

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle V (8511)
May 31, 2018

1
6/11/2018

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	58,993.82	0.00	58,993.82
	Total Operating Funds	<u>58,993.82</u>	<u>0.00</u>	<u>58,993.82</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	82,791.68	82,791.68
113596.0000	Reserve CD - FL Community Bank	0.00	65,004.23	65,004.23
	Total Reserves Funds	<u>0.00</u>	<u>147,795.91</u>	<u>147,795.91</u>
Other Current Assets				
120800.0000	Payments Receivable	1,467.73	0.00	1,467.73
	Total Other Current Assets	<u>1,467.73</u>	<u>0.00</u>	<u>1,467.73</u>
	Total Current Assets	<u>60,461.55</u>	<u>147,795.91</u>	<u>208,257.46</u>
Total Assets		<u>60,461.55</u>	<u>147,795.91</u>	<u>208,257.46</u>
LIABILITIES				
Current Liabilities				
381010.0000	Prepaid	112.78	0.00	112.78
381100.0000	Other Advances	925.00	0.00	925.00
384102.0000	Deferred Insurance Deductible	12,036.76	0.00	12,036.76
	Total Current Liabilities	<u>13,074.54</u>	<u>0.00</u>	<u>13,074.54</u>
Total Liabilities		<u>13,074.54</u>	<u>0.00</u>	<u>13,074.54</u>
EQUITY				
	Owners Equity	37,091.58	0.00	37,091.58
	Current Year Income/(Loss)	14,109.31	0.00	14,109.31
	Replacement Reserve Prior Years	0.00	122,330.16	122,330.16
	Replacement Reserve Current Year	0.00	21,651.87	21,651.87
	Total Equity	<u>51,200.89</u>	<u>143,982.03</u>	<u>195,182.92</u>
Total Liabilities and Owners Equity		<u>64,275.43</u>	<u>143,982.03</u>	<u>208,257.46</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle V (8511)
For the period ending May 31, 2018

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	32,817.20	32,811.75	5.45	65,623.50
605220.0000	Master Association Fees	0.00	0.00	0.00	38,225.20	38,234.95	(9.75)	76,469.90
602410.0000	Rental Application Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00
603800.0000	Late Fees	22.73	0.00	22.73	(182.87)	0.00	(182.87)	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	7,217.60	7,213.36	4.24	14,426.72
Sub-total Income		<u>22.73</u>	<u>0.00</u>	<u>22.73</u>	<u>78,177.13</u>	<u>78,260.06</u>	<u>(82.93)</u>	<u>156,520.12</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(7,213.40)	(7,213.36)	(0.04)	(14,426.72)
Total Operating Income		<u>22.73</u>	<u>0.00</u>	<u>22.73</u>	<u>70,963.73</u>	<u>71,046.70</u>	<u>(82.97)</u>	<u>142,093.40</u>
Operating Expenses								
Utilities								
610100.0000	Electric	63.11	100.00	36.89	337.38	500.00	162.62	1,200.00
610300.0000	Water/Sewer	3,212.54	1,682.81	(1,529.73)	9,875.70	8,414.07	(1,461.63)	20,193.76
Total Utilities		<u>3,275.65</u>	<u>1,782.81</u>	<u>(1,492.84)</u>	<u>10,213.08</u>	<u>8,914.07</u>	<u>(1,299.01)</u>	<u>21,393.76</u>
Maintenance								
624920.0001	Roof Check	0.00	116.67	116.67	0.00	583.33	583.33	1,400.00
631750.0000	Fire Mgt System	0.00	0.00	0.00	237.00	1,000.00	763.00	2,000.00
634000.0000	Janitorial - Contract	94.47	95.83	1.36	472.35	479.15	6.80	1,150.00
642760.0000	Termite Warranty	0.00	60.00	60.00	0.00	300.00	300.00	720.00
646600.0000	General Maintenance	0.00	835.81	835.81	589.00	4,179.07	3,590.07	10,029.75
648611.0000	Roof-Cleaning Contract	0.00	600.00	600.00	896.00	1,200.00	304.00	1,800.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	0.00	0.00	0.00	600.00
649840.0000	Fire Alarm / Exting Service	0.00	0.00	0.00	0.00	330.00	330.00	660.00
Total Maintenance		<u>94.47</u>	<u>1,708.31</u>	<u>1,613.84</u>	<u>2,194.35</u>	<u>8,071.55</u>	<u>5,877.20</u>	<u>18,359.75</u>
Administrative Expense								
660200.0000	Legal	0.00	0.00	0.00	0.00	200.00	200.00	200.00
660281.0000	Division Filing Fees	17.50	0.00	(17.50)	121.50	125.00	3.50	125.00
660300.0000	Auditing & Accounting Fees	64.00	0.00	(64.00)	64.00	65.00	1.00	65.00
660370.0000	Office Expense	26.13	50.00	23.87	307.59	250.00	(57.59)	600.00
663050.0000	Website Expense	0.00	6.67	6.67	0.00	33.33	33.33	80.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	1,700.00	1,700.00	16,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	7,329.00	5,600.00	(1,729.00)	8,800.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	36,624.90	38,234.95	1,610.05	76,469.90
Total Administrative		<u>107.63</u>	<u>56.67</u>	<u>(50.96)</u>	<u>44,446.99</u>	<u>46,208.28</u>	<u>1,761.29</u>	<u>102,339.90</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle V (8511)
For the period ending May 31, 2018

