



## **BERN CREEK IMPROVEMENT ASSOCIATION**

### **FINANCIAL REPORT FOR OCTOBER 2015**

I have reviewed the financial statements of Bern Creek Improvement Association for the month ending October 31, 2015, and offer the following report to the Board of Directors. The Association uses the modified accrual method of accounting; monthly financials are produced and provided to the Board Members. Financial statements are available to each homeowner upon request.

#### **BALANCE SHEET:**

As of October 31, 2015, cash in the operating account(s) totaled: \$17,245.45

As of October 31, 2015, cash in the reserve account(s) totaled: \$9,712.37

As of October 31, 2015, delinquent assessments totaled: \$3,894.29

(Delinquent assessments include dues regular assessments & special assessments)

As of October 31, 2015 the loan balance payable to Sabal Palm Bank was \$38,720.23

#### **INCOME & EXPENSE STATEMENT:**

For the month ending October 31, 2015, operating revenue amounted to \$6,476.34

The Association incurred operating expenses of \$2,540.81

Resulting in a Net Operating INCOME of \$3,935.53 for the month.

#### **FOR EACH BUDGETED ACCOUNT:**

I have reviewed the comparison of budget to actual and noted the following items to be over budget:

Postage & Printing (violation letters, vendor bill payments, meetings prep)

A handwritten signature in blue ink, appearing to read 'Deborah Pendleton', is written over a horizontal line.

Deborah Pendleton, Accountant

11-5-15

Date

**Balance Sheet**  
Saturday, October 31, 2015

**Bern Creek Improvement**

Accrual Accounting Year Starts January 1, 2015

**ASSETS**

Current Assets

|                                |                   |
|--------------------------------|-------------------|
| 1100 BC Operating, Sabal# 0029 | \$17,245.45       |
| 1210 Member Accts Receivable   | \$3,894.29        |
| 1410 Prepaid Insurance         | \$280.18          |
| Reserve Accounts               |                   |
| 1990 Reserve Acct, Sabal 0093  | <u>\$9,712.37</u> |
| Total Reserve Accounts         | \$9,712.37        |

Total Current Assets \$31,132.29

**TOTAL ASSETS** \$31,132.29

**LIABILITIES**

Current Liabilities

|                                |             |
|--------------------------------|-------------|
| 2220 Deferred Revenue          | \$12,666.67 |
| 2510 Sabal Loan Payable, Roads | \$38,720.23 |
| Total Current Liabilities      | \$51,386.90 |

**TOTAL LIABILITIES** \$51,386.90

**EQUITY**

Equity

Reserve Funds

|                        |                   |
|------------------------|-------------------|
| 3030 Reserve for Roads | <u>\$9,712.37</u> |
| Total Reserve Funds    | \$9,712.37        |

|                        |               |
|------------------------|---------------|
| 3990 Retained Earnings | (\$33,133.97) |
| Current Year Earnings  | \$3,166.99    |

Total Equity (\$20,254.61)

