

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle IV (8510)
October 31, 2017

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11/9/2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	54,652.88	0.00	54,652.88
	Total Operating Funds	<u>54,652.88</u>	<u>0.00</u>	<u>54,652.88</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	24,575.66	24,575.66
113596.0000	Reserve CD - FL Community Bank	0.00	47,411.64	47,411.64
	Total Reserves Funds	<u>0.00</u>	<u>71,987.30</u>	<u>71,987.30</u>
	Total Current Assets	<u>54,652.88</u>	<u>71,987.30</u>	<u>126,640.18</u>
	Total Assets	<u><u>54,652.88</u></u>	<u><u>71,987.30</u></u>	<u><u>126,640.18</u></u>
LIABILITIES				
Current Liabilities				
384102.0000	Deferred Insurance Deductible	6,056.47	0.00	6,056.47
	Total Current Liabilites	<u>6,056.47</u>	<u>0.00</u>	<u>6,056.47</u>
	Total Liabilities	<u>6,056.47</u>	<u>0.00</u>	<u>6,056.47</u>
EQUITY				
	Owners Equity	33,287.46	0.00	33,287.46
	Current Year Income/(Loss)	15,308.95	0.00	15,308.95
	Replacement Reserve Prior Years	0.00	86,674.09	86,674.09
	Replacement Reserve Current Year	0.00	(14,686.79)	(14,686.79)
	Total Equity	<u>48,596.41</u>	<u>71,987.30</u>	<u>120,583.71</u>
	Total Liabilities and Owners Equity	<u><u>54,652.88</u></u>	<u><u>71,987.30</u></u>	<u><u>126,640.18</u></u>

Accrual Income Statement
The Barbados at Carrick Bend Circle IV (8510)
For the period ending October 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	11,606.04	11,606.14	(0.10)	46,424.16	46,424.50	(0.34)	46,424.50
605220.0000	Master Association Fees	12,677.94	12,677.85	0.09	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	100.00	0.00	100.00	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	1,816.02	1,816.06	(0.04)	7,264.08	7,264.18	(0.10)	7,264.18
	Sub-total Income	<u>26,200.00</u>	<u>26,100.05</u>	<u>99.95</u>	<u>104,846.75</u>	<u>104,400.08</u>	<u>446.67</u>	<u>104,400.08</u>
681500.0000	Reserve Funding	(1,816.05)	(1,816.06)	0.01	(7,264.20)	(7,264.18)	(0.02)	(7,264.18)
	Total Operating Income	<u>24,383.95</u>	<u>24,283.99</u>	<u>99.96</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	56.52	56.25	(0.27)	599.38	562.50	(36.88)	675.00
610300.0000	Water/Sewer	769.47	916.67	147.20	10,466.13	9,166.70	(1,299.43)	11,000.00
	Total Utilities	<u>825.99</u>	<u>972.92</u>	<u>146.93</u>	<u>11,065.51</u>	<u>9,729.20</u>	<u>(1,336.31)</u>	<u>11,675.00</u>
Maintenance								
631750.0000	Fire Mgt System	237.00	750.00	513.00	3,061.34	3,000.00	(61.34)	3,000.00
634000.0000	Janitorial - Contract	73.98	75.00	1.02	739.80	750.00	10.20	900.00
642760.0000	Termite Warranty	0.00	54.17	54.17	500.00	541.70	41.70	650.00
646600.0000	General Maintenance	525.00	424.12	(100.88)	5,214.88	4,241.20	(973.68)	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	621.00	205.00	(416.00)	824.74	410.00	(414.74)	410.00
649840.0000	Fire Alarm / Exting Service	0.00	150.00	150.00	450.00	600.00	150.00	600.00
	Total Maintenance	<u>1,456.98</u>	<u>1,658.29</u>	<u>201.31</u>	<u>11,309.63</u>	<u>10,742.90</u>	<u>(566.73)</u>	<u>11,849.50</u>
Administrative Expense								
660200.0000	Legal	97.00	41.67	(55.33)	136.00	416.70	280.70	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	35.94	58.33	22.39	344.56	583.30	238.74	700.00
663050.0000	Website Expense	0.00	0.00	0.00	299.00	0.00	(299.00)	0.00
681400.0000	Insurance	152.00	0.00	(152.00)	1,269.52	1,200.00	(69.52)	16,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	7,009.00	5,500.00	(1,509.00)	5,500.00
681650.0000	Master / General Assoc Fees	12,677.85	12,677.85	0.00	50,711.40	50,711.40	0.00	50,711.40
	Total Administrative	<u>12,962.79</u>	<u>12,777.85</u>	<u>(184.94)</u>	<u>59,898.46</u>	<u>58,611.40</u>	<u>(1,287.06)</u>	<u>73,611.40</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle IV (8510)
For the period ending October 31, 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		15,245.76	15,409.06	163.30	82,273.60	79,083.50	(3,190.10)	97,135.90
Net Operating Income/(Loss)		9,138.19	8,874.93	263.26	15,308.95	18,052.40	(2,743.45)	0.00
Net Income/(Loss)		<u>9,138.19</u>	<u>8,874.93</u>	<u>263.26</u>	<u>15,308.95</u>	<u>18,052.40</u>	<u>(2,743.45)</u>	<u>0.00</u>

