

Balance Sheet (Accrual)  
 The Martinique at Tarpon Cove Condo Assn #1 (8590)  
 December 31, 2017

1  
 1/10/2018

	Operating	Reserves	Total
<b>ASSETS</b>			
<b>Cash - Operations</b>			
110100.0000	26,810.95	0.00	26,810.95
Cash - Operating Acct			
<b>Total Operating Funds</b>	<u>26,810.95</u>	<u>0.00</u>	<u>26,810.95</u>
<b>Cash for Reserves</b>			
112001.0000	0.00	100,473.60	100,473.60
Cash - Reserve Acct			
<b>Total Reserves Funds</b>	<u>0.00</u>	<u>100,473.60</u>	<u>100,473.60</u>
<b>Other Current Assets</b>			
120800.0000	1,063.88	0.00	1,063.88
Payments Receivable			
131900.0000	96.00	0.00	96.00
Prepaid Expenses			
131907.0000	2,505.00	0.00	2,505.00
Prepaid Insurance			
<b>Total Other Current Assets</b>	<u>3,664.88</u>	<u>0.00</u>	<u>3,664.88</u>
<b>Total Current Assets</b>	<u>30,475.83</u>	<u>100,473.60</u>	<u>130,949.43</u>
<b>Total Assets</b>	<u>30,475.83</u>	<u>100,473.60</u>	<u>130,949.43</u>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
381010.0000	7,475.00	0.00	7,475.00
Prepaid			
381100.0000	25.00	0.00	25.00
Other Advances			
<b>Total Current Liabilities</b>	<u>7,500.00</u>	<u>0.00</u>	<u>7,500.00</u>
<b>Total Liabilities</b>	<u>7,500.00</u>	<u>0.00</u>	<u>7,500.00</u>
<b>EQUITY</b>			
Owners Equity			
13,758.56	13,758.56	0.00	13,758.56
Current Year Income/(Loss)			
8,242.27	8,242.27	0.00	8,242.27
Replacement Reserve Prior Years			
0.00	0.00	94,259.96	94,259.96
Replacement Reserve Current Year			
0.00	0.00	7,188.64	7,188.64
<b>Total Equity</b>	<u>22,000.83</u>	<u>101,448.60</u>	<u>123,449.43</u>
<b>Total Liabilities and Owners Equity</b>	<u>29,500.83</u>	<u>101,448.60</u>	<u>130,949.43</u>

**Accrual Income Statement**  
**The Martinique at Tarpon Cove Condo Assn #1 (8590)**  
**For the period ending December 31, 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	0.00	0.00	0.00	66,058.24	66,263.50	(205.26)	66,263.50
605220.0000	Master Association Fees	0.00	0.00	0.00	67,529.08	67,615.20	(86.12)	67,615.20
601450.0000	Working Capital Fees	0.00	0.00	0.00	700.00	0.00	700.00	0.00
602400.0000	Application Fee Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
602410.0000	Rental Application Fees	100.00	0.00	100.00	700.00	0.00	700.00	0.00
603800.0000	Late Fees	238.88	0.00	238.88	378.28	0.00	378.28	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	9,452.68	9,161.34	291.34	9,161.34
	<b>Sub-total Income</b>	<b>338.88</b>	<b>0.00</b>	<b>338.88</b>	<b>144,918.28</b>	<b>143,040.04</b>	<b>1,878.24</b>	<b>143,040.04</b>
681500.0000	Reserve Funding	0.00	0.00	0.00	(9,161.36)	(9,161.34)	(0.02)	(9,161.34)
	<b>Total Operating Income</b>	<b>338.88</b>	<b>0.00</b>	<b>338.88</b>	<b>135,756.92</b>	<b>133,878.70</b>	<b>1,878.22</b>	<b>133,878.70</b>
<b>Operating Expenses</b>								
<b>Utilities</b>								
610100.0000	Electric	31.72	37.50	5.78	405.65	450.00	44.35	450.00
610300.0000	Water/Sewer	0.00	1,375.00	1,375.00	16,743.45	16,500.00	(243.45)	16,500.00
	<b>Total Utilities</b>	<b>31.72</b>	<b>1,412.50</b>	<b>1,380.78</b>	<b>17,149.10</b>	<b>16,950.00</b>	<b>(199.10)</b>	<b>16,950.00</b>
<b>Maintenance</b>								
642760.0000	Termite Warranty	0.00	0.00	0.00	450.00	600.00	150.00	600.00
646600.0000	General Maintenance	3,565.50	833.37	(2,732.13)	14,465.49	10,000.00	(4,465.49)	10,000.00
649840.0000	Fire Alarm / Exting Service	472.00	0.00	(472.00)	1,840.86	1,000.00	(840.86)	1,000.00
649841.0000	Fire Equipment Repairs	0.00	0.00	0.00	456.26	1,500.00	1,043.74	1,500.00
	<b>Total Maintenance</b>	<b>4,037.50</b>	<b>833.37</b>	<b>(3,204.13)</b>	<b>17,212.61</b>	<b>13,100.00</b>	<b>(4,112.61)</b>	<b>13,100.00</b>
<b>Administrative Expense</b>								
660200.0000	Legal	27.50	41.63	14.13	184.50	500.00	315.50	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	116.42	125.00	8.58	125.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	75.00	75.00	0.00	75.00
660370.0000	Office Expense	20.57	54.13	33.56	500.15	650.00	149.85	650.00
660500.0000	Misc Administrative Expense	650.00	0.00	(650.00)	650.00	0.00	(650.00)	0.00
663050.0000	Website Expense	300.00	0.00	(300.00)	650.00	300.00	(350.00)	300.00
681400.0000	Insurance	0.00	0.00	0.00	16,523.67	24,000.00	7,476.33	24,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	6,838.00	6,000.00	(838.00)	6,000.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	67,615.20	67,615.20	0.00	67,615.20
681700.0000	Contingency	0.00	392.81	392.81	0.00	4,713.50	4,713.50	4,713.50
	<b>Total Administrative</b>	<b>998.07</b>	<b>488.57</b>	<b>(509.50)</b>	<b>93,152.94</b>	<b>103,978.70</b>	<b>10,825.76</b>	<b>103,978.70</b>

