

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle VI (8512)
May 31, 2018

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	35,622.59	0.00	35,622.59
	Total Operating Funds	<u>35,622.59</u>	<u>0.00</u>	<u>35,622.59</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	78,751.66	78,751.66
113596.0000	Reserve CD - FL Community Bank	0.00	63,702.84	63,702.84
	Total Reserves Funds	<u>0.00</u>	<u>142,454.50</u>	<u>142,454.50</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>35,547.59</u>	<u>142,454.50</u>	<u>178,002.09</u>
Total Assets		<u>35,547.59</u>	<u>142,454.50</u>	<u>178,002.09</u>
LIABILITIES				
Current Liabilities				
381010.0000	Prepaid	1,545.00	0.00	1,545.00
381100.0000	Other Advances	25.00	0.00	25.00
384102.0000	Deferred Insurance Deductible	11,877.34	0.00	11,877.34
	Total Current Liabilities	<u>13,447.34</u>	<u>0.00</u>	<u>13,447.34</u>
Total Liabilities		<u>13,447.34</u>	<u>0.00</u>	<u>13,447.34</u>
EQUITY				
	Owners Equity	8,557.66	0.00	8,557.66
	Current Year Income/(Loss)	13,556.47	0.00	13,556.47
	Replacement Reserve Prior Years	0.00	109,982.75	109,982.75
	Replacement Reserve Current Year	0.00	32,457.87	32,457.87
	Total Equity	<u>22,114.13</u>	<u>142,440.62</u>	<u>164,554.75</u>
Total Liabilities and Owners Equity		<u>35,561.47</u>	<u>142,440.62</u>	<u>178,002.09</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle VI (8512)
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	32,411.60	32,411.20	0.40	64,822.50
605220.0000	Master Association Fees	0.00	0.00	0.00	38,230.40	38,235.00	(4.60)	76,470.00
601450.0000	Working Capital Fees	0.00	0.00	0.00	700.00	0.00	700.00	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	(213.88)	0.00	(213.88)	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	8,398.00	8,393.83	4.17	16,787.65
Sub-total Income		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>80,026.12</u>	<u>79,040.03</u>	<u>986.09</u>	<u>158,080.15</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(8,394.00)	(8,393.83)	(0.17)	(16,787.65)
Total Operating Income		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>71,632.12</u>	<u>70,646.20</u>	<u>985.92</u>	<u>141,292.50</u>
Operating Expenses								
Utilities								
610100.0000	Electric	78.27	70.83	(7.44)	420.60	354.15	(66.45)	850.00
610300.0000	Water/Sewer	3,412.22	1,458.33	(1,953.89)	9,891.06	7,291.65	(2,599.41)	17,500.00
Total Utilities		<u>3,490.49</u>	<u>1,529.16</u>	<u>(1,961.33)</u>	<u>10,311.66</u>	<u>7,645.80</u>	<u>(2,665.86)</u>	<u>18,350.00</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	1,281.30	1,500.00	218.70	3,000.00
634000.0000	Janitorial - Contract	106.94	108.33	1.39	534.70	541.65	6.95	1,300.00
642760.0000	Termite Warranty	0.00	60.00	60.00	0.00	300.00	300.00	720.00
646600.0000	General Maintenance	0.00	866.88	866.88	1,189.00	4,334.37	3,145.37	10,402.50
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	990.00	990.00	1,980.00
Total Maintenance		<u>106.94</u>	<u>1,751.88</u>	<u>1,644.94</u>	<u>3,901.00</u>	<u>9,449.35</u>	<u>5,548.35</u>	<u>21,202.50</u>
Administrative Expense								
660200.0000	Legal	0.00	16.67	16.67	0.00	83.35	83.35	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	1,333.33	1,333.33	0.00	6,666.67	6,666.67	16,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	6,745.00	7,000.00	255.00	8,200.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	36,624.90	38,235.00	1,610.10	76,470.00

Accrual Income Statement
The Barbados at Carrick Bend Circle VI (8512)
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		107.63	1,406.67	1,299.04	43,862.99	52,458.35	8,595.36	101,740.00
Total Operating Expenses		3,705.06	4,687.71	982.65	58,075.65	69,553.50	11,477.85	141,292.50
Net Operating Income/(Loss)		(3,705.06)	(4,687.71)	982.65	13,556.47	1,092.70	12,463.77	0.00
Net Income/(Loss)		(3,705.06)	(4,687.71)	982.65	13,556.47	1,092.70	12,463.77	0.00

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle VI (8512)