**TOTAL EQUITY** (\$20,254.61)

**TOTAL LIABILITIES AND EQUITY** \$31,132.29

# Revenue and Expenses

Thursday, October 1, 2015 to Saturday, October 31, 2015

## Bern Creek Improvement

Accrual Accounting Year Starts January 1, 2015

|                                | Current    | Percent | Year To Date | Percent |
|--------------------------------|------------|---------|--------------|---------|
| <b>INCOME</b>                  |            |         |              |         |
| Income                         |            |         |              |         |
| 4110 Association Dues          | \$3,340.83 | 51.6    | \$33,408.33  | 49.2    |
| 4125 Interest, Reserve Acct    | \$1.32     | 0.0     | \$18.73      | 0.0     |
| 4130 Late Fee Income           | \$0.00     | 0.0     | \$520.00     | 0.8     |
| 4133 Int on Unpaid Assmt Bal   | \$0.00     | 0.0     | \$343.88     | 0.5     |
| 4138 Reimbursable Legal & Othr | \$416.69   | 6.4     | \$1,800.11   | 2.7     |
| 4140 Miscellaneous Income      | (\$275.00) | 4.2     | \$1,867.13   | 2.8     |
| 4910 Reserve Income, Roads     | \$2,992.50 | 46.2    | \$29,925.00  | 44.1    |
| Total Income                   | \$6,476.34 | 100.0   | \$67,883.18  | 100.0   |
| <b>EXPENSES</b>                |            |         |              |         |
| Administrative Expenses        |            |         |              |         |
| 6010 Annual Report             | \$0.00     | 0.0     | \$61.25      | 0.1     |
| 6110 Management Fee            | \$569.00   | 8.8     | \$4,702.00   | 6.9     |
| 6115 Misc Admininstrative      | \$0.00     | 0.0     | \$136.54     | 0.2     |
| 6120 Insurance Expense         | \$61.17    | 0.9     | \$453.82     | 0.7     |
| 6130 Legal Exp, Collections    | \$141.69   | 2.2     | \$1,536.25   | 2.3     |
| 6135 Legal Expense             | \$0.00     | 0.0     | \$15,885.67  | 23.4    |
| 6150 Postage & Printing        | \$61.25    | 0.9     | \$1,003.97   | 1.5     |
| 6155 Bank Charges              | \$0.00     | 0.0     | \$54.69      | 0.1     |
| Total Administrative Expenses  | \$833.11   | 12.9    | \$23,834.19  | 35.1    |
| Maintenance Expenses           |            |         |              |         |
| 6310 Right of Way, Mowing      | \$1,500.00 | 23.2    | \$15,612.50  | 23.0    |
| 6323 Tree Trimming/Removal     | \$0.00     | 0.0     | \$640.00     | 0.9     |
| Total Maintenance Expenses     | \$1,500.00 | 23.2    | \$16,252.50  | 23.9    |
| Finance Expenses               |            |         |              |         |
| 7110 Road Loan, Interest Exp   | \$206.38   | 3.2     | \$2,530.75   | 3.7     |
| Total Finance Expenses         | \$206.38   | 3.2     | \$2,530.75   | 3.7     |
| Other Expense                  |            |         |              |         |
| 7999 Transfer to Reserves      | \$1.32     | 0.0     | \$22,098.75  | 32.6    |
| Total Other Expenses           | \$1.32     | 0.0     | \$22,098.75  | 32.6    |
| TOTAL EXPENSES                 | \$2,540.81 | 39.2    | \$64,716.19  | 95.3    |
| NET INCOME (LOSS)              | \$3,935.53 | 60.8    | \$3,166.99   | 4.7     |

