

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle VII (8513)
October 31, 2017

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11/9/2017

		Operating	Reserves	Total
		ASSETS		
Cash - Operations				
110100.0000	Cash - Operating Acct	43,357.91	0.00	43,357.91
	Total Operating Funds	<u>43,357.91</u>	<u>0.00</u>	<u>43,357.91</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	50,765.19	50,765.19
113596.0000	Reserve CD - FL Community Bank	0.00	59,137.71	59,137.71
	Total Reserves Funds	<u>0.00</u>	<u>109,902.90</u>	<u>109,902.90</u>
	Total Current Assets	<u>43,357.91</u>	<u>109,902.90</u>	<u>153,260.81</u>
Total Assets		<u><u>43,357.91</u></u>	<u><u>109,902.90</u></u>	<u><u>153,260.81</u></u>
		LIABILITIES		
Current Liabilities				
381010.0000	Prepaid	63.27	0.00	63.27
384102.0000	Deferred Insurance Deductible	10,899.55	0.00	10,899.55
	Total Current Liabilities	<u>10,962.82</u>	<u>0.00</u>	<u>10,962.82</u>
Total Liabilities		<u>10,962.82</u>	<u>0.00</u>	<u>10,962.82</u>
		EQUITY		
	Owners Equity	10,496.85	0.00	10,496.85
	Current Year Income/(Loss)	21,898.24	0.00	21,898.24
	Replacement Reserve Prior Years	0.00	102,835.83	102,835.83
	Replacement Reserve Current Year	0.00	7,067.07	7,067.07
	Total Equity	<u>32,395.09</u>	<u>109,902.90</u>	<u>142,297.99</u>
Total Liabilities and Owners Equity		<u><u>43,357.91</u></u>	<u><u>109,902.90</u></u>	<u><u>153,260.81</u></u>

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (8513)
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	14,938.00	14,938.14	(0.14)	59,752.00	59,752.50	(0.50)	59,752.50
605220.0000	Master Association Fees	15,495.26	5,165.05	10,330.21	61,981.04	51,650.50	10,330.54	61,980.60
601450.0000	Working Capital Fees	700.00	0.00	700.00	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	0.00	0.00	0.00	500.00	0.00	500.00	0.00
603800.0000	Late Fees	0.00	0.00	0.00	118.44	0.00	118.44	0.00
605730.0000	Reserve Income	2,456.74	2,456.76	(0.02)	9,826.96	9,827.01	(0.05)	9,827.01
Sub-total Income		<u>33,590.00</u>	<u>22,559.95</u>	<u>11,030.05</u>	<u>132,978.44</u>	<u>121,230.01</u>	<u>11,748.43</u>	<u>131,560.11</u>
681500.0000	Reserve Funding	(2,456.75)	(2,456.76)	0.01	(9,827.00)	(9,827.01)	0.01	(9,827.01)
Total Operating Income		<u>31,133.25</u>	<u>20,103.19</u>	<u>11,030.06</u>	<u>123,151.44</u>	<u>111,403.00</u>	<u>11,748.44</u>	<u>121,733.10</u>
Operating Expenses								
Utilities								
610100.0000	Electric	65.74	67.50	1.76	703.73	675.00	(28.73)	810.00
610300.0000	Water/Sewer	1,090.70	1,383.33	292.63	13,402.06	13,833.30	431.24	16,600.00
Total Utilities		<u>1,156.44</u>	<u>1,450.83</u>	<u>294.39</u>	<u>14,105.79</u>	<u>14,508.30</u>	<u>402.51</u>	<u>17,410.00</u>
Maintenance								
631750.0000	Fire Mgt System	237.00	875.00	638.00	5,373.89	3,500.00	(1,873.89)	3,500.00
634000.0000	Janitorial - Contract	90.81	91.67	0.86	908.10	916.70	8.60	1,100.00
642760.0000	Termite Warranty	0.00	62.92	62.92	610.00	629.20	19.20	755.00
646600.0000	General Maintenance	1,122.20	401.04	(721.16)	3,972.20	4,010.40	38.20	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	759.00	250.00	(509.00)	1,007.35	500.00	(507.35)	500.00
649840.0000	Fire Alarm / Exting Service	0.00	450.00	450.00	1,350.00	1,800.00	450.00	1,800.00
Total Maintenance		<u>2,209.01</u>	<u>2,130.63</u>	<u>(78.38)</u>	<u>13,855.70</u>	<u>12,881.30</u>	<u>(974.40)</u>	<u>13,992.50</u>
Administrative Expense								
660200.0000	Legal	119.00	41.67	(77.33)	166.00	416.70	250.70	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	42.00	62.50	20.50	401.61	625.00	223.39	750.00
663050.0000	Website Expense	0.00	0.00	0.00	364.00	0.00	(364.00)	0.00
681400.0000	Insurance	185.00	0.00	(185.00)	1,940.85	1,800.00	(140.85)	20,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	8,286.00	6,900.00	(1,386.00)	6,900.00
681650.0000	Master / General Assoc Fees	15,495.15	15,495.15	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 October 31, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
	Total Administrative	15,841.15	15,599.32	(241.83)	73,291.71	71,922.30	(1,369.41)	90,330.60
	Total Operating Expenses	19,206.60	19,180.78	(25.82)	101,253.20	99,311.90	(1,941.30)	121,733.10
	Net Operating Income/(Loss)	11,926.65	922.41	11,004.24	21,898.24	12,091.10	9,807.14	0.00
	Net Income/(Loss)	11,926.65	922.41	11,004.24	21,898.24	12,091.10	9,807.14	0.00