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	(581.92)	1,168.08	0.00	0.00	1,168.08	0.00
Painting Expense	870000.4465	18,150.27	19,655.27	0.00	0.00	19,655.27	0.00
Roof	870000.4600	90,891.47	91,461.02	0.00	0.00	91,461.02	(4,569.45)
Special Assessment	870000.4690	0.00	31,186.12	0.00	(2,610.60)	28,575.52	(2,610.60)
	Sub-Total:	108,459.82	143,470.49	0.00	(2,610.60)	140,859.89	(7,180.05)
Interest Income	870000.4995	1,522.93	1,567.00	13.73	0.00	1,580.73	0.00
	Grand Total:	109,982.75	145,037.49	13.73	(2,610.60)	142,440.62	(7,180.05)

Expense Distribution

Property=8512 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-3696736	8512	22049	05/16/2018	05/2018	106.94	0.00	100285	05/17/2018	May18 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						106.94	0.00			
660281.0000 - Division Filing Fees										
76871 - Towne Properties Mgt. Co. Ltd.	P-3701083	8512	5261	05/22/2018	05/2018	17.50	0.00	100287	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	8512	RR438908	05/16/2018	05/2018	64.00	0.00	100286	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	8512	0000023	05/16/2018	05/2018	2,610.60	0.00	100010	05/18/2018	Final payment (Invoice date 3/6/18)
Total 870000.4690 - Special Assessment						2,610.60	0.00			
						2,799.04	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					38,127.65 = Beginning Balance =	
		05/03/2018		Daily Total			1,200.00		39,327.65	
		05/08/2018		Daily Total				15.83	39,311.82	
		05/17/2018		Daily Total				170.94	39,140.88	
		05/24/2018		Daily Total				17.50	39,123.38	
		05/30/2018		Daily Total				10.30	39,113.08	
		05/31/2018		Daily Total				3,490.49	35,622.59	
				Net Change=-2,505.06			1,200.00	3,705.06	35,622.59 = Ending Balance =	
110950.0000				Receivable from Reserves					0.00 = Beginning Balance =	
8512	The Barbados ...	05/02/2018	05/2018	Money transfers per RR recon.	J-2660342		1,200.00	0.00	1,200.00	Money due Oper per recon
8512	The Barbados ...	05/03/2018	05/2018	Money transfer per recon.	J-2662132		0.00	1,200.00	0.00	Money transfer per recon.
				Net Change=0.00			1,200.00	1,200.00	0.00 = Ending Balance =	
112001.0000				Cash - Reserve Acct					82,548.53 = Beginning Balance =	
		05/03/2018		Daily Total				1,200.00	81,348.53	
		05/18/2018		Daily Total				2,610.60	78,737.93	
		05/31/2018		Daily Total			13.73		78,751.66	
				Net Change=-3,796.87			13.73	3,810.60	78,751.66 = Ending Balance =	
113596.0000				Reserve CD - FL Community Bank					63,702.84 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	63,702.84 = Ending Balance =	
114010.0000				Payable To Operating					0.00 = Beginning Balance =	
8512	The Barbados ...	05/02/2018	05/2018	Money transfers per RR recon.	J-2660342		0.00	1,200.00	-1,200.00	Money due Oper per recon
8512	The Barbados ...	05/03/2018	05/2018	Money transfer per recon.	J-2662132		1,200.00	0.00	0.00	Money transfer per recon.
				Net Change=0.00			1,200.00	1,200.00	0.00 = 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 =	
		05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22049		106.94	-106.94	May18 Commercial Cleaning
		05/16/2018	05/2018	Rehmann Robson LLC, a Subs...	P-36...	RR4...		64.00	-170.94	2017 Tax Return (Invoice date 3/31/18)
		05/16/2018	05/2018	All About Seamless Gutters LL...	P-36...	0000023		2,610.60	-2,781.54	Final payment (Invoice date 3/6/18)
		05/17/2018	05/2018	Pro Clean of Southwest Florida...	K-19...	100285	106.94		-2,674.60	May18 Commercial Cleaning
		05/17/2018	05/2018	Rehmann Robson LLC, a Subs...	K-19...	100286	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...	100010	2,610.60		0.00	Final payment (Invoice date 3/6/18)