# Unexpended Budget Report

Saturday, October 31, 2015

## 2015 Budget, Bern Creek Improvement Assn

Bern Creek Improvement Accrual Accounting Year Starts January 1, 2015

|                                | Month To Date |          | Variance | Year To Date |           | Variance   | Annual Budget |             |
|--------------------------------|---------------|----------|----------|--------------|-----------|------------|---------------|-------------|
|                                | Actual        | Budget   |          | Actual       | Budget    |            | Budget        | Unexpended  |
| <b>INCOME</b>                  |               |          |          |              |           |            |               |             |
| Income                         |               |          |          |              |           |            |               |             |
| 4110 Association Dues          | 3,340.83      | 3,340.83 | 0.00     | 33,408.33    | 33,408.33 | 0.00       | 40,090.00     | 6,681.67    |
| 4125 Interest, Reserve Acct    | 1.32          | 0.00     | 1.32     | 18.73        | 0.00      | 18.73      | 0.00          | (18.73)     |
| 4130 Late Fee Income           | 0.00          | 0.00     | 0.00     | 520.00       | 0.00      | 520.00     | 0.00          | (520.00)    |
| 4133 Int on Unpaid Assmt Bal   | 0.00          | 0.00     | 0.00     | 343.88       | 0.00      | 343.88     | 0.00          | (343.88)    |
| 4138 Reimbursable Legal & Othr | 416.69        | 0.00     | 416.69   | 1,800.11     | 0.00      | 1,800.11   | 0.00          | (1,800.11)  |
| 4140 Miscellaneous Income      | (275.00)      | 0.00     | (275.00) | 1,867.13     | 0.00      | 1,867.13   | 0.00          | (1,867.13)  |
| 4910 Reserve Income, Roads     | 2,992.50      | 2,992.50 | 0.00     | 29,925.00    | 29,925.00 | 0.00       | 35,910.00     | 5,985.00    |
| Total Income                   | 6,476.34      | 6,333.33 | 143.01   | 67,883.18    | 63,333.33 | 4,549.85   | 76,000.00     | 8,116.82    |
| <b>TOTAL INCOME</b>            | 6,476.34      | 6,333.33 | 143.01   | 67,883.18    | 63,333.33 | 4,549.85   | 76,000.00     | 8,116.82    |
| <b>EXPENSES</b>                |               |          |          |              |           |            |               |             |
| Administrative Expenses        |               |          |          |              |           |            |               |             |
| 6010 Annual Report             | 0.00          | 0.00     | 0.00     | 61.25        | 0.00      | 61.25      | 0.00          | (61.25)     |
| 6110 Management Fee            | 569.00        | 559.16   | 9.84     | 4,702.00     | 5,591.67  | (889.67)   | 6,710.00      | 2,008.00    |
| 6115 Misc Administrative       | 0.00          | 0.00     | 0.00     | 136.54       | 0.00      | 136.54     | 0.00          | (136.54)    |
| 6120 Insurance Expense         | 61.17         | 64.16    | (2.99)   | 453.82       | 641.67    | (187.85)   | 770.00        | 316.18      |
| 6130 Legal Exp, Collections    | 141.69        | 308.34   | (166.65) | 1,536.25     | 3,083.33  | (1,547.08) | 3,700.00      | 2,163.75    |
| 6135 Legal Expense             | 0.00          | 285.25   | (285.25) | 15,885.67    | 2,852.50  | 13,033.17  | 3,423.00      | (12,462.67) |
| 6150 Postage & Printing        | 61.25         | 45.45    | 15.80    | 1,003.97     | 909.09    | 94.88      | 1,000.00      | (3.97)      |
| 6155 Bank Charges              | 0.00          | 0.00     | 0.00     | 54.69        | 0.00      | 54.69      | 0.00          | (54.69)     |
| 6160 Accounting, Taxes         | 0.00          | 0.00     | 0.00     | 0.00         | 162.00    | (162.00)   | 162.00        | 162.00      |
| Total Administrative Expenses  | 833.11        | 1,262.36 | (429.25) | 23,834.19    | 13,240.26 | 10,593.93  | 15,765.00     | (8,069.19)  |
| Maintenance Expenses           |               |          |          |              |           |            |               |             |
| 6310 Right of Way, Mowing      | 1,500.00      | 1,500.00 | 0.00     | 15,612.50    | 15,720.84 | (108.34)   | 18,720.84     | 3,108.34    |
| 6320 Fences, Signs & Grounds   | 0.00          | 83.33    | (83.33)  | 0.00         | 833.33    | (833.33)   | 1,000.00      | 1,000.00    |
| 6323 Tree Trimming/Removal     | 0.00          | 83.33    | (83.33)  | 640.00       | 833.33    | (193.33)   | 1,000.00      | 360.00      |
| Total Maintenance Expenses     | 1,500.00      | 1,666.66 | (166.66) | 16,252.50    | 17,387.50 | (1,135.00) | 20,720.84     | 4,468.34    |
| Finance Expenses               |               |          |          |              |           |            |               |             |
| 7110 Road Loan, Interest Exp   | 206.38        | 900.86   | (694.48) | 2,530.75     | 11,773.28 | (9,242.53) | 13,575.00     | 11,044.25   |