Accrual Income Statement  
The Martiniq at Tarpon Cove Condo Assn #1 (8590)  
For the period ending December 31, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
<b>Total Operating Expenses</b>		5,067.29	2,734.44	(2,332.85)	127,514.65	134,028.70	6,514.05	134,028.70
<b>Net Operating Income/(Loss)</b>		(4,728.41)	(2,734.44)	(1,993.97)	8,242.27	(150.00)	8,392.27	(150.00)
<b>Net Income/(Loss)</b>		(4,728.41)	(2,734.44)	(1,993.97)	8,242.27	(150.00)	8,392.27	(150.00)

**Capital Reserve Summary Report**  
 The Martinique at Tarpon Cove Condo Assn #1 (8590)  
 Books = Accrual  
 For the period ending December 31, 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	8,000.68	0.00	0.00	8,000.68	0.00
Roof	870000.4600	56,568.48	58,012.55	0.00	0.00	58,012.55	(3,206.29)
Roof (Garages)	870000.4603	19,750.78	21,594.78	0.00	0.00	21,594.78	0.00
Special Assessment	870000.4690	0.00	0.00	975.00	0.00	975.00	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	98,488.07	975.00	0.00	99,463.07	(3,206.29)
Interest Income	870000.4995	1,726.96	1,942.88	42.65	0.00	1,985.53	0.00
	Grand Total:	94,259.96	100,430.95	1,017.65	0.00	101,448.60	(3,206.29)

**Expense Distribution**

Property=8590 AND mmyyy=12/2017-12/2017

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>131900.0000 - Prepaid Expenses</b>										
71010 - DBPR Div of FL Cnd. Time Sha...	P-3585350	8590	PR1U024135-2018	12/12/2017	12/2017	96.00	0.00	100199	12/14/2017	DBPR 2018 PR1U024135
<b>Total 131900.0000 - Prepaid Expenses</b>						<b>96.00</b>	<b>0.00</b>			
<b>131907.0000 - Prepaid Insurance</b>										
72370 - Hartford Fire Insurance Company	P-3585356	8590	87041490202017-2017	12/07/2017	12/2017	2,505.00	0.00	100203	12/14/2017	995 TCD 1/6/18-1/6/19 Policy# 8704149...
<b>Total 131907.0000 - Prepaid Insurance</b>						<b>2,505.00</b>	<b>0.00</b>			
<b>646600.0000 - General Maintenance</b>										
73520 - Andrea Lloha Handyman Service	P-3585353	8590	12082017-2-2	12/08/2017	12/2017	100.00	0.00	100200	12/14/2017	Repair damaged lighting
73520 - Andrea Lloha Handyman Service	P-3585354	8590	12082017-1	12/08/2017	12/2017	2,400.00	0.00	100200	12/14/2017	General Cleaning Sep-Dec. Pressure Was...
73473 - Lighscapes	P-3594659	8590	2017-12-11	12/11/2017	12/2017	253.00	0.00	100206	12/27/2017	Svc Call: (1) MRH, (3) 7 wait bulbs, (5) 3 w...
70183 - All About Seamless Gutters LLC	P-3594658	8590	116	12/19/2017	12/2017	812.50	0.00	100205	12/27/2017	50% down payment: Fix Soffit, Fascia & g...
<b>Total 646600.0000 - General Maintenance</b>						<b>3,565.50</b>	<b>0.00</b>			
<b>649840.0000 - Fire Alarm / Exting Service</b>										
70050 - ABC Fire Equipment Corp.	P-3594657	8590	75937	12/04/2017	12/2017	235.00	0.00	100204	12/27/2017	Replace (4) Fire Extinguisher & Fire Supp...
75230 - John Rice Plumbing, Inc.	P-3594660	8590	12654	12/14/2017	12/2017	237.00	0.00	100207	12/27/2017	Fire Suppression system inspection
<b>Total 649840.0000 - Fire Alarm / Exting S...</b>						<b>472.00</b>	<b>0.00</b>			
<b>660200.0000 - Legal</b>										
72374 - Henderson, Franklin, Starnes &...	P-3578734	8590	676350	12/05/2017	12/2017	27.50	0.00	100197	12/07/2017	Oct17 General Counsel
<b>Total 660200.0000 - Legal</b>						<b>27.50</b>	<b>0.00</b>			
<b>660500.0000 - Misc Administrative Expense</b>										
78011 - David Blouir	P-3585582	8590	2017-12-08-C	12/08/2017	12/2017	650.00	0.00	100202	12/14/2017	2017 Holiday Bonus
<b>Total 660500.0000 - Misc Administrative ...</b>						<b>650.00</b>	<b>0.00</b>			
<b>663050.0000 - Website Expense</b>										
74000 - MSWebServices - Mike Shields	P-3578735	8590	011217-13	12/01/2017	12/2017	300.00	0.00	100198	12/07/2017	Renewal Annual Agreement maintain/supp...
<b>Total 663050.0000 - Website Expense</b>						<b>300.00</b>	<b>0.00</b>			
<b>Total 7,616.00</b>						<b>7,616.00</b>	<b>0.00</b>			