<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		3,477.75	3,547.79	70.04	56,854.42	63,193.90	6,339.48	142,093.41
Net Operating Income/(Loss)		(3,455.02)	(3,547.79)	92.77	14,109.31	7,852.80	6,256.51	(0.01)
Net Income/(Loss)		<u>(3,455.02)</u>	<u>(3,547.79)</u>	<u>92.77</u>	<u>14,109.31</u>	<u>7,852.80</u>	<u>6,256.51</u>	<u>(0.01)</u>

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle V (8511)

Books = Accrual

For the period ending May 31, 2018

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	1,173.66	2,505.26	0.00	0.00	2,505.26	0.00
Painting Expense	870000.4465	19,914.69	21,161.89	0.00	0.00	21,161.89	0.00
Roof	870000.4600	99,630.54	104,265.14	0.00	0.00	104,265.14	0.00
Special Assessment	870000.4690	0.00	16,986.12	0.00	(2,610.60)	14,375.52	(2,610.60)
Sub-Total:		120,718.89	144,918.41	0.00	(2,610.60)	142,307.81	(2,610.60)
Interest Income	870000.4995	1,611.27	1,659.82	14.40	0.00	1,674.22	0.00
Grand Total:		122,330.16	146,578.23	14.40	(2,610.60)	143,982.03	(2,610.60)

Expense Distribution

Property=8511 AND mm/yy=05/2018-05/2018

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
634000.0000 - Janitorial - Contract										
75150 - Pro Clean of Southwest Florida...	P-3696735	8511	22048	05/16/2018	05/2018	94.47	0.00	100290	05/17/2018	May18 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						94.47	0.00			
660281.0000 - Division Filing Fees										
76871 - Towne Properties Mgt. Co. Ltd.	P-3701083	8511	5261	05/22/2018	05/2018	17.50	0.00	100292	05/24/2018	Annual Sunbiz Renewal & Certificate
Total 660281.0000 - Division Filing Fees						17.50	0.00			
660300.0000 - Auditing & Accounting Fees										
75289 - Rehmann Robson LLC, a Subsidi...	P-3696738	8511	RR438908	05/16/2018	05/2018	64.00	0.00	100291	05/17/2018	2017 Tax Return (Invoice date 3/31/18)
Total 660300.0000 - Auditing & Accountin...						64.00	0.00			
870000.4690 - Special Assessment										
70183 - All About Seamless Gutters LLC	P-3697119	8511	0000023	05/16/2018	05/2018	2,610.60	0.00	100009	05/18/2018	Final payment (Invoice date 3/6/18)
Total 870000.4690 - Special Assessment						2,610.60	0.00			
						2,786.57	0.00			