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle VII (8513)

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 Pump System	870000.4309	268.39	268.39	0.00	0.00	268.39	0.00
Fire Equipment Expense	870000.4310	(1,094.54)	(1,224.29)	226.75	0.00	(997.54)	(810.00)
Painting Expense	870000.4465	14,547.70	16,421.20	624.50	0.00	17,045.70	0.00
Roof	870000.4600	87,855.63	92,672.13	1,605.50	(2,016.00)	92,261.63	(2,016.00)
	Sub-Total:	101,577.18	108,137.43	2,456.75	(2,016.00)	108,578.18	(2,826.00)
Interest Income	870000.4995	1,258.65	1,316.08	8.64	0.00	1,324.72	0.00
	Grand Total:	102,835.83	109,453.51	2,465.39	(2,016.00)	109,902.90	(2,826.00)

Expense Distribution

Property=8513 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
605000.0000 - Association Fee										
t1467649 - Koppin	P-3544447	8513	2017-10-04	10/04/2017	10/2017	679.00	0.00	100261	10/19/2017	Refund 4th Qtr HOA Fee's. Owner sold un...
Total 605000.0000 - Association Fee						679.00	0.00			
605220.0000 - Master Association Fees										
t1467649 - Koppin	P-3544447	8513	2017-10-04	10/04/2017	10/2017	704.33	0.00	100261	10/19/2017	Refund 4th Qtr HOA Fee's. Owner sold un...
Total 605220.0000 - Master Association Fees						704.33	0.00			
605730.0000 - Reserve Income										
t1467649 - Koppin	P-3544447	8513	2017-10-04	10/04/2017	10/2017	111.67	0.00	100261	10/19/2017	Refund 4th Qtr HOA Fee's. Owner sold un...
Total 605730.0000 - Reserve Income						111.67	0.00			
631750.0000 - Fire Mgt System										
75230 - John Rice Plumbing, Inc.	P-3544445	8513	12459	10/17/2017	10/2017	237.00	0.00	100259	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-3539139	8513	21042	10/09/2017	10/2017	90.81	0.00	100256	10/12/2017	Oct17 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						90.81	0.00			
646600.0000 - General Maintenance										
76744 - Sunwest All Service Inc.	P-3544446	8513	171674	10/09/2017	10/2017	422.20	0.00	100260	10/19/2017	857 CBC 4 out of 6 units backing up. Clea...
70183 - All About Seamless Gutters LLC	P-3550098	8513	0345	10/18/2017	10/2017	700.00	0.00	100262	10/26/2017	Clean Gutters
Total 646600.0000 - General Maintenance						1,122.20	0.00			
648611.0000 - Roof-Cleaning Contract										
70520 - Clean Up Group	P-3544443	8513	3210	10/06/2017	10/2017	-759.00	0.00	100258	10/27/2017	Roof Maintenance (17 Blgs) & Quarterly Ci... Reversed by ctrl# 3551458
70520 - Clean Up Group	P-3544443	8513	3210	10/06/2017	10/2017	759.00	759.00			Paid twice Roof Maintenance (17 Blgs) & Quarterly Ci... Reversed by ctrl# 3551458
70520 - Clean Up Group	P-3544443	8513	3210	10/06/2017	10/2017	759.00	0.00	100258	10/19/2017	Paid twice Roof Maintenance (17 Blgs) & Quarterly Ci... Reversed by ctrl# 3551458
70520 - Clean Up Group	P-3551458	8513	3210-3551458	10/27/2017	10/2017	-759.00	-759.00			Paid twice Roof Maintenance (17 Blgs) & Quarterly Ci... :Prog Gen Reverses invoice ctrl# 3544443 Paid twice

