

**Balance Sheet (Accrual)**  
**The Martinique at Tarpon Cove Condo Assn #2 (8591 )**  
**April 30, 2017**

		<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
<b>ASSETS</b>				
<b>Cash - Operations</b>				
110100.0000	Cash - Operating Acct	30,281.00	0.00	30,281.00
	<b>Total Operating Funds</b>	<u>30,281.00</u>	<u>0.00</u>	<u>30,281.00</u>
<b>Cash for Reserves</b>				
112001.0000	Cash - Reserve Acct	0.00	100,391.12	100,391.12
	<b>Total Reserves Funds</b>	<u>0.00</u>	<u>100,391.12</u>	<u>100,391.12</u>
<b>Other Current Assets</b>				
120800.0000	Payments Receivable	3,141.75	0.00	3,141.75
	<b>Total Other Current Assets</b>	<u>3,141.75</u>	<u>0.00</u>	<u>3,141.75</u>
	<b>Total Current Assets</b>	<u>33,422.75</u>	<u>100,391.12</u>	<u>133,813.87</u>
	<b>Total Assets</b>	<u>33,422.75</u>	<u>100,391.12</u>	<u>133,813.87</u>
<b>LIABILITIES</b>				
<b>Current Liabilities</b>				
310100.0000	Accounts Payable	120.00	0.00	120.00
381010.0000	Prepaid	508.80	0.00	508.80
	<b>Total Current Liabilities</b>	<u>628.80</u>	<u>0.00</u>	<u>628.80</u>
	<b>Total Liabilities</b>	<u>628.80</u>	<u>0.00</u>	<u>628.80</u>
<b>EQUITY</b>				
	Owners Equity	13,872.07	0.00	13,872.07
	Current Year Income/(Loss)	18,921.88	0.00	18,921.88
	Replacement Reserve Prior Years	0.00	95,653.94	95,653.94
	Replacement Reserve Current Year	0.00	4,737.18	4,737.18
	<b>Total Equity</b>	<u>32,793.95</u>	<u>100,391.12</u>	<u>133,185.07</u>
	<b>Total Liabilities and Owners Equity</b>	<u>33,422.75</u>	<u>100,391.12</u>	<u>133,813.87</u>

**Accrual Income Statement**  
**The Martinique at Tarpon Cove Condo Assn #2 (8591 )**  
**For the period ending April 30, 2017**

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
<b>Operating Income</b>								
605000.0000	Association Fee	16,413.89	16,519.56	(105.67)	32,827.78	33,039.12	(211.34)	66,078.25
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	117.05	0.00	117.05	206.45	0.00	206.45	0.00
605730.0000	Reserve Income	2,463.84	2,336.63	127.21	4,927.68	4,673.26	254.42	9,346.53
	<b>Sub-total Income</b>	<u>35,877.05</u>	<u>35,759.99</u>	<u>117.06</u>	<u>71,926.45</u>	<u>71,519.98</u>	<u>406.47</u>	<u>143,039.98</u>
681500.0000	Reserve Funding	(2,336.63)	(2,336.63)	0.00	(4,673.26)	(4,673.26)	0.00	(9,346.53)
	<b>Total Operating Income</b>	<u>33,540.42</u>	<u>33,423.36</u>	<u>117.06</u>	<u>67,253.19</u>	<u>66,846.72</u>	<u>406.47</u>	<u>133,693.45</u>
<b>Operating Expenses</b>								
<b>Utilities</b>								
610100.0000	Electric	22.02	22.92	0.90	89.59	91.68	2.09	275.00
610300.0000	Water/Sewer	0.00	1,291.67	1,291.67	5,343.87	5,166.68	(177.19)	15,500.00
	<b>Total Utilities</b>	<u>22.02</u>	<u>1,314.59</u>	<u>1,292.57</u>	<u>5,433.46</u>	<u>5,258.36</u>	<u>(175.10)</u>	<u>15,775.00</u>
<b>Maintenance</b>								
642760.0000	Termite Warranty	0.00	0.00	0.00	450.00	0.00	(450.00)	450.00
646600.0000	General Maintenance	453.00	833.33	380.33	953.00	3,333.32	2,380.32	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	661.02	375.00	(286.02)	661.02	750.00	88.98	1,500.00
	<b>Total Maintenance</b>	<u>1,114.02</u>	<u>1,458.33</u>	<u>344.31</u>	<u>3,195.88</u>	<u>4,583.32</u>	<u>1,387.44</u>	<u>12,950.00</u>
<b>Administrative Expense</b>								
660200.0000	Legal	0.00	41.67	41.67	0.00	166.68	166.68	500.00
660281.0000	Division Filing Fees	20.42	29.00	8.58	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	2,491.00	0.00	(2,491.00)	4,832.00	2,300.00	(2,532.00)	7,000.00
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	391.94	391.94	0.00	1,567.76	1,567.76	4,703.25
	<b>Total Administrative</b>	<u>19,824.66</u>	<u>17,420.58</u>	<u>(2,404.08)</u>	<u>39,701.97</u>	<u>38,558.72</u>	<u>(1,143.25)</u>	<u>104,968.45</u>

**Accrual Income Statement**  
**The Martinique at Tarpon Cove Condo Assn #2 (8591 )**  
**For the period ending April 30, 2017**

<u>Account</u>	<u>Account Name</u>	<u>MTD</u> <u>Actual</u>	<u>MTD</u> <u>Budget</u>	<u>MTD</u> <u>\$ Variance</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>\$ Variance</u>	<u>Annual</u> <u>Budget</u>
<b>Total Operating Expenses</b>		20,960.70	20,193.50	(767.20)	48,331.31	48,400.40	69.09	133,693.45
<b>Net Operating Income/(Loss)</b>		12,579.72	13,229.86	(650.14)	18,921.88	18,446.32	475.56	0.00
<b>Net Income/(Loss)</b>		<u>12,579.72</u>	<u>13,229.86</u>	<u>(650.14)</u>	<u>18,921.88</u>	<u>18,446.32</u>	<u>475.56</u>	<u>0.00</u>

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## Capital Reserve Summary Report

The Martinique at Tarpon Cove Condo Assn #2 (8591 )

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
Contingency Fund Expense	870000.4210	0.01	0.01	0.00	0.00	0.01	0.00
Painting Expense	870000.4465	5,333.68	6,000.43	666.75	0.00	6,667.18	0.00
Roof	870000.4600	57,135.75	58,295.75	1,160.00	0.00	59,455.75	0.00
Roof (Garages)	870000.4603	20,231.90	20,703.15	471.25	0.00	21,174.40	0.00
Storage Expense	870000.4715	11,116.91	11,155.54	38.63	0.00	11,194.17	0.00
	Sub-Total:	93,818.25	96,154.88	2,336.63	0.00	98,491.51	0.00
Interest Income	870000.4995	1,835.69	1,883.35	16.26	0.00	1,899.61	0.00
	Grand Total:	95,653.94	98,038.23	2,352.89	0.00	100,391.12	0.00