# Unexpended Budget Report

Saturday, October 31, 2015

## 2015 Budget, Bern Creek Improvement Assn (Continued)

Bern Creek Improvement Accrual Accounting Year Starts January 1, 2015

|                            | Month To Date |          |            | Year To Date |            |            | Annual Budget |            |
|----------------------------|---------------|----------|------------|--------------|------------|------------|---------------|------------|
|                            | Actual        | Budget   | Variance   | Actual       | Budget     | Variance   | Budget        | Unexpended |
| EXPENSES (Continued)       |               |          |            |              |            |            |               |            |
| Total Finance Expenses     | 206.38        | 900.86   | (694.48)   | 2,530.75     | 11,773.28  | (9,242.53) | 13,575.00     | 11,044.25  |
| Other Expense              |               |          |            |              |            |            |               |            |
| 7999 Transfer to Reserves  | 1.32          | 0.00     | 1.32       | 22,098.75    | 22,084.17  | 14.58      | 22,084.17     | (14.58)    |
| Total Other Expenses       | 1.32          | 0.00     | 1.32       | 22,098.75    | 22,084.17  | 14.58      | 22,084.17     | (14.58)    |
| TOTAL EXPENSES             | 2,540.81      | 3,829.88 | (1,289.07) | 64,716.19    | 64,485.21  | 230.98     | 72,145.01     | 7,428.82   |
| NET INCOME (LOSS)          | 3,935.53      | 2,503.45 | 1,432.08   | 3,166.99     | (1,151.88) | 4,318.87   | 3,854.99      |            |
| UNEXPENDED (OVER EXPENDED) |               |          |            |              |            |            | 688.00        |            |

# Bank Reconciliation

BC Operating, Sabal# [REDACTED] on Saturday, October 31, 2015

## Bank Summary

|                                 |             |            |
|---------------------------------|-------------|------------|
| Opening Balance                 | \$21,017.39 |            |
| Less Cleared Checks             | \$2,130.25  |            |
| Less Other Cleared Subtractions | \$0.00      |            |
| Plus Cleared Deposits           | \$0.00      |            |
| Plus Other Cleared Additions    | \$0.00      |            |
| Cleared Balance                 | \$18,887.14 |            |
| Cleared Balance                 | \$18,887.14 |            |
| Statement Balance on 10/31/2015 | \$18,887.14 |            |
| Difference                      | \$0.00      | In Balance |

## Cleared Checks

|      |           |                           |            |
|------|-----------|---------------------------|------------|
| 1031 | 10/1/2015 | Red Carpet Management     | \$630.25   |
| 1032 | 10/1/2015 | Wilhelm Brothers Landscap | \$1,500.00 |
|      |           | 2 Items                   | \$2,130.25 |

## Uncleared Checks and Other Subtractions

|      |            |                           |            |
|------|------------|---------------------------|------------|
| 1033 | 10/27/2015 | Becker &Poliakoff         | \$141.69   |
| 1034 | 10/27/2015 | Wilhelm Brothers Landscap | \$1,500.00 |
|      |            | 2 Items                   | \$1,641.69 |

## Ledger Balance Summary

|  |             |
|--|-------------|
| Cleared Balance on 10/31/2015                | \$18,887.14 |
| Less Uncleared Checks and Other Subtractions | \$1,641.69  |
| Plus Uncleared Deposits and Other Additions  | \$0.00      |
| Available Balance on 10/31/2015              | \$17,245.45 |

# Bank Reconciliation

Reserve Acct, Sabal [REDACTED] on Saturday, October 31, 2015

## Bank Summary

|                                 |                |            |
|---------------------------------|----------------|------------|
| Opening Balance                 | \$10,611.91    |            |
| Less Cleared Checks             | \$900.86       |            |
| Less Other Cleared Subtractions | \$0.00         |            |
| Plus Cleared Deposits           | \$0.00         |            |
| Plus Other Cleared Additions    | \$1.32         |            |
| Cleared Balance                 | \$9,712.37     |            |
| <br>Cleared Balance             | <br>\$9,712.37 |            |
| Statement Balance on 10/31/2015 | \$9,712.37     |            |
| Difference                      | \$0.00         | In Balance |

## Cleared Checks

|           |                 |        |          |
|-----------|-----------------|--------|----------|
| 10/4/2015 | Sabal Palm Bank |        | \$900.86 |
|           |                 | 1 Item | \$900.86 |

## Other Cleared Additions

|            |          |        |        |
|------------|----------|--------|--------|
| 10/31/2015 | Interest |        | \$1.32 |
|            |          | 1 Item | \$1.32 |

## Ledger Balance Summary

|  |            |
|--|------------|
| Cleared Balance on 10/31/2015                | \$9,712.37 |
| Less Uncleared Checks and Other Subtractions | \$0.00     |
| Plus Uncleared Deposits and Other Additions  | \$0.00     |
| Available Balance on 10/31/2015              | \$9,712.37 |