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
		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...	100287	17.50		0.00	Annual Sunbiz Renewal & Certificate
				Net Change=0.00			2,799.04	2,799.04	0.00	= Ending Balance =
381010.0000				Prepaid					-1,545.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,545.00	= Ending Balance =
381100.0000				Other Advances					-25.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-25.00	= Ending Balance =
384102.0000				Deferred Insurance Deductible					-11,877.34	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-11,877.34	= Ending Balance =
439100.0000				Owners Equity					-8,557.66	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-8,557.66	= Ending Balance =
440300.8310				Fire Equipment Prior Yr Bal					581.92	= Beginning Balance =
				Net Change=0.00			0.00	0.00	581.92	= Ending Balance =
440300.8465				Painting Prior Yr Bal					-18,150.27	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-18,150.27	= Ending Balance =
440300.8600				Roof Prior Yr Bal					-90,891.47	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-90,891.47	= Ending Balance =
440300.8995				Interest Income Prior Yr					-1,522.93	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,522.93	= Ending Balance =
601450.0000				Working Capital Fees					-700.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-700.00	= Ending Balance =
602410.0000				Rental Application Fees					-500.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-500.00	= Ending Balance =
603800.0000				Late Fees					213.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	213.88	= Ending Balance =
605000.0000				Association Fee					-32,411.60	= 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=0.00			0.00	0.00	-32,411.60	= Ending Balance =
605220.0000				Master Association Fees					-38,230.40	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-38,230.40	= Ending Balance =
605730.0000				Reserve Income					-8,398.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-8,398.00	= Ending Balance =
610100.0000				Electric					342.33	= Beginning Balance =
				Net Change=78.27			78.27	0.00	420.60	= Ending Balance =
610300.0000				Water/Sewer					6,478.84	= Beginning Balance =
				Net Change=3,412.22			3,412.22	0.00	9,891.06	= Ending Balance =
631750.0000				Fire Mgt System					1,281.30	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,281.30	= Ending Balance =
634000.0000				Janitorial - Contract					427.76	= Beginning Balance =
8512	The Barbados ...	05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22049	106.94	0.00	534.70	May18 Commercial Cleaning
				Net Change=106.94			106.94	0.00	534.70	= Ending Balance =
646600.0000				General Maintenance					1,189.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,189.00	= 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 =
8512	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 =
8512	The Barbados ...	05/16/2018	05/2018	Rehmann Robson LLC, a Subsidi...	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 =
8512	The Barbados ...	05/08/2018	05/2018	Post 05/08/18 w/d - requested ...	J-2662967		15.83	0.00	297.29	Post w/d-\$ to TP 05/08/18
8512	The Barbados ...	05/30/2018	05/2018	Post 05/30/18 w/d - requested ...	J-2666779		10.30	0.00	307.59	Post 2nd w/d-\$ to TP 05/30/18

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=26.13			26.13	0.00	307.59	= Ending Balance =
681500.0000				Reserve Funding					8,394.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	8,394.00	= Ending Balance =
681625.0000				Flood Insurance					6,745.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	6,745.00	= 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					-1,750.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,750.00	= Ending Balance =
870000.0465				Painting					-1,505.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,505.00	= Ending Balance =
870000.0600				Roofs					-5,139.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-5,139.00	= Ending Balance =
870000.0690				Special Assessment					-31,186.12	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-31,186.12	= Ending Balance =
870000.0995				Interest Current Yr					-44.07	= Beginning Balance =
8512	The Barbados ...	05/31/2018	05/2018	Interest Income 05/2018-import SP J-2668517			0.00	13.73	-57.80	Interest Income 05/2018
				Net Change=-13.73			0.00	13.73	-57.80	= Ending Balance =
870000.4600				Roof					4,569.45	= Beginning Balance =
				Net Change=0.00			0.00	0.00	4,569.45	= Ending Balance =
870000.4690				Special Assessment					0.00	= Beginning Balance =
8512	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 =
							12,728.43	12,728.43		

Aged Receivables

The Barbados at Carrick Bend Circle VI (8512)

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
8512	808-101	t1269013	Dennis Maguire	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8512	808-102	t1569371	Bridget & John Drstvensek	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8512	808-103	t1269015	Edward and Marguerite Minkler	1,520.00	0.00	1,520.00	0.00	0.00	-1,520.00	0.00
8512	808-203	t1269018	Edward and Mary Karedes	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8512	832-102	t1269024	Edward and Veronica Foy	25.00	0.00	0.00	0.00	25.00	0.00	25.00
8512	832-102	t1577820	Judith Henning	0.00	0.00	0.00	0.00	0.00	-1,520.00	-1,520.00
8512	866-103	t1504834	Nanlee Hall	1,520.00	0.00	1,520.00	0.00	0.00	0.00	1,520.00
8512	866-201	t1521216	Francis & Deborah Griffin	1,520.00	0.00	1,520.00	0.00	0.00	0.00	1,520.00
8512	866-202	t1269037	Gary and Karen Gallagher	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8512				4,485.00	0.00	4,460.00	0.00	25.00	-3,040.00	1,445.00