

Balance Sheet (Accrual)
The Martinique at Tarpon Cove Condo Assn #1 (8590)
April 30, 2017

	Operating	Reserves	Total
ASSETS			
Cash - Operations			
110100.0000 Cash - Operating Acct	32,346.72	0.00	32,346.72
Total Operating Funds	<u>32,346.72</u>	<u>0.00</u>	<u>32,346.72</u>
Cash for Reserves			
112001.0000 Cash - Reserve Acct	0.00	98,903.63	98,903.63
Total Reserves Funds	<u>0.00</u>	<u>98,903.63</u>	<u>98,903.63</u>
Total Current Assets	<u>32,346.72</u>	<u>98,903.63</u>	<u>131,250.35</u>
 Total Assets	 <u>32,346.72</u>	 <u>98,903.63</u>	 <u>131,250.35</u>
LIABILITIES			
Current Liabilities			
310100.0000 Accounts Payable	331.79	0.00	331.79
Total Current Liabilities	<u>331.79</u>	<u>0.00</u>	<u>331.79</u>
Total Liabilities	<u>331.79</u>	<u>0.00</u>	<u>331.79</u>
EQUITY			
Owners Equity	14,083.56	0.00	14,083.56
Current Year Income/(Loss)	17,931.37	0.00	17,931.37
Replacement Reserve Prior Years	0.00	94,259.96	94,259.96
Replacement Reserve Current Year	0.00	4,643.67	4,643.67
Total Equity	<u>32,014.93</u>	<u>98,903.63</u>	<u>130,918.56</u>
 Total Liabilities and Owners Equity	 <u>32,346.72</u>	 <u>98,903.63</u>	 <u>131,250.35</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #1 (8590)
For the period ending April 30, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Operating Income								
605000.0000	Association Fee	16,514.56	16,565.88	(51.32)	33,029.12	33,131.76	(102.64)	66,263.50
605220.0000	Master Association Fees	16,882.27	16,903.80	(21.53)	33,764.54	33,807.60	(43.06)	67,615.20
602410.0000	Rental Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
603800.0000	Late Fees	47.35	0.00	47.35	47.35	0.00	47.35	0.00
605730.0000	Reserve Income	2,363.17	2,290.34	72.83	4,726.34	4,580.68	145.66	9,161.34
	Sub-total Income	<u>35,807.35</u>	<u>35,760.02</u>	<u>47.33</u>	<u>71,767.35</u>	<u>71,520.04</u>	<u>247.31</u>	<u>143,040.04</u>
681500.0000	Reserve Funding	(2,290.34)	(2,290.34)	0.00	(4,580.68)	(4,580.68)	0.00	(9,161.34)
	Total Operating Income	<u>33,517.01</u>	<u>33,469.68</u>	<u>47.33</u>	<u>67,186.67</u>	<u>66,939.36</u>	<u>247.31</u>	<u>133,878.70</u>
Operating Expenses								
Utilities								
610100.0000	Electric	37.67	37.50	(0.17)	145.01	150.00	4.99	450.00
610300.0000	Water/Sewer	0.00	1,375.00	1,375.00	5,963.88	5,500.00	(463.88)	16,500.00
	Total Utilities	<u>37.67</u>	<u>1,412.50</u>	<u>1,374.83</u>	<u>6,108.89</u>	<u>5,650.00</u>	<u>(458.89)</u>	<u>16,950.00</u>
Maintenance								
642760.0000	Termite Warranty	0.00	0.00	0.00	450.00	0.00	(450.00)	600.00
646600.0000	General Maintenance	664.79	833.33	168.54	4,353.58	3,333.32	(1,020.26)	10,000.00
649840.0000	Fire Alarm / Exting Service	0.00	250.00	250.00	1,131.86	500.00	(631.86)	1,000.00
649841.0000	Fire Equipment Repairs	0.00	293.33	293.33	0.00	913.33	913.33	1,500.00
	Total Maintenance	<u>664.79</u>	<u>1,376.66</u>	<u>711.87</u>	<u>5,935.44</u>	<u>4,746.65</u>	<u>(1,188.79)</u>	<u>13,100.00</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	0.00	166.68	166.68	500.00
660281.0000	Division Filing Fees	20.42	0.00	(20.42)	116.42	125.00	8.58	125.00
660300.0000	Auditing & Accounting Fees	75.00	0.00	(75.00)	75.00	75.00	0.00	75.00
660370.0000	Office Expense	64.44	54.17	(10.27)	250.95	216.68	(34.27)	650.00
663050.0000	Website Expense	0.00	0.00	0.00	350.00	300.00	(50.00)	300.00
681400.0000	Insurance	270.00	0.00	(270.00)	270.00	0.00	(270.00)	24,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	2,341.00	2,300.00	(41.00)	6,000.00
681650.0000	Master / General Assoc Fees	16,903.80	16,903.80	0.00	33,807.60	33,807.60	0.00	67,615.20
681700.0000	Contingency	0.00	392.79	392.79	0.00	1,571.16	1,571.16	4,713.50
	Total Administrative	<u>17,333.66</u>	<u>17,392.43</u>	<u>58.77</u>	<u>37,210.97</u>	<u>38,562.12</u>	<u>1,351.15</u>	<u>103,978.70</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #1 (8590)
For the period ending April 30, 2017

<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		18,036.12	20,181.59	2,145.47	49,255.30	48,958.77	(296.53)	134,028.70
Net Operating Income/(Loss)		15,480.89	13,288.09	2,192.80	17,931.37	17,980.59	(49.22)	(150.00)
Net Income/(Loss)		<u>15,480.89</u>	<u>13,288.09</u>	<u>2,192.80</u>	<u>17,931.37</u>	<u>17,980.59</u>	<u>(49.22)</u>	<u>(150.00)</u>

Capital Reserve Summary Report

The Martinique at Tarpon Cove Condo Assn #1 (8590)

Books = Accrual

For the period ending April 30, 2017

Account	Account #	Last Year Ending Balance	Prior Month Balance	Current Month Receipts	Current Month Expenses	Current Month Balance	YTD Expenses
Painting Expense	870000.4465	5,333.68	6,000.43	666.75	0.00	6,667.18	0.00
Roof	870000.4600	56,568.48	57,731.07	1,162.59	0.00	58,893.66	0.00
Roof (Garages)	870000.4603	19,750.78	20,211.78	461.00	0.00	20,672.78	0.00
Storage Expense	870000.4715	10,880.06	10,880.06	0.00	0.00	10,880.06	0.00
	Sub-Total:	92,533.00	94,823.34	2,290.34	0.00	97,113.68	0.00
Interest Income	870000.4995	1,726.96	1,773.93	16.02	0.00	1,789.95	0.00
	Grand Total:	94,259.96	96,597.27	2,306.36	0.00	98,903.63	0.00