**PERIODIC STATEMENT**

BERN CREEK IMPROVEMENT ASSOCIATION INC Date: Oct 31, 2015  
OPERATING ACCOUNT Period: Oct 01, 2015 to Oct 31, 2015  
3056 UNIVERSITY PKWY (31 days)  
SARASOTA, FL 34243

November is a great month for a Mortgage Check-up  
Purchase, Refinance, Cash-out  
Come talk with one of our Mortgage Specialists  
Call 941-361-1122 for more information

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Your Account(s) at a Glance

| Deposit Account(s)   | Account #      | Interest Earned YTD | Balance as of 10/31 |
|----------------------|----------------|---------------------|---------------------|
| Association Business | CK- [REDACTED] | 0.00                | 18,887.14           |

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**ACCOUNT #: CK - [REDACTED] Association Business Checking**

Bern Creek Improvement Association Inc  
Operating Account

Enclosures: 2

|                          |                  |
|--------------------------|------------------|
| Beginning Balance        | 21,017.39        |
| as of 10/01/15           |                  |
| Deposits & Other Credits | 0.00             |
| Charges & Fees           | 0.00             |
| Checks & Other Debits    | 2,130.25         |
| Average Balance          | 19,877.24        |
| <b>Ending Balance</b>    |                  |
| <b>as of 10/31/15</b>    | <b>18,887.14</b> |



Account #: CK - [REDACTED]

**PERIODIC STATEMENT**  
 BERN CREEK IMPROVEMENT  
 ASSOCIATION INC

Oct 31, 2015

Charges and Fees Related to Overdrafts and Returned Items

|                            | Total For This Period | Total Year-to-Date |
|----------------------------|-----------------------|--------------------|
| Total Overdraft Fees:      | 0.00                  | 0.00               |
| Total Returned Items Fees: | 0.00                  | 0.00               |

Check Information

| Date  | Check# | Amount | Date  | Check# | Amount   |
|-------|--------|--------|-------|--------|----------|
| 10/14 | 1031   | 630.25 | 10/16 | 1032   | 1,500.00 |

Daily Balance Information

| Date  | Balance   | Date  | Balance   | Date  | Balance   |
|-------|-----------|-------|-----------|-------|-----------|
| 10/14 | 20,387.14 | 10/16 | 18,887.14 | 10/31 | 18,887.14 |

|   |  |  |                 |
|---|--|--|-----------------|
| Bern Creek Improvement Association<br>c/o BCS Realty Group<br>100 University Pkwy<br>Sarasota, FL 34231 |  | Bern Creek Inc.<br>100 University Pkwy<br>Sarasota, FL 34231 | 001031          |
| Pay to the Order of Red Carpet Management   |  | 2000200P 1031  | October 1, 2015 |
| \$10 Hundred Thirty and 25/100 Dollars  |  | \$*****630.25  |                 |
| Red Carpet Management<br>1000 University Pkwy<br>Sarasota, FL 34231                                     |  | [Signature]  |                 |
| RE: Miguel Inc, violation fine, vendor bill po  |  |  |                 |
| P001031P C063116127K [Redacted]   |  |  |                 |

10/14/2015 1031 \$630.25

|   |  |  |                 |
|---|--|--|-----------------|
| Bern Creek Improvement Association<br>c/o BCS Realty Group<br>100 University Pkwy<br>Sarasota, FL 34231 |  | Bern Creek Inc.<br>100 University Pkwy<br>Sarasota, FL 34231 | 001032          |
| Pay to the Order of Wilkins Brothers Landscaping Mgmt   |  | 2000200P 1032  | October 1, 2015 |
| One Thousand Two Hundred and 00/100 Dollars   |  | \$*****000.00  |                 |
| Wilkins Brothers Landscaping Mgmt<br>2421 Porter Way<br>Sarasota, FL 34231-4230                         |  | [Signature]  |                 |
| RE: September services  |  |  |                 |
| P001032P C063116127K [Redacted]   |  |  |                 |

