

Balance Sheet (Accrual)  
The Martinique at Tarpon Cove Condo Assn #2 (8591)  
December 31, 2017

	Operating	Reserves	Total
<b>ASSETS</b>			
<b>Cash - Operations</b>			
110100.0000			
Cash - Operating Acct	39,747.09	0.00	39,747.09
<b>Total Operating Funds</b>	<u>39,747.09</u>	<u>0.00</u>	<u>39,747.09</u>
<b>Cash for Reserves</b>			
112001.0000			
Cash - Reserve Acct	0.00	99,361.51	99,361.51
<b>Total Reserves Funds</b>	<u>0.00</u>	<u>99,361.51</u>	<u>99,361.51</u>
<b>Other Current Assets</b>			
120800.0000	125.00	0.00	125.00
131900.0000	96.00	0.00	96.00
131907.0000	2,505.00	0.00	2,505.00
Prepaid Insurance	2,726.00	0.00	2,726.00
<b>Total Other Current Assets</b>	<u>2,726.00</u>	<u>0.00</u>	<u>2,726.00</u>
<b>Total Current Assets</b>	<u>42,473.09</u>	<u>99,361.51</u>	<u>141,834.60</u>
<b>Total Assets</b>	<u>42,473.09</u>	<u>99,361.51</u>	<u>141,834.60</u>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
381010.0000	13,154.92	0.00	13,154.92
Prepaid	38.88	0.00	38.88
381100.0000	13,193.80	0.00	13,193.80
Other Advances			
<b>Total Current Liabilities</b>	<u>13,193.80</u>	<u>0.00</u>	<u>13,193.80</u>
<b>Total Liabilities</b>	<u>13,193.80</u>	<u>0.00</u>	<u>13,193.80</u>
<b>EQUITY</b>			
Owners Equity	13,547.07	0.00	13,547.07
Current Year Income/(Loss)	15,657.22	0.00	15,657.22
Replacement Reserve Prior Years	0.00	95,653.94	95,653.94
Replacement Reserve Current Year	0.00	3,782.57	3,782.57
<b>Total Equity</b>	<u>29,204.29</u>	<u>99,436.51</u>	<u>128,640.80</u>
<b>Total Liabilities and Owners Equity</b>	<u>42,398.09</u>	<u>99,436.51</u>	<u>141,834.60</u>

**Accrual Income Statement**  
**The Martinique at Tarpon Cove Condo Assn #2 (8591)**  
**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	65,655.56	66,078.25	(422.69)	66,078.25
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	2,100.00	0.00	2,100.00	0.00
602400.0000	Application Fee Income	0.00	0.00	0.00	400.00	0.00	400.00	0.00
602410.0000	Rental Application Fees	300.00	0.00	300.00	700.00	0.00	700.00	0.00
603800.0000	Late Fees	363.88	0.00	363.88	665.03	0.00	665.03	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	9,855.36	9,346.53	508.83	9,346.53
	<b>Sub-total Income</b>	663.88	0.00	663.88	146,905.03	143,039.98	3,865.05	143,039.98
681500.0000	Reserve Funding	0.00	0.00	0.00	(26,250.32)	(9,346.53)	(16,903.79)	(9,346.53)
	<b>Total Operating Income</b>	663.88	0.00	663.88	120,654.71	133,693.45	(13,038.74)	133,693.45
<b>Operating Expenses</b>								
<b>Utilities</b>								
610100.0000	Electric	23.14	22.88	(0.26)	253.04	275.00	21.96	275.00
610300.0000	Water/Sewer	0.00	1,291.63	1,291.63	15,696.18	15,500.00	(196.18)	15,500.00
	<b>Total Utilities</b>	23.14	1,314.51	1,291.37	15,949.22	15,775.00	(174.22)	15,775.00
<b>Maintenance</b>								
642760.0000	Termite Warranty	0.00	0.00	0.00	450.00	450.00	0.00	450.00
646600.0000	General Maintenance	3,515.50	833.37	(2,682.13)	9,727.70	10,000.00	272.30	10,000.00
649840.0000	Fire Alarm / Extng 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	1,433.74	1,500.00	66.26	1,500.00
	<b>Total Maintenance</b>	3,987.50	833.37	(3,154.13)	13,452.30	12,950.00	(502.30)	12,950.00
<b>Administrative Expense</b>								
660200.0000	Legal	0.00	41.63	41.63	157.00	500.00	343.00	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	16,523.00	24,000.00	7,477.00	24,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	6,213.00	7,000.00	787.00	7,000.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	50,711.40	67,615.20	16,903.80	67,615.20
681700.0000	Contingency	0.00	391.91	391.91	0.00	4,703.25	4,703.25	4,703.25
	<b>Total Administrative</b>	970.57	487.67	(482.90)	75,595.97	104,968.45	29,372.48	104,968.45