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle IV (8510)

Books = Accrual

For the period ending October 31, 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	548.38	125.00	(190.00)	483.38	(4,357.50)
Painting Expense	870000.4465	10,577.44	11,993.59	472.05	0.00	12,465.64	0.00
Roof	870000.4600	70,741.65	66,592.04	1,219.00	(9,834.00)	57,977.04	(17,640.61)
	Sub-Total:	85,659.97	79,134.01	1,816.05	(10,024.00)	70,926.06	(21,998.11)
Interest Income	870000.4995	1,014.12	1,057.34	3.90	0.00	1,061.24	0.00
	Grand Total:	86,674.09	80,191.35	1,819.95	(10,024.00)	71,987.30	(21,998.11)

Expense Distribution

Property=8510 AND mm/yy=10/2017-10/2017

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
631750.0000 - Fire Mgt System										
75230 - John Rice Plumbing, Inc.	P-3544445	8510	12459	10/17/2017	10/2017	237.00	0.00	100240	10/19/2017	Fire Suppression System Inspection - Qua...
Total 631750.0000 - Fire Mgt System						237.00	0.00			
634000.0000 - Janitorial - Contract										
75150 - Pro Clean of Southwest Florida...	P-3539136	8510	21039	10/09/2017	10/2017	73.98	0.00	100237	10/12/2017	Oct17 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						73.98	0.00			
646600.0000 - General Maintenance										
70183 - All About Seamless Gutters LLC	P-3550098	8510	0345	10/18/2017	10/2017	525.00	0.00	100241	10/26/2017	Clean Gutters
Total 646600.0000 - General Maintenance						525.00	0.00			
648611.0000 - Roof-Cleaning Contract										
70520 - Clean Up Group	P-3544443	8510	3210	10/06/2017	10/2017	-621.00	0.00	100239	10/27/2017	Roof Maintenance (17 Blgs) & Quarterly Ci... Reversed by ctrl# 3551458
70520 - Clean Up Group	P-3544443	8510	3210	10/06/2017	10/2017	621.00	621.00			Paid twice Roof Maintenance (17 Blgs) & Quarterly Ci... Reversed by ctrl# 3551458
70520 - Clean Up Group	P-3544443	8510	3210	10/06/2017	10/2017	621.00	0.00	100239	10/19/2017	Paid twice Roof Maintenance (17 Blgs) & Quarterly Ci... Reversed by ctrl# 3551458
70520 - Clean Up Group	P-3551458	8510	3210-3551458	10/27/2017	10/2017	-621.00	-621.00			Paid twice Roof Maintenance (17 Blgs) & Quarterly Ci... :Prog Gen Reverses invoice ctrl# 3544443
70520 - Clean Up Group	P-3551458	8510	3210-3551458	10/27/2017	10/2017	621.00	621.00			Paid twice Roof Maintenance (17 Blgs) & Quarterly Ci... :Prog Gen Reverses invoice ctrl# 3544443
70520 - Clean Up Group	P-3551458	8510	3210-3551458	10/27/2017	10/2017	-621.00	-621.00			Paid twice Roof Maintenance (17 Blgs) & Quarterly Ci... :Prog Gen Reverses invoice ctrl# 3544443
Total 648611.0000 - Roof-Cleaning Contract						0.00	0.00			
648950.0000 - Sidewalks & Steps										
70520 - Clean Up Group	P-3533158	8510	17083	09/01/2017	10/2017	621.00	0.00	100234	10/05/2017	(17 bldg.) Citra-Shield Roof Maintenance. ...
Total 648950.0000 - Sidewalks & Steps						621.00	0.00			