10/16/2015 1032 \$1,500.00

|  |                                      |
|--|--------------------------------------|
| BERN CREEK IMPROVEMENT ASSOCIATION INC | <b>PERIODIC STATEMENT</b>            |
| RESERVE ACCOUNT                        | Date: Oct 31, 2015                   |
| 3056 UNIVERSITY PKWY                   | Period: Oct 01, 2015 to Oct 31, 2015 |
| SARASOTA, FL 34243                     | (31 days)                            |

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Purchase, Refinance, Cash-out  
Come talk with one of our Mortgage Specialists  
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Your Account(s) at a Glance

|                      |                |                     |                     |
|----------------------|----------------|---------------------|---------------------|
| Deposit Account(s)   | Account #      | Interest Earned YTD | Balance as of 10/31 |
| Association Money Ma | CK- [REDACTED] | 17.64               | 9,712.37            |

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**ACCOUNT #: CK - [REDACTED] Association Money Market**

Bern Creek Improvement Association Inc  
Reserve Account

Enclosures: 0

|                          |                 |
|--------------------------|-----------------|
| Beginning Balance        |                 |
| as of 10/01/15           | 10,611.91       |
| Deposits & Other Credits | 1.32            |
| Charges & Fees           | 0.00            |
| Checks & Other Debits    | 900.86          |
| Average Balance          | 9,798.23        |
| <b>Ending Balance</b>    |                 |
| <b>as of 10/31/15</b>    | <b>9,712.37</b> |

Account #: CK - [REDACTED]

**PERIODIC STATEMENT**  
 BERN CREEK IMPROVEMENT  
 ASSOCIATION INC

Oct 31, 2015

**Charges and Fees Related to Overdrafts and Returned Items**

|                            | Total For This Period | Total Year-to-Date |
|----------------------------|-----------------------|--------------------|
| Total Overdraft Fees:      | 0.00                  | 0.00               |
| Total Returned Items Fees: | 0.00                  | 0.00               |

**Transaction Information**

| Date  | Check# | Description                           | Credit Amount | Debit Amount |
|-------|--------|---------------------------------------|---------------|--------------|
| 10/04 |        | CR Base Rate Change: 0.249 % To 0.149 |               |              |
| 10/31 |        | Interest Credit                       | 1.32          |              |
| 10/04 |        | Payment - Tfr to CL<br>0400036700     |               | 900.86       |

**Daily Balance Information**

| Date  | Balance  | Date  | Balance  | Date | Balance |
|-------|----------|-------|----------|------|---------|
| 10/04 | 9,711.05 | 10/31 | 9,712.37 |      |         |

## Detailed Loan Bill

10/23/2015  
LNN00700

Sabal Palm Bank  
5101 Fruitville Road, Suite 100  
Sarasota FL 34232

(941) 361-1122

BERN CREEK IMPROVEMENT ASSOCIATION INC  
3056 UNIVERSITY PKWY  
SARASOTA FL 34243

Account No: [REDACTED]  
Due Date: 11/04/2015  
Current Rate: 4.750%  
Current Balance: \$38,720.23  
Deferred Balance: \$0.00  
Gross Balance: \$38,720.23  
Relationship: Primary  
Personal Banker: Rick Halloran

Payment Amount: \$900.86  
Late Fees: \$0.00  
Loan Fees: \$0.00  
Total Amount Due: \$900.86

DO NOT SEND PAYMENT: A payment will be transferred from [REDACTED] on 11/04/2015 in the amount of .

## Detailed Loan Bill

| Entry Date | Effective Date | Description                   | Amount    | Principal Amount | Ending Balance |
|------------|----------------|-------------------------------|-----------|------------------|----------------|
| 09/24/2015 | 09/24/2015     | Pymnt per Debbie Pendleton    | 12,723.51 | 12,723.51        | 39,414.71      |
| 10/04/2015 | 10/04/2015     | Payment - Tfr from [REDACTED] | 900.86    | 694.48           | 38,720.23      |

Advances: \$0.00  
Principal Payments: \$13,417.99  
Interest Payments: \$206.38  
Paid Fees: \$0.00  
Paid Alternate Int: \$0.00

