

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle IV (8510)
May 31, 2018

		Operating	Reserves	Total
		ASSETS		
Cash - Operations				
110100.0000	Cash - Operating Acct	47,151.20	0.00	47,151.20
	Total Operating Funds	<u>47,151.20</u>	<u>0.00</u>	<u>47,151.20</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	41,526.18	41,526.18
113596.0000	Reserve CD - FL Community Bank	0.00	47,411.64	47,411.64
	Total Reserves Funds	<u>0.00</u>	<u>88,937.82</u>	<u>88,937.82</u>
Other Current Assets				
120800.0000	Payments Receivable	(75.00)	0.00	(75.00)
	Total Other Current Assets	<u>(75.00)</u>	<u>0.00</u>	<u>(75.00)</u>
	Total Current Assets	<u>47,076.20</u>	<u>88,937.82</u>	<u>136,014.02</u>
Total Assets		<u>47,076.20</u>	<u>88,937.82</u>	<u>136,014.02</u>
		LIABILITIES		
Current Liabilities				
381010.0000	Prepaid	75.00	0.00	75.00
384102.0000	Deferred Insurance Deductible	6,056.47	0.00	6,056.47
	Total Current Liabilities	<u>6,131.47</u>	<u>0.00</u>	<u>6,131.47</u>
Total Liabilities		<u>6,131.47</u>	<u>0.00</u>	<u>6,131.47</u>
		EQUITY		
	Owners Equity	31,772.66	0.00	31,772.66
	Current Year Income/(Loss)	9,197.07	0.00	9,197.07
	Replacement Reserve Prior Years	0.00	70,186.46	70,186.46
	Replacement Reserve Current Year	0.00	18,726.36	18,726.36
	Total Equity	<u>40,969.73</u>	<u>88,912.82</u>	<u>129,882.55</u>
Total Liabilities and Owners Equity		<u>47,101.20</u>	<u>88,912.82</u>	<u>136,014.02</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle IV (8510)
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	21,708.00	21,707.38	0.62	43,414.76
605220.0000	Master Association Fees	0.00	0.00	0.00	26,467.20	26,470.36	(3.16)	52,940.72
602400.0000	Application Fee Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00
602410.0000	Rental Application Fees	100.00	0.00	100.00	200.00	0.00	200.00	0.00
603800.0000	Late Fees	0.00	0.00	0.00	(148.50)	0.00	(148.50)	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	5,824.80	5,822.24	2.56	11,644.48
Sub-total Income		<u>200.00</u>	<u>0.00</u>	<u>200.00</u>	<u>54,151.50</u>	<u>53,999.98</u>	<u>151.52</u>	<u>107,999.96</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(5,822.40)	(5,822.24)	(0.16)	(11,644.48)
Total Operating Income		<u>200.00</u>	<u>0.00</u>	<u>200.00</u>	<u>48,329.10</u>	<u>48,177.74</u>	<u>151.36</u>	<u>96,355.48</u>
Operating Expenses								
Utilities								
610100.0000	Electric	49.66	66.67	17.01	279.45	333.33	53.88	800.00
610300.0000	Water/Sewer	2,121.06	1,083.33	(1,037.73)	6,278.70	5,416.67	(862.03)	13,000.00
Total Utilities		<u>2,170.72</u>	<u>1,150.00</u>	<u>(1,020.72)</u>	<u>6,558.15</u>	<u>5,750.00</u>	<u>(808.15)</u>	<u>13,800.00</u>
Maintenance								
624920.0001	Roof Check	0.00	80.83	80.83	0.00	404.17	404.17	970.00
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	73.98	75.00	1.02	369.90	375.00	5.10	900.00
642760.0000	Termite Warranty	0.00	41.67	41.67	0.00	208.33	208.33	500.00
646600.0000	General Maintenance	0.00	510.40	510.40	238.07	2,551.98	2,313.91	6,124.75
648611.0000	Roof-Cleaning Contract	0.00	400.00	400.00	621.00	800.00	179.00	1,200.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	0.00	0.00	0.00	410.00
649840.0000	Fire Alarm / Exting Service	0.00	0.00	0.00	0.00	330.00	330.00	660.00
Total Maintenance		<u>73.98</u>	<u>1,107.90</u>	<u>1,033.92</u>	<u>1,465.97</u>	<u>5,669.48</u>	<u>4,203.51</u>	<u>12,764.75</u>
Administrative Expense								
660200.0000	Legal	0.00	12.50	12.50	0.00	62.50	62.50	150.00
660281.0000	Division Filing Fees	17.50	0.00	(17.50)	89.50	100.00	10.50	100.00
660300.0000	Auditing & Accounting Fees	44.00	0.00	(44.00)	44.00	100.00	56.00	100.00
660370.0000	Office Expense	20.80	37.50	16.70	226.71	187.50	(39.21)	450.00
663050.0000	Website Expense	0.00	4.17	4.17	0.00	20.83	20.83	50.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	1,200.00	1,200.00	10,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	5,392.00	6,000.00	608.00	6,000.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	25,355.70	26,470.35	1,114.65	52,940.70

