

Balance Sheet (Accrual)
The Barbados at Carrick Bend Circle VII (8513)
May 31, 2018

1
6/11/2018

			Operating	Reserves	Total
			ASSETS		
Cash - Operations					
110100.0000	Cash - Operating Acct		37,637.17	0.00	37,637.17
	Total Operating Funds		<u>37,637.17</u>	<u>0.00</u>	<u>37,637.17</u>
Cash for Reserves					
112001.0000	Cash - Reserve Acct		0.00	65,441.96	65,441.96
113596.0000	Reserve CD - FL Community Bank		0.00	59,137.71	59,137.71
	Total Reserves Funds		<u>0.00</u>	<u>124,579.67</u>	<u>124,579.67</u>
Other Current Assets					
120800.0000	Payments Receivable		1,336.74	0.00	1,336.74
	Total Other Current Assets		<u>1,336.74</u>	<u>0.00</u>	<u>1,336.74</u>
	Total Current Assets		<u>38,973.91</u>	<u>124,579.67</u>	<u>163,553.58</u>
Total Assets			<u>38,973.91</u>	<u>124,579.67</u>	<u>163,553.58</u>
			LIABILITIES		
Current Liabilities					
381100.0000	Other Advances		25.00	0.00	25.00
384102.0000	Deferred Insurance Deductible		10,899.55	0.00	10,899.55
	Total Current Liabilities		<u>10,924.55</u>	<u>0.00</u>	<u>10,924.55</u>
Total Liabilities			<u>10,924.55</u>	<u>0.00</u>	<u>10,924.55</u>
			EQUITY		
	Owners Equity		15,704.95	0.00	15,704.95
	Current Year Income/(Loss)		14,207.34	0.00	14,207.34
	Replacement Reserve Prior Years		0.00	105,673.37	105,673.37
	Replacement Reserve Current Year		0.00	17,043.37	17,043.37
	Total Equity		<u>29,912.29</u>	<u>122,716.74</u>	<u>152,629.03</u>
Total Liabilities and Owners Equity			<u>40,836.84</u>	<u>122,716.74</u>	<u>163,553.58</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (8513)
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	28,850.80	28,849.28	1.52	57,698.64
605220.0000	Master Association Fees	0.00	0.00	0.00	32,348.80	32,352.60	(3.80)	64,705.30
602410.0000	Rental Application Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
603800.0000	Late Fees	20.86	0.00	20.86	(148.71)	0.00	(148.71)	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	6,560.40	6,558.08	2.32	13,116.16
Sub-total Income		<u>20.86</u>	<u>0.00</u>	<u>20.86</u>	<u>67,911.29</u>	<u>67,759.96</u>	<u>151.33</u>	<u>135,520.10</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(6,558.20)	(6,558.08)	(0.12)	(13,116.16)
Total Operating Income		<u><u>20.86</u></u>	<u><u>0.00</u></u>	<u><u>20.86</u></u>	<u><u>61,353.09</u></u>	<u><u>61,201.88</u></u>	<u><u>151.21</u></u>	<u><u>122,403.94</u></u>
Operating Expenses								
Utilities								
610100.0000	Electric	63.98	90.00	26.02	343.32	450.00	106.68	1,080.00
610300.0000	Water/Sewer	2,935.60	1,375.00	(1,560.60)	8,538.00	6,875.00	(1,663.00)	16,500.00
Total Utilities		<u>2,999.58</u>	<u>1,465.00</u>	<u>(1,534.58)</u>	<u>8,881.32</u>	<u>7,325.00</u>	<u>(1,556.32)</u>	<u>17,580.00</u>
Maintenance								
624920.0001	Roof Check	0.00	100.00	100.00	0.00	500.00	500.00	1,200.00
631750.0000	Fire Mgt System	0.00	0.00	0.00	500.94	1,500.00	999.06	3,000.00
634000.0000	Janitorial - Contract	90.81	91.67	0.86	454.05	458.35	4.30	1,100.00
642760.0000	Termite Warranty	0.00	50.90	50.90	0.00	254.10	254.10	610.00
646600.0000	General Maintenance	0.00	685.22	685.22	487.00	3,426.10	2,939.10	8,222.64
648611.0000	Roof-Cleaning Contract	0.00	508.33	508.33	759.00	1,016.66	257.66	1,525.00
648950.0000	Sidewalks & Steps	0.00	0.00	0.00	0.00	0.00	0.00	500.00
649840.0000	Fire Alarm / Exting Service	0.00	0.00	0.00	0.00	900.00	900.00	1,800.00
Total Maintenance		<u>90.81</u>	<u>1,436.12</u>	<u>1,345.31</u>	<u>2,200.99</u>	<u>8,055.21</u>	<u>5,854.22</u>	<u>17,957.64</u>
Administrative Expense								
660200.0000	Legal	0.00	16.70	16.70	0.00	83.30	83.30	200.00
660281.0000	Division Filing Fees	17.50	0.00	(17.50)	105.50	100.00	(5.50)	100.00
660300.0000	Auditing & Accounting Fees	53.00	0.00	(53.00)	53.00	50.00	(3.00)	50.00
660370.0000	Office Expense	23.47	37.50	14.03	264.64	187.50	(77.14)	450.00
663050.0000	Website Expense	0.00	6.20	6.20	0.00	31.20	31.20	75.00
681400.0000	Insurance	0.00	0.00	0.00	(1,711.00)	1,500.00	3,211.00	13,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	6,361.00	8,286.00	1,925.00	8,286.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	30,990.30	32,352.60	1,362.30	64,705.30
Total Administrative		<u>93.97</u>	<u>60.40</u>	<u>(33.57)</u>	<u>36,063.44</u>	<u>42,590.60</u>	<u>6,527.16</u>	<u>86,866.30</u>