Accrual Income Statement  
 The Martinique at Tarpon Cove Condo Assn #2 (8591)  
 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>		4,981.21	2,635.55	(2,345.66)	104,997.49	133,693.45	28,695.96	133,693.45
<b>Net Operating Income/(Loss)</b>		(4,317.33)	(2,635.55)	(1,681.78)	15,657.22	0.00	15,657.22	0.00
<b>Net Income/(Loss)</b>		(4,317.33)	(2,635.55)	(1,681.78)	15,657.22	0.00	15,657.22	0.00

**Capital Reserve Summary Report**  
 The Martinique at Tarpon Cove Condo Assn #2 (8591)  
 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
Contingency Fund Expense	870000.4210	0.01	0.01	0.00	0.00	0.01	0.00
Painting Expense	870000.4465	5,333.68	8,000.68	0.00	0.00	8,000.68	0.00
Roof	870000.4600	57,135.75	57,055.15	0.00	(1,173.00)	55,882.15	(5,893.60)
Roof (Garages)	870000.4603	20,231.90	22,116.90	0.00	0.00	22,116.90	0.00
Special Assessment	870000.4690	0.00	0.00	75.00	0.00	75.00	0.00
Storage Expense	870000.4715	11,116.91	11,271.43	0.00	0.00	11,271.43	0.00
	Sub-Total:	93,818.25	98,444.17	75.00	(1,173.00)	97,346.17	(5,893.60)
Interest Income	870000.4995	1,835.69	2,052.66	37.68	0.00	2,090.34	0.00
	Grand Total:	95,653.94	100,496.83	112.68	(1,173.00)	99,436.51	(5,893.60)

**Expense Distribution**

Property=8591 AND mm/yyyy=12/2017-12/2017

Account Code - Name Vendor 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-3585351	8591	PR1U024199-2018	12/12/2017	12/2017	96.00	0.00	100189	12/14/2017	DBPR 2018 PR1U024199
<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-3585357	8591	87041490172017-2017	12/07/2017	12/2017	2,505.00	0.00	100193	12/14/2017	975 TCD 1/8/18-1/8/19 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	8591	12082017-2-2	12/08/2017	12/2017	100.00	0.00	100190	12/14/2017	Repair damaged lighting
73520 - Andrea Lloha Handyman Service	P-3585354	8591	12082017-1	12/08/2017	12/2017	2,400.00	0.00	100190	12/14/2017	General Cleaning Sep-Dec. Pressure Was...
73473 - Lighscapes	P-3594659	8591	2017-12-11	12/11/2017	12/2017	253.00	0.00	100196	12/27/2017	Svc Call: (1) MRH, (3) 7 wait bulbs, (5) 3 w...
70183 - All About Seamless Gutters LLC	P-3594658	8591	116	12/19/2017	12/2017	762.50	0.00	100195	12/27/2017	50% down payment: Fix Soffit, Fascia & g...
<b>Total 646600.0000 - General Maintenance</b>						<b>3,515.50</b>	<b>0.00</b>			
<b>649840.0000 - Fire Alarm / Exting Service</b>										
70050 - ABC Fire Equipment Corp.	P-3594657	8591	75937	12/04/2017	12/2017	235.00	0.00	100194	12/27/2017	Replace (4) Fire Extinguisher & Fire Supp...
75230 - John Rice Plumbing, Inc.	P-3594660	8591	12654	12/14/2017	12/2017	237.00	0.00	100197	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>660500.0000 - Misc Administrative Expense</b>										
78011 - David Blouir	P-3585580	8591	2017-12-08-A	12/08/2017	12/2017	650.00	0.00	100192	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	8591	011217-13	12/01/2017	12/2017	300.00	0.00	100188	12/07/2017	Renewal Annual Agreement maintain/supp...
<b>Total 663050.0000 - Website Expense</b>						<b>300.00</b>	<b>0.00</b>			
<b>870000.4600 - Roof</b>										
70675 - Crowther Roofing and Sheet Me...	P-3585347	8591	A143049	12/12/2017	12/2017	1,173.00	0.00	100004	12/14/2017	985-202 Emergency repair due to Hurrican...
<b>Total 870000.4600 - Roof</b>						<b>1,173.00</b>	<b>0.00</b>			
<b>Total 870000.4600 - Roof</b>						<b>8,711.50</b>	<b>0.00</b>			