Expense Distribution

Property=8510 AND mm/yy=10/2017-10/2017

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
660200.0000 - Legal										
70357 - Becker & Poliakoff, P.A.	P-3533155	8510	3950416	09/06/2017	10/2017	97.00	0.00	100233	10/05/2017	Preparation of Estoppel Cetificate
70357 - Becker & Poliakoff, P.A.	P-3544442	8510	350740	10/03/2017	10/2017	97.00	0.00	100238	10/19/2017	Sep17 General Matters Reversed by ctrl# 3552598 paid twice
70357 - Becker & Poliakoff, P.A.	P-3544442	8510	350740	10/03/2017	10/2017	-97.00	0.00	100238	10/30/2017	Sep17 General Matters Reversed by ctrl# 3552598 paid twice
70357 - Becker & Poliakoff, P.A.	P-3544442	8510	350740	10/03/2017	10/2017	97.00	97.00			Sep17 General Matters Reversed by ctrl# 3552598 paid twice
70357 - Becker & Poliakoff, P.A.	P-3552598	8510	350740-3552598	10/30/2017	10/2017	-97.00	-97.00			Sep17 General Matters :Prog Gen Reverses invoice ctrl# 3544442 paid twice
70357 - Becker & Poliakoff, P.A.	P-3552598	8510	350740-3552598	10/30/2017	10/2017	97.00	97.00			Sep17 General Matters :Prog Gen Reverses invoice ctrl# 3544442 paid twice
70357 - Becker & Poliakoff, P.A.	P-3552598	8510	350740-3552598	10/30/2017	10/2017	-97.00	-97.00			Sep17 General Matters :Prog Gen Reverses invoice ctrl# 3544442 paid twice
Total 660200.0000 - Legal						97.00	0.00			
681400.0000 - Insurance										
72363 - Hanover Insurance Co.	P-3533156	8510	A757367-2017	10/03/2017	10/2017	152.00	0.00	100235	10/05/2017	Workers Comp Policy WDY A757367 10/...
Total 681400.0000 - Insurance						152.00	0.00			
681625.0000 - Flood Insurance										
72370 - Hartford Fire Insurance Company	P-3533157	8510	87040945242016-2017	10/03/2017	10/2017	1,895.00	0.00	100236	10/05/2017	825 CBC 10/7/17-10/7/18 Policy# 87049... Reversed by ctrl# 3534729 Wrong Property
72370 - Hartford Fire Insurance Company	P-3533157	8510	87040945242016-2017	10/03/2017	10/2017	-1,895.00	0.00	100236	10/05/2017	825 CBC 10/7/17-10/7/18 Policy# 87049... Reversed by ctrl# 3534729 Wrong Property
72370 - Hartford Fire Insurance Company	P-3533157	8510	87040945242016-2017	10/03/2017	10/2017	1,895.00	1,895.00			825 CBC 10/7/17-10/7/18 Policy# 87049... Reversed by ctrl# 3534729 Wrong Property
72370 - Hartford Fire Insurance Company	P-3534729	8510	87040945242016-2...	10/04/2017	10/2017	-1,895.00	-1,895.00			825 CBC 10/7/17-10/7/18 Policy# 87049... :Prog Gen Reverses invoice ctrl# 3533157 Wrong Property
72370 - Hartford Fire Insurance Company	P-3534729	8510	87040945242016-2...	10/04/2017	10/2017	1,895.00	1,895.00			825 CBC 10/7/17-10/7/18 Policy# 87049... :Prog Gen Reverses invoice ctrl# 3533157 Wrong Property

Expense Distribution

Property=8510 AND mm/yy=10/2017-10/2017

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
72370 - Hartford Fire Insurance Company	P-3534729	8510	87040945242016-2...	10/04/2017	10/2017	-1,895.00	-1,895.00			825 CBC 10/7/17-10/7/18 Policy# 87049... :Prog Gen Reverses invoice ctrl# 3533157 Wrong Property
Total 681625.0000 - Flood Insurance						0.00	0.00			
870000.4310 - Fire Equipment Expense										
75167 - Protection Plus of Southwest FI...	P-3533159	8510	20477	10/03/2017	10/2017	190.00	0.00	100006	10/05/2017	Bldg 32 - Troubleshoot/Repair Fire Alarm ...
Total 870000.4310 - Fire Equipment Expense						190.00	0.00			
870000.4600 - Roof										
70675 - Crowther Roofing and Sheet Me...	P-3544435	8510	A140858	10/17/2017	10/2017	2,704.00	0.00	100007	10/19/2017	800 CBC #201 Emergency repair due to H...
70675 - Crowther Roofing and Sheet Me...	P-3544436	8510	A140900	10/17/2017	10/2017	5,023.00	0.00	100007	10/19/2017	784 CC #201 Emergency repair due to Hu...
70675 - Crowther Roofing and Sheet Me...	P-3544437	8510	A140899	10/17/2017	10/2017	2,107.00	0.00	100007	10/19/2017	784 CBC #202 Emergency repair due to H...
Total 870000.4600 - Roof						9,834.00	0.00			
						11,729.98	0.00			