Accrual Income Statement
The Barbados at Carrick Bend Circle VII (8513)
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		3,184.36	2,961.52	(222.84)	47,145.75	57,970.81	10,825.06	122,403.94
Net Operating Income/(Loss)		(3,163.50)	(2,961.52)	(201.98)	14,207.34	3,231.07	10,976.27	0.00
Net Income/(Loss)		<u>(3,163.50)</u>	<u>(2,961.52)</u>	<u>(201.98)</u>	<u>14,207.34</u>	<u>3,231.07</u>	<u>10,976.27</u>	<u>0.00</u>

Capital Reserve Summary Report

The Barbados at Carrick Bend Circle VII (8513)

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 Pump System	870000.4309	268.39	268.39	0.00	0.00	268.39	0.00
Fire Equipment Expense	870000.4310	(997.54)	752.46	0.00	0.00	752.46	0.00
Painting Expense	870000.4465	17,045.70	18,294.70	0.00	0.00	18,294.70	0.00
Roof	870000.4600	88,015.13	88,483.58	0.00	0.00	88,483.58	(3,090.75)
Special Assessment	870000.4690	0.00	15,737.07	0.00	(2,208.96)	13,528.11	(2,208.96)
	Sub-Total:	104,331.68	123,536.20	0.00	(2,208.96)	121,327.24	(5,299.71)
Interest Income	870000.4995	1,341.69	1,378.09	11.41	0.00	1,389.50	0.00
	Grand Total:	105,673.37	124,914.29	11.41	(2,208.96)	122,716.74	(5,299.71)