Accrual Income Statement
The Barbados at Carrick Bend Circle IV (8510)
For the period ending May 31, 2018

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
	Total Administrative	82.30	54.17	(28.13)	31,107.91	34,141.18	3,033.27	69,790.70
	Total Operating Expenses	2,327.00	2,312.07	(14.93)	39,132.03	45,560.66	6,428.63	96,355.45
	Net Operating Income/(Loss)	(2,127.00)	(2,312.07)	185.07	9,197.07	2,617.08	6,579.99	0.03
	Net Income/(Loss)	(2,127.00)	(2,312.07)	185.07	9,197.07	2,617.08	6,579.99	0.03

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle IV (8510)

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	483.38	1,987.58	0.00	0.00	1,987.58	0.00
Painting Expense	870000.4465	12,465.64	13,410.24	0.00	0.00	13,410.24	0.00
Roof	870000.4600	56,170.04	57,849.47	0.00	(1,593.00)	56,256.47	(3,287.17)
Special Assessment	870000.4690	0.00	17,975.00	0.00	(1,807.34)	16,167.66	(1,807.34)
	Sub-Total:	69,119.06	91,222.29	0.00	(3,400.34)	87,821.95	(5,094.51)
Interest Income	870000.4995	1,067.40	1,085.22	5.65	0.00	1,090.87	0.00
	Grand Total:	70,186.46	92,307.51	5.65	(3,400.34)	88,912.82	(5,094.51)