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
110100.0000				Cash - Operating Acct					62,471.57	= Beginning Balance =
		05/08/2018		Daily Total				15.83	62,455.74	
		05/17/2018		Daily Total				158.47	62,297.27	
		05/24/2018		Daily Total				17.50	62,279.77	
		05/30/2018		Daily Total				10.30	62,269.47	
		05/31/2018		Daily Total				3,275.65	58,993.82	
				Net Change=-3,477.75			0.00	3,477.75	58,993.82	= Ending Balance =
112001.0000				Cash - Reserve Acct					85,387.88	= Beginning Balance =
		05/18/2018		Daily Total				2,610.60	82,777.28	
		05/31/2018		Daily Total			14.40		82,791.68	
				Net Change=-2,596.20			14.40	2,610.60	82,791.68	= Ending Balance =
113596.0000				Reserve CD - FL Community Bank					65,004.23	= Beginning Balance =
				Net Change=0.00			0.00	0.00	65,004.23	= Ending Balance =
120800.0000				Payments Receivable					2,925.00	= Beginning Balance =
				Net Change=-1,457.27			22.73	1,480.00	1,467.73	= Ending Balance =
310100.0000				Accounts Payable					0.00	= Beginning Balance =
		05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22048		94.47	-94.47	May18 Commercial Cleaning
		05/16/2018	05/2018	Rehmann Robson LLC, a Subsi...	P-36...	RR4...		64.00	-158.47	2017 Tax Return (Invoice date 3/31/18)
		05/16/2018	05/2018	All About Seamless Gutters LL...	P-36...	0000023		2,610.60	-2,769.07	Final payment (Invoice date 3/6/18)
		05/17/2018	05/2018	Pro Clean of Southwest Florida...	K-19...	100290	94.47		-2,674.60	May18 Commercial Cleaning
		05/17/2018	05/2018	Rehmann Robson LLC, a Subsi...	K-19...	100291	64.00		-2,610.60	2017 Tax Return (Invoice date 3/31/18)
		05/18/2018	05/2018	All About Seamless Gutters LL...	K-19...	100009	2,610.60		0.00	Final payment (Invoice date 3/6/18)
		05/22/2018	05/2018	Towne Properties Mgt. Co. Ltd...	P-37...	5261		17.50	-17.50	Annual Sunbiz Renewal & Certificate
		05/24/2018	05/2018	Towne Properties Mgt. Co. Ltd...	K-19...	100292	17.50		0.00	Annual Sunbiz Renewal & Certificate
				Net Change=0.00			2,786.57	2,786.57	0.00	= Ending Balance =
381010.0000				Prepaid					-1,592.78	= Beginning Balance =
8511	The Barbados ...	05/03/2018	05/2018	McKenna (t1269009)	R-21...	none	606.10	0.00	-986.68	:Prog Gen prepayment transfer
8511	The Barbados ...	05/03/2018	05/2018	McKenna (t1269009)	R-21...	none	138.80	0.00	-847.88	:Prog Gen prepayment transfer
8511	The Barbados ...	05/03/2018	05/2018	McKenna (t1269009)	R-21...	none	735.10	0.00	-112.78	:Prog Gen prepayment transfer
				Net Change=1,480.00			1,480.00	0.00	-112.78	= Ending Balance =
381100.0000				Other Advances					-925.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-925.00	= Ending Balance =

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
384102.0000				Deferred Insurance Deductible Net Change=0.00			0.00	0.00	-12,036.76 = Beginning Balance = -12,036.76 = Ending Balance =	
439100.0000				Owners Equity Net Change=0.00			0.00	0.00	-37,091.58 = Beginning Balance = -37,091.58 = Ending Balance =	
440300.8310				Fire Equipment Prior Yr Bal Net Change=0.00			0.00	0.00	-1,173.66 = Beginning Balance = -1,173.66 = Ending Balance =	
440300.8465				Painting Prior Yr Bal Net Change=0.00			0.00	0.00	-19,914.69 = Beginning Balance = -19,914.69 = Ending Balance =	
440300.8600				Roof Prior Yr Bal Net Change=0.00			0.00	0.00	-99,630.54 = Beginning Balance = -99,630.54 = Ending Balance =	
440300.8995				Interest Income Prior Yr Net Change=0.00			0.00	0.00	-1,611.27 = Beginning Balance = -1,611.27 = Ending Balance =	
602410.0000				Rental Application Fees Net Change=0.00			0.00	0.00	-100.00 = Beginning Balance = -100.00 = Ending Balance =	
603800.0000				Late Fees Net Change=-22.73			0.00	22.73	205.60 = Beginning Balance = 182.87 = Ending Balance =	
605000.0000				Association Fee Net Change=0.00			0.00	0.00	-32,817.20 = Beginning Balance = -32,817.20 = Ending Balance =	
605220.0000				Master Association Fees Net Change=0.00			0.00	0.00	-38,225.20 = Beginning Balance = -38,225.20 = Ending Balance =	
605730.0000				Reserve Income Net Change=0.00			0.00	0.00	-7,217.60 = Beginning Balance = -7,217.60 = Ending Balance =	
610100.0000				Electric Net Change=63.11			63.11	0.00	274.27 = Beginning Balance = 337.38 = Ending Balance =	
610300.0000				Water/Sewer					6,663.16 = Beginning Balance =	