Expense Distribution

Property=8513 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
70520 - Clean Up Group	P-3551458	8513	3210-3551458	10/27/2017	10/2017	759.00	759.00			Roof Maintenance (17 Blgs) & Quarterly Ci... :Prog Gen Reverses invoice ctrl# 3544443
70520 - Clean Up Group	P-3551458	8513	3210-3551458	10/27/2017	10/2017	-759.00	-759.00			Paid twice Roof Maintenance (17 Blgs) & Quarterly Ci... :Prog Gen Reverses invoice ctrl# 3544443 Paid twice
Total 648811.0000 - Roof-Cleaning Contract						0.00	0.00			
648950.0000 - Sidewalks & Steps										
70520 - Clean Up Group	P-3533158	8513	17083	09/01/2017	10/2017	759.00	0.00	100254	10/05/2017	(17 bldg.) Citra-Shield Roof Maintenance. ...
Total 648950.0000 - Sidewalks & Steps						759.00	0.00			
660200.0000 - Legal										
70357 - Becker & Poliakoff, P.A.	P-3533155	8513	3950416	09/06/2017	10/2017	119.00	0.00	100253	10/05/2017	Preparation of Estoppel Cetificate
70357 - Becker & Poliakoff, P.A.	P-3544442	8513	350740	10/03/2017	10/2017	119.00	0.00	100257	10/19/2017	Sep17 General Matters Reversed by ctrl# 3552598 paid twice
70357 - Becker & Poliakoff, P.A.	P-3544442	8513	350740	10/03/2017	10/2017	-119.00	0.00	100257	10/30/2017	Sep17 General Matters Reversed by ctrl# 3552598 paid twice
70357 - Becker & Poliakoff, P.A.	P-3544442	8513	350740	10/03/2017	10/2017	119.00	119.00			Sep17 General Matters Reversed by ctrl# 3552598 paid twice
70357 - Becker & Poliakoff, P.A.	P-3552598	8513	350740-3552598	10/30/2017	10/2017	-119.00	-119.00			Sep17 General Matters :Prog Gen Reverses invoice ctrl# 3544442 paid twice
70357 - Becker & Poliakoff, P.A.	P-3552598	8513	350740-3552598	10/30/2017	10/2017	119.00	119.00			Sep17 General Matters :Prog Gen Reverses invoice ctrl# 3544442 paid twice
70357 - Becker & Poliakoff, P.A.	P-3552598	8513	350740-3552598	10/30/2017	10/2017	-119.00	-119.00			Sep17 General Matters :Prog Gen Reverses invoice ctrl# 3544442 paid twice
Total 660200.0000 - Legal						119.00	0.00			
681400.0000 - Insurance										
72363 - Hanover Insurance Co.	P-3533156	8513	A757367-2017	10/03/2017	10/2017	185.00	0.00	100255	10/05/2017	Workers Comp Policy WDY A757367 10/...
Total 681400.0000 - Insurance						185.00	0.00			
870000.4600 - Roof										
70675 - Crowther Roofing and Sheet Me...	P-3544441	8513	A140859	10/17/2017	10/2017	2,016.00	0.00	100004	10/19/2017	857 CBC #201 Emergency repair due to H...
Total 870000.4600 - Roof						2,016.00	0.00			
						6,024.01	0.00			