Expense Distribution

Property=8510 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-3696734	8510	22047	05/16/2018	05/2018	73.98	0.00	100269	05/17/2018	May18 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						73.98	0.00			
660281.0000 - Division Filing Fees										
76871 - Towne Properties Mgt. Co. Ltd.	P-3701083	8510	5261	05/22/2018	05/2018	17.50	0.00	100271	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 Subsi...	P-3696738	8510	RR438908	05/16/2018	05/2018	44.00	0.00	100270	05/17/2018	2017 Tax Return (Invoice date 3/31/18)
Total 660300.0000 - Auditing & Accountin...						44.00	0.00			
870000.4600 - Roof										
70675 - Crowther Roofing and Sheet Me...	P-3701084	8510	A147282	05/14/2018	05/2018	1,593.00	0.00	100011	05/24/2018	792 CBC Roof Repair
Total 870000.4600 - Roof						1,593.00	0.00			
870000.4690 - Special Assessment										
70183 - All About Seamless Gutters LLC	P-3697119	8510	0000023	05/16/2018	05/2018	1,807.34	0.00	100010	05/18/2018	Final payment (Invoice date 3/6/18)
Total 870000.4690 - Special Assessment						1,807.34	0.00			
						3,535.82	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					49,278.20	= Beginning Balance =
		05/08/2018		Daily Total				13.65	49,264.55	
		05/17/2018		Daily Total				117.98	49,146.57	
		05/21/2018		Daily Total			100.00		49,246.57	
		05/24/2018		Daily Total			82.50		49,329.07	
		05/30/2018		Daily Total				7.15	49,321.92	
		05/31/2018		Daily Total				2,170.72	47,151.20	
				Net Change=-2,127.00			182.50	2,309.50	47,151.20	= Ending Balance =
112001.0000				Cash - Reserve Acct					44,920.87	= Beginning Balance =
		05/18/2018		Daily Total				1,807.34	43,113.53	
		05/24/2018		Daily Total				1,593.00	41,520.53	
		05/31/2018		Daily Total			5.65		41,526.18	
				Net Change=-3,394.69			5.65	3,400.34	41,526.18	= Ending Balance =
113596.0000				Reserve CD - FL Community Bank					47,411.64	= Beginning Balance =
				Net Change=0.00			0.00	0.00	47,411.64	= Ending Balance =
120800.0000				Payments Receivable					-75.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-75.00	= Ending Balance =
310100.0000				Accounts Payable					0.00	= Beginning Balance =
		05/14/2018	05/2018	Crowther Roofing and Sheet Me...	P-37...	A147282		1,593.00	-1,593.00	792 CBC Roof Repair
		05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22047		73.98	-1,666.98	May18 Commercial Cleaning
		05/16/2018	05/2018	Rehmann Robson LLC, a Subsi...	P-36...	RR4...		44.00	-1,710.98	2017 Tax Return (Invoice date 3/31/18)
		05/16/2018	05/2018	All About Seamless Gutters LL...	P-36...	0000023		1,807.34	-3,518.32	Final payment (Invoice date 3/6/18)
		05/17/2018	05/2018	Pro Clean of Southwest Florida...	K-19...	100269	73.98		-3,444.34	May18 Commercial Cleaning
		05/17/2018	05/2018	Rehmann Robson LLC, a Subsi...	K-19...	100270	44.00		-3,400.34	2017 Tax Return (Invoice date 3/31/18)
		05/18/2018	05/2018	All About Seamless Gutters LL...	K-19...	100010	1,807.34		-1,593.00	Final payment (Invoice date 3/6/18)
		05/22/2018	05/2018	Towne Properties Mgt. Co. Ltd...	P-37...	5261		17.50	-1,610.50	Annual Sunbiz Renewal & Certificate
		05/24/2018	05/2018	Towne Properties Mgt. Co. Ltd...	K-19...	100271	17.50		-1,593.00	Annual Sunbiz Renewal & Certificate
		05/24/2018	05/2018	Crowther Roofing and Sheet Me...	K-19...	100011	1,593.00		0.00	792 CBC Roof Repair
				Net Change=0.00			3,535.82	3,535.82	0.00	= Ending Balance =
381010.0000				Prepaid					-75.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-75.00	= Ending Balance =
384102.0000				Deferred Insurance Deductible					-6,056.47	= Beginning Balance =