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=3,212.54			3,212.54	0.00	9,875.70	= Ending Balance =
631750.0000				Fire Mgt System					237.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	237.00	= Ending Balance =
634000.0000				Janitorial - Contract					377.88	= Beginning Balance =
8511	The Barbados ...	05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22048	94.47	0.00	472.35	May18 Commercial Cleaning
				Net Change=94.47			94.47	0.00	472.35	= Ending Balance =
646600.0000				General Maintenance					589.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	589.00	= Ending Balance =
648611.0000				Roof-Cleaning Contract					896.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	896.00	= Ending Balance =
660281.0000				Division Filing Fees					104.00	= Beginning Balance =
8511	The Barbados ...	05/22/2018	05/2018	Towne Properties Mgt. Co. Ltd....	P-37...	5261	17.50	0.00	121.50	Annual Sunbiz Renewal & Certificate
				Net Change=17.50			17.50	0.00	121.50	= Ending Balance =
660300.0000				Auditing & Accounting Fees					0.00	= Beginning Balance =
8511	The Barbados ...	05/16/2018	05/2018	Rehmann Robson LLC, a Subs...	P-36...	RR4...	64.00	0.00	64.00	2017 Tax Return (Invoice date 3/31/18)
				Net Change=64.00			64.00	0.00	64.00	= Ending Balance =
660370.0000				Office Expense					281.46	= Beginning Balance =
8511	The Barbados ...	05/08/2018	05/2018	Post 05/08/18 w/d - requested ...	J-2662966		15.83	0.00	297.29	Post w/d-\$ to TP 05/08/18
8511	The Barbados ...	05/30/2018	05/2018	Post 05/30/18 w/d - requested ...	J-2666778		10.30	0.00	307.59	Post 2nd w/d-\$ to TP 05/30/18
				Net Change=26.13			26.13	0.00	307.59	= Ending Balance =
681500.0000				Reserve Funding					7,213.40	= Beginning Balance =
				Net Change=0.00			0.00	0.00	7,213.40	= Ending Balance =
681625.0000				Flood Insurance					7,329.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	7,329.00	= Ending Balance =
681650.0000				Master / General Assoc Fees					36,624.90	= Beginning Balance =
				Net Change=0.00			0.00	0.00	36,624.90	= Ending Balance =
870000.0310				Fire Equipment					-1,331.60	= Beginning Balance =

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	-1,331.60	= Ending Balance =
870000.0465				Painting					-1,247.20	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,247.20	= Ending Balance =
870000.0600				Roofs					-4,634.60	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-4,634.60	= Ending Balance =
870000.0690				Special Assessment					-16,986.12	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-16,986.12	= Ending Balance =
870000.0995				Interest Current Yr					-48.55	= Beginning Balance =
8511	The Barbados ...	05/31/2018	05/2018	Interest Income 05/2018-import SP J-2668516			0.00	14.40	-62.95	Interest Income 05/2018
				Net Change=-14.40			0.00	14.40	-62.95	= Ending Balance =
870000.4690				Special Assessment					0.00	= Beginning Balance =
8511	The Barbados ...	05/16/2018	05/2018	All About Seamless Gutters LL...	P-36...	0000023	2,610.60	0.00	2,610.60	Final payment (Invoice date 3/6/18)
				Net Change=2,610.60			2,610.60	0.00	2,610.60	= Ending Balance =
							10,392.05	10,392.05		

Aged Receivables

The Barbados at Carrick Bend Circle V (8511)

Month Year = 05/2018

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
8511	785-102	t1268988	Jack Beagan	1,505.00	0.00	1,505.00	0.00	0.00	0.00	1,505.00
8511	793-203	t1268998	William and Patricia Herrmann	1,476.83	21.83	1,440.42	0.00	14.58	0.00	1,476.83
8511	801-101	t1268999	Harold and Kathryn Harrell	-20.00	0.00	-20.00	0.00	0.00	0.00	-20.00
8511	801-102	t1465103	Bruce & Gerilyn Juergens	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8511	817-102	t1269004	Michael and Lenore Jensen	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8511	825-201	t1493136	Susan Sperling	60.90	0.90	60.00	0.00	0.00	0.00	60.90
8511				2,972.73	22.73	2,935.42	0.00	14.58	0.00	2,972.73