Loan Balance: \$38,720.23  
Available Balance: \$22,000.00  
Escrow Balance: \$0.00  
Pay-for-Performance Incentive: \$0.00  
Unapplied Funds Balance: \$0.00

Account No: [REDACTED]  
Due Date: 11/04/2015  
Current Rate: 4.750%  
Current Balance: \$38,720.23  
Deferred Balance: \$0.00  
Gross Balance: \$38,720.23

Principal Due: \$759.28  
Interest Due: \$141.58  
Escrow/Other: \$0.00  
Late/Loan Fees: \$0.00  
Alternate Int: \$0.00  
Delinquent Date:  
Delinquent Amount: \$0.00  
Total Amount Due: \$900.86

# Check Register

Thursday, October 1, 2015 to Saturday, October 31, 2015

BC Operating, Sabal# XXXXXXXXXX

| <u>Check</u>                        | <u>C</u> | <u>Posted</u> | <u>Payee and Details</u>  | <u>Amount</u>                                     | <u>Memo</u>                              |
|-------------------------------------|----------|---------------|---------------------------|---|--|
| 1031                                |          | 10/1/2015     | Red Carpet Management     | \$630.25  |  |
|                                     |          |               | OCT MGMT FEE \$569.00     | Management Fee for Bern Creek Improvement         | Mgmt fee, violation ltrs, vendor bill pa |
|                                     |          |               | OCT MGMT FEE \$61.25      | Postage & Printing for Bern Creek Improvement     | Mgmt fee, violation ltrs, vendor bill pa |
| 1032                                |          | 10/1/2015     | Wilhelm Brothers Landscap | \$1,500.00  |  |
|                                     |          | 3523          | \$1,500.00                | Lawn Mowing for Bern Creek Improvement            | September service                        |
| 1033                                |          | 10/27/2015    | Becker & Poliakoff        | \$141.69  |  |
|                                     |          | 3783223       | \$0.49                    | Legal Exp, Collections for Bern Creek Improvement | Sharp, Lot 80, mailing                   |
|                                     |          | 3783224       | \$70.49                   | Legal Exp, Collections for Bern Creek Improvement | Smith, Lot 62 Retainer Letter            |
|                                     |          | 3783225       | \$70.71                   | Legal Exp, Collections for Bern Creek Improvement | Bowling, Lot 28, Retainer Ltr            |
| 1034                                |          | 10/27/2015    | Wilhelm Brothers Landscap | \$1,500.00  |  |
|                                     |          | 3604          | \$1,500.00                | Lawn Mowing for Bern Creek Improvement            | October service                          |
| Total for BC Operating, Sabal# 0029 |          |               |                           | \$3,771.94  |  |

# Check Register

Thursday, October 1, 2015 to Saturday, October 31, 2015

Reserve Acct, Sabal [REDACTED]

| <u>Check</u>                             | <u>C</u> | <u>Posted</u> | <u>Payee and Details</u> | <u>Amount</u> | <u>Memo</u>  |
|--|----------|---------------|--------------------------|---------------|--|
|  |          | 10/4/2015     | Sabal Palm Bank          | \$900.86      |  |
| OCTOBER LOAN PMT                         |          |               | \$694.48                 |               | Sabal Loan Payable for Bern Creek Improvement      |
| OCTOBER LOAN PMT                         |          |               | \$206.38                 |               | Interest Exp, Road Loan for Bern Creek Improvement |
| Total for Reserve Acct, Sabal [REDACTED] |          |               |                          | \$900.86      |  |

# Member Balances

Saturday, October 31, 2015

## Bern Creek Improvement

| <u>Member</u>                | <u>Unpaid Charges</u> | <u>Advance</u> | <u>Open Credits</u> | <u>Balance</u> |
|------------------------------|-----------------------|----------------|---------------------|----------------|
|                              | \$1,291.37            |                |                     | \$1,291.37     |
|                              | \$73.00               |                |                     | \$73.00        |
|                              | \$34.00               |                |                     | \$34.00        |
|                              | \$1,283.20            |                |                     | \$1,283.20     |
|                              | \$1,212.72            |                |                     | \$1,212.72     |
| Bern Creek Improvement Total | \$3,894.29            | \$0.00         | \$0.00              | \$3,894.29     |