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	-6,056.47	= Ending Balance =
439100.0000				Owners Equity					-31,772.66	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-31,772.66	= Ending Balance =
440300.8310				Fire Equipment Prior Yr Bal					-483.38	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-483.38	= Ending Balance =
440300.8465				Painting Prior Yr Bal					-12,465.64	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-12,465.64	= Ending Balance =
440300.8600				Roof Prior Yr Bal					-56,170.04	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-56,170.04	= Ending Balance =
440300.8995				Interest Income Prior Yr					-1,067.40	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,067.40	= Ending Balance =
602400.0000				Application Fee Income					0.00	= Beginning Balance =
				Net Change=-100.00			0.00	100.00	-100.00	= Ending Balance =
602410.0000				Rental Application Fees					-100.00	= Beginning Balance =
8510	The Barbados ...	05/24/2018	05/2018	gl payment	R-22...	2907	0.00	100.00	-200.00	Lockbox GL Payment
				Net Change=-100.00			0.00	100.00	-200.00	= Ending Balance =
603800.0000				Late Fees					148.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	148.50	= Ending Balance =
605000.0000				Association Fee					-21,708.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-21,708.00	= Ending Balance =
605220.0000				Master Association Fees					-26,467.20	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-26,467.20	= Ending Balance =
605730.0000				Reserve Income					-5,824.80	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-5,824.80	= Ending Balance =
610100.0000				Electric					229.79	= Beginning Balance =
				Net Change=49.66			49.66	0.00	279.45	= 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
610300.0000				Water/Sewer					4,157.64 = Beginning Balance =	
				Net Change=2,121.06			2,121.06	0.00	6,278.70 = 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					295.92 = Beginning Balance =	
8510	The Barbados ...	05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22047	73.98	0.00	369.90	May18 Commercial Cleaning
				Net Change=73.98			73.98	0.00	369.90 = Ending Balance =	
646600.0000				General Maintenance					238.07 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	238.07 = Ending Balance =	
648611.0000				Roof-Cleaning Contract					621.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	621.00 = Ending Balance =	
660281.0000				Division Filing Fees					72.00 = Beginning Balance =	
8510	The Barbados ...	05/22/2018	05/2018	Towne Properties Mgt. Co. Ltd....	P-37...	5261	17.50	0.00	89.50	Annual Sunbiz Renewal & Certificate
				Net Change=17.50			17.50	0.00	89.50 = Ending Balance =	
660300.0000				Auditing & Accounting Fees					0.00 = Beginning Balance =	
8510	The Barbados ...	05/16/2018	05/2018	Rehmann Robson LLC, a Subsidi...	P-36...	RR4...	44.00	0.00	44.00	2017 Tax Return (Invoice date 3/31/18)
				Net Change=44.00			44.00	0.00	44.00 = Ending Balance =	
660370.0000				Office Expense					205.91 = Beginning Balance =	
8510	The Barbados ...	05/08/2018	05/2018	Post 05/08/18 w/d - requested ...	J-2662965		13.65	0.00	219.56	Post w/d-\$ to TP 05/08/18
8510	The Barbados ...	05/30/2018	05/2018	Post 05/30/18 w/d - requested ...	J-2666777		7.15	0.00	226.71	Post 2nd w/d-\$ to TP 05/30/18
				Net Change=20.80			20.80	0.00	226.71 = Ending Balance =	
681500.0000				Reserve Funding					5,822.40 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	5,822.40 = Ending Balance =	
681625.0000				Flood Insurance					5,392.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	5,392.00 = Ending Balance =	
681650.0000				Master / General Assoc Fees					25,355.70 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	25,355.70 = 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
870000.0310				Fire Equipment					-1,504.20	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,504.20	= Ending Balance =
870000.0465				Painting					-944.60	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-944.60	= Ending Balance =
870000.0600				Roofs					-3,373.60	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-3,373.60	= Ending Balance =
870000.0690				Special Assessment					-17,975.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-17,975.00	= Ending Balance =
870000.0995				Interest Current Yr					-17.82	= Beginning Balance =
8510	The Barbados ...	05/31/2018	05/2018	Interest Income 05/2018-import SP J-2668515			0.00	5.65	-23.47	Interest Income 05/2018
				Net Change=-5.65			0.00	5.65	-23.47	= Ending Balance =
870000.4600				Roof					1,694.17	= Beginning Balance =
8510	The Barbados ...	05/14/2018	05/2018	Crowther Roofing and Sheet Me... P-37... A147282			1,593.00	0.00	3,287.17	792 CBC Roof Repair
				Net Change=1,593.00			1,593.00	0.00	3,287.17	= Ending Balance =
870000.4690				Special Assessment					0.00	= Beginning Balance =
8510	The Barbados ...	05/16/2018	05/2018	All About Seamless Gutters LL... P-36... 0000023			1,807.34	0.00	1,807.34	Final payment (Invoice date 3/6/18)
				Net Change=1,807.34			1,807.34	0.00	1,807.34	= Ending Balance =
							9,451.31	9,451.31		

Aged Receivables

The Barbados at Carrick Bend Circle IV (8510)

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
8510	784-101	t1268969	Ronald and Helene Boedart	0.00	0.00	0.00	0.00	0.00	-50.00	-50.00
8510	792-102	t1268976	Kenneth and Tracy Price	0.00	0.00	0.00	0.00	0.00	-25.00	-25.00
8510	792-103	t1268977	David and Maria Hammond	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8510	800-101	t1268981	Ming Han	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8510	800-203	t1469311	Bradely & Julie Wuertz	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8510				-75.00	0.00	-75.00	0.00	0.00	-75.00	-150.00