<u>47,623.82</u>	<u>109,911.24</u>	<u>157,535.06</u>
LIABILITIES				
Current Liabilities				
340100.0000	Accrued Expenses	1,291.16	0.00	1,291.16
381010.0000	Prepaid	7,463.27	0.00	7,463.27
384102.0000	Deferred Insurance Deductible	10,899.55	0.00	10,899.55
	Total Current Liabilities	<u>19,653.98</u>	<u>0.00</u>	<u>19,653.98</u>
Total Liabilities		<u>19,653.98</u>	<u>0.00</u>	<u>19,653.98</u>
EQUITY				
	Owners Equity	10,496.85	0.00	10,496.85
	Current Year Income/(Loss)	17,472.99	0.00	17,472.99
	Replacement Reserve Prior Years	0.00	102,835.83	102,835.83
	Replacement Reserve Current Year	0.00	7,075.41	7,075.41
	Total Equity	<u>27,969.84</u>	<u>109,911.24</u>	<u>137,881.08</u>
Total Liabilities and Owners Equity		<u>47,623.82</u>	<u>109,911.24</u>	<u>157,535.06</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (8513)
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	59,752.00	59,752.50	(0.50)	59,752.50
605220.0000	Master Association Fees	0.00	5,165.05	(5,165.05)	61,981.04	56,815.55	5,165.49	61,980.60
601450.0000	Working Capital Fees	0.00	0.00	0.00	700.00	0.00	700.00	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	100.00	0.00	100.00	600.00	0.00	600.00	0.00
603800.0000	Late Fees	(25.00)	0.00	(25.00)	93.44	0.00	93.44	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	9,826.96	9,827.01	(0.05)	9,827.01
Sub-total Income		<u>75.00</u>	<u>5,165.05</u>	<u>(5,090.05)</u>	<u>133,053.44</u>	<u>126,395.06</u>	<u>6,658.38</u>	<u>131,560.11</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(9,827.00)	(9,827.01)	0.01	(9,827.01)
Total Operating Income		<u>75.00</u>	<u>5,165.05</u>	<u>(5,090.05)</u>	<u>123,226.44</u>	<u>116,568.05</u>	<u>6,658.39</u>	<u>121,733.10</u>
Operating Expenses								
Utilities								
610100.0000	Electric	67.79	67.50	(0.29)	771.52	742.50	(29.02)	810.00
610300.0000	Water/Sewer	1,291.16	1,383.33	92.17	14,693.22	15,216.63	523.41	16,600.00
Total Utilities		<u>1,358.95</u>	<u>1,450.83</u>	<u>91.88</u>	<u>15,464.74</u>	<u>15,959.13</u>	<u>494.39</u>	<u>17,410.00</u>
Maintenance								
631750.0000	Fire Mgt System	255.00	0.00	(255.00)	5,628.89	3,500.00	(2,128.89)	3,500.00
634000.0000	Janitorial - Contract	90.81	91.67	0.86	998.91	1,008.37	9.46	1,100.00
642760.0000	Termite Warranty	0.00	62.92	62.92	610.00	692.12	82.12	755.00
646600.0000	General Maintenance	0.00	401.04	401.04	3,972.20	4,411.44	439.24	4,812.50
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	634.16	1,525.00	890.84	1,525.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	1,007.35	500.00	(507.35)	500.00
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>795.81</u>	<u>555.63</u>	<u>(240.18)</u>	<u>14,651.51</u>	<u>13,436.93</u>	<u>(1,214.58)</u>	<u>13,992.50</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	166.00	458.37	292.37	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	102.65	100.00	(2.65)	100.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	50.00	100.00	50.00	100.00
660370.0000	Office Expense	21.49	62.50	41.01	423.10	687.50	264.40	750.00
663050.0000	Website Expense	0.00	0.00	0.00	364.00	0.00	(364.00)	0.00
681400.0000	Insurance	0.00	0.00	0.00	1,940.85	1,800.00	(140.85)	20,000.00
681625.0000	Flood Insurance	2,324.00	0.00	(2,324.00)	10,610.00	6,900.00	(3,710.00)	6,900.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	61,980.60	61,980.60	0.00	61,980.60

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (8513)
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	2,345.49	104.17	(2,241.32)	75,637.20	72,026.47	(3,610.73)	90,330.60
	Total Operating Expenses	4,500.25	2,110.63	(2,389.62)	105,753.45	101,422.53	(4,330.92)	121,733.10
	Net Operating Income/(Loss)	(4,425.25)	3,054.42	(7,479.67)	17,472.99	15,145.52	2,327.47	0.00
	Net Income/(Loss)	(4,425.25)	3,054.42	(7,479.67)	17,472.99	15,145.52	2,327.47	0.00

Capital Reserve Summary Report
The Barbados at Carrick Bend Circle VII (8513)
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 Pump System	870000.4309	268.39	268.39	0.00	0.00	268.39	0.00
Fire Equipment Expense	870000.4310	(1,094.54)	(997.54)	0.00	0.00	(997.54)	(810.00)
Painting Expense	870000.4465	14,547.70	17,045.70	0.00	0.00	17,045.70	0.00
Roof	870000.4600	87,855.63	92,261.63	0.00	0.00	92,261.63	(2,016.00)
	Sub-Total:	101,577.18	108,578.18	0.00	0.00	108,578.18	(2,826.00)
Interest Income	870000.4995	1,258.65	1,324.72	8.34	0.00	1,333.06	0.00
	Grand Total:	102,835.83	109,902.90	8.34	0.00	109,911.24	(2,826.00)

Expense Distribution

Property=8513 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-3559216	8513	20519	11/03/2017	11/2017	255.00	0.00	100265	11/09/2017	Replaced batteries & ground fault Bldg 23 ...
Total 631750.0000 - Fire Mgt System							255.00	0.00			
634000.0000 - Janitorial - Contract											
	75150 - Pro Clean of Southwest Florida...	P-3559210	8513	21164	11/03/2017	11/2017	90.81	0.00	100264	11/09/2017	Nov17 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract							90.81	0.00			
649840.0000 - Fire Alarm / Exting Service											
	75167 - Protection Plus of Southwest Fl...	P-3559217	8513	20544-1	11/03/2017	11/2017	450.00	0.00	100265	11/09/2017	Quarterly Fire Svc Contract Bldg 32,33,22...
Total 649840.0000 - Fire Alarm / Exting S...							450.00	0.00			
681625.0000 - Flood Insurance											
	72370 - Hartford Fire Insurance Company	P-3559206	8513	87041286932016-2017	11/03/2017	11/2017	2,324.00	0.00	100263	11/09/2017	833 CBC 12/24/17-12/24/18 Policy#8704...
Total 681625.0000 - Flood Insurance							2,324.00	0.00			
							3,119.81	0.00			