Expense Distribution

Property=8513 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-3696737	8513	22050	05/16/2018	05/2018	90.81	0.00	100288	05/17/2018	May18 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						90.81	0.00			
660281.0000 - Division Filing Fees										
76871 - Towne Properties Mgt. Co. Ltd.	P-3701083	8513	5261	05/22/2018	05/2018	17.50	0.00	100290	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	8513	RR438908	05/16/2018	05/2018	53.00	0.00	100289	05/17/2018	2017 Tax Return (Invoice date 3/31/18)
Total 660300.0000 - Auditing & Accountin...						53.00	0.00			
870000.4690 - Special Assessment										
70183 - All About Seamless Gutters LLC	P-3697119	8513	0000023	05/16/2018	05/2018	2,208.96	0.00	100009	05/18/2018	Final payment (Invoice date 3/6/18)
Total 870000.4690 - Special Assessment						2,208.96	0.00			
						2,370.27	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					40,821.53	= Beginning Balance =
		05/08/2018		Daily Total				14.74	40,806.79	
		05/17/2018		Daily Total				143.81	40,662.98	
		05/24/2018		Daily Total				17.50	40,645.48	
		05/30/2018		Daily Total				8.73	40,636.75	
		05/31/2018		Daily Total				2,999.58	37,637.17	
				Net Change=-3,184.36			0.00	3,184.36	37,637.17	= Ending Balance =
112001.0000				Cash - Reserve Acct					67,639.51	= Beginning Balance =
		05/18/2018		Daily Total				2,208.96	65,430.55	
		05/31/2018		Daily Total			11.41		65,441.96	
				Net Change=-2,197.55			11.41	2,208.96	65,441.96	= Ending Balance =
113596.0000				Reserve CD - FL Community Bank					59,137.71	= Beginning Balance =
				Net Change=0.00			0.00	0.00	59,137.71	= Ending Balance =
120800.0000				Payments Receivable					1,315.88	= Beginning Balance =
				Net Change=20.86			20.86	0.00	1,336.74	= Ending Balance =
310100.0000				Accounts Payable					0.00	= Beginning Balance =
		05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22050		90.81	-90.81	May18 Commercial Cleaning
		05/16/2018	05/2018	Rehmann Robson LLC, a Subsidi...	P-36...	RR4...		53.00	-143.81	2017 Tax Return (Invoice date 3/31/18)
		05/16/2018	05/2018	All About Seamless Gutters LL...	P-36...	0000023		2,208.96	-2,352.77	Final payment (Invoice date 3/6/18)
		05/17/2018	05/2018	Pro Clean of Southwest Florida...	K-19...	100288	90.81		-2,261.96	May18 Commercial Cleaning
		05/17/2018	05/2018	Rehmann Robson LLC, a Subsidi...	K-19...	100289	53.00		-2,208.96	2017 Tax Return (Invoice date 3/31/18)
		05/18/2018	05/2018	All About Seamless Gutters LL...	K-19...	100009	2,208.96		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...	100290	17.50		0.00	Annual Sunbiz Renewal & Certificate
				Net Change=0.00			2,370.27	2,370.27	0.00	= 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					-10,899.55	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-10,899.55	= Ending Balance =
439100.0000				Owners Equity					-15,704.95	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-15,704.95	= 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
440300.8309				Fire System Reserve Net Change=0.00			0.00	0.00	-268.39 = Beginning Balance = -268.39 = Ending Balance =	
440300.8310				Fire Equipment Prior Yr Bal Net Change=0.00			0.00	0.00	997.54 = Beginning Balance = 997.54 = Ending Balance =	
440300.8465				Painting Prior Yr Bal Net Change=0.00			0.00	0.00	-17,045.70 = Beginning Balance = -17,045.70 = Ending Balance =	
440300.8600				Roof Prior Yr Bal Net Change=0.00			0.00	0.00	-88,015.13 = Beginning Balance = -88,015.13 = Ending Balance =	
440300.8995				Interest Income Prior Yr Net Change=0.00			0.00	0.00	-1,341.69 = Beginning Balance = -1,341.69 = Ending Balance =	
602410.0000				Rental Application Fees Net Change=0.00			0.00	0.00	-300.00 = Beginning Balance = -300.00 = Ending Balance =	
603800.0000				Late Fees Net Change=-20.86			0.00	20.86	169.57 = Beginning Balance = 148.71 = Ending Balance =	
605000.0000				Association Fee Net Change=0.00			0.00	0.00	-28,850.80 = Beginning Balance = -28,850.80 = Ending Balance =	
605220.0000				Master Association Fees Net Change=0.00			0.00	0.00	-32,348.80 = Beginning Balance = -32,348.80 = Ending Balance =	
605730.0000				Reserve Income Net Change=0.00			0.00	0.00	-6,560.40 = Beginning Balance = -6,560.40 = Ending Balance =	
610100.0000				Electric Net Change=63.98			63.98	0.00	279.34 = Beginning Balance = 343.32 = Ending Balance =	
610300.0000				Water/Sewer Net Change=2,935.60			2,935.60	0.00	5,602.40 = Beginning Balance = 8,538.00 = Ending Balance =	
631750.0000				Fire Mgt System					500.94 = 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	500.94	= Ending Balance =
634000.0000				Janitorial - Contract					363.24	= Beginning Balance =
8513	The Barbados ...	05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22050	90.81	0.00	454.05	May18 Commercial Cleaning
				Net Change=90.81			90.81	0.00	454.05	= Ending Balance =
646600.0000				General Maintenance					487.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	487.00	= Ending Balance =
648611.0000				Roof-Cleaning Contract					759.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	759.00	= Ending Balance =
660281.0000				Division Filing Fees					88.00	= Beginning Balance =
8513	The Barbados ...	05/22/2018	05/2018	Towne Properties Mgt. Co. Ltd....	P-37...	5261	17.50	0.00	105.50	Annual Sunbiz Renewal & Certificate
				Net Change=17.50			17.50	0.00	105.50	= Ending Balance =
660300.0000				Auditing & Accounting Fees					0.00	= Beginning Balance =
8513	The Barbados ...	05/16/2018	05/2018	Rehmann Robson LLC, a Subsidi...	P-36...	RR4...	53.00	0.00	53.00	2017 Tax Return (Invoice date 3/31/18)
				Net Change=53.00			53.00	0.00	53.00	= Ending Balance =
660370.0000				Office Expense					241.17	= Beginning Balance =
8513	The Barbados ...	05/08/2018	05/2018	Post 05/08/18 w/d - requested ...	J-2662968		14.74	0.00	255.91	Post w/d-\$ to TP 05/08/18
8513	The Barbados ...	05/30/2018	05/2018	Post 05/30/18 w/d - requested ...	J-2666780		8.73	0.00	264.64	Post 2nd w/d-\$ to TP 05/30/18
				Net Change=23.47			23.47	0.00	264.64	= Ending Balance =
681400.0000				Insurance					-1,711.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,711.00	= Ending Balance =
681500.0000				Reserve Funding					6,558.20	= Beginning Balance =
				Net Change=0.00			0.00	0.00	6,558.20	= Ending Balance =
681625.0000				Flood Insurance					6,361.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	6,361.00	= Ending Balance =
681650.0000				Master / General Assoc Fees					30,990.30	= Beginning Balance =
				Net Change=0.00			0.00	0.00	30,990.30	= Ending Balance =
870000.0310				Fire Equipment					-1,750.00	= 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	-1,750.00	= Ending Balance =
870000.0465				Painting					-1,249.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,249.00	= Ending Balance =
870000.0600				Roofs					-3,559.20	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-3,559.20	= Ending Balance =
870000.0690				Special Assessment					-15,737.07	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-15,737.07	= Ending Balance =
870000.0995				Interest Current Yr					-36.40	= Beginning Balance =
8513	The Barbados ...	05/31/2018	05/2018	Interest Income 05/2018-import SP J-2668518			0.00	11.41	-47.81	Interest Income 05/2018
				Net Change=-11.41			0.00	11.41	-47.81	= Ending Balance =
870000.4600				Roof					3,090.75	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,090.75	= Ending Balance =
870000.4690				Special Assessment					0.00	= Beginning Balance =
8513	The Barbados ...	05/16/2018	05/2018	All About Seamless Gutters LL...	P-36...	0000023	2,208.96	0.00	2,208.96	Final payment (Invoice date 3/6/18)
				Net Change=2,208.96			2,208.96	0.00	2,208.96	= Ending Balance =
							7,795.86	7,795.86		

Aged Receivables

The Barbados at Carrick Bend Circle VII (8513)

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
8513	833-203	t1569901	Thomas and Susan Carey	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8513	841-101	t1269045	Julius and Donna Scuteri	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8513	849-101	t1269049	Jerry and Oksana Keaton	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8513	849-203	t1269054	Thomas and Maureen Burgess	1,411.74	20.86	1,390.88	0.00	0.00	0.00	1,411.74
8513				1,336.74	20.86	1,315.88	0.00	0.00	0.00	1,336.74