

Balance Sheet (Accrual)
 The Martinique at Tarpon Cove Condo Assn #3 (8592)
 December 31, 2017

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 1/10/2018

	Operating	Reserves	Total
ASSETS			
Cash - Operations			
110100.0000 Cash - Operating Acct	34,463.41	0.00	34,463.41
Total Operating Funds	<u>34,463.41</u>	<u>0.00</u>	<u>34,463.41</u>
Cash for Reserves			
112001.0000 Cash - Reserve Acct	0.00	89,155.23	89,155.23
Total Reserves Funds	<u>0.00</u>	<u>89,155.23</u>	<u>89,155.23</u>
Other Current Assets			
120800.0000 Payments Receivable	2,765.25	0.00	2,765.25
131900.0000 Prepaid Expenses	96.00	0.00	96.00
131907.0000 Prepaid Insurance	2,176.00	0.00	2,176.00
Total Other Current Assets	<u>5,037.25</u>	<u>0.00</u>	<u>5,037.25</u>
Total Current Assets	<u>39,500.66</u>	<u>89,155.23</u>	<u>128,655.89</u>
Total Assets	<u>39,500.66</u>	<u>89,155.23</u>	<u>128,655.89</u>
LIABILITIES			
Current Liabilities			
381010.0000 Prepaid	15,316.30	0.00	15,316.30
381100.0000 Other Advances	1,538.00	0.00	1,538.00
Total Current Liabilities	<u>16,854.30</u>	<u>0.00</u>	<u>16,854.30</u>
Total Liabilities	<u>16,854.30</u>	<u>0.00</u>	<u>16,854.30</u>
EQUITY			
Owners Equity	22,164.77	0.00	22,164.77
Current Year Income/(Loss)	(457.29)	0.00	(457.29)
Replacement Reserve Prior Years	0.00	88,965.85	88,965.85
Replacement Reserve Current Year	0.00	1,128.26	1,128.26
Total Equity	<u>21,707.48</u>	<u>90,094.11</u>	<u>111,801.59</u>
Total Liabilities and Owners Equity	<u>38,561.78</u>	<u>90,094.11</u>	<u>128,655.89</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #3 (8592)
For the period ending December 31, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Operating Income								
605000.0000	Association Fee	0.00	0.00	0.00	64,185.60	64,186.50	(0.90)	64,186.50
605220.0000	Master Association Fees	0.00	0.00	0.00	67,615.68	67,615.20	0.48	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	100.00	0.00	100.00	300.00	0.00	300.00	0.00
602410.0000	Rental Application Fees	0.00	0.00	0.00	1,350.00	0.00	1,350.00	0.00
603800.0000	Late Fees	362.73	0.00	362.73	832.13	0.00	832.13	0.00
603810.0000	COA Late Fees	0.00	0.00	0.00	(22.35)	0.00	(22.35)	0.00
604000.0000	Bad Check Charge	0.00	0.00	0.00	25.00	0.00	25.00	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	11,238.72	11,238.42	0.30	11,238.42
	Sub-total Income	<u>462.73</u>	<u>0.00</u>	<u>462.73</u>	<u>147,624.78</u>	<u>143,040.12</u>	<u>4,584.66</u>	<u>143,040.12</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(28,142.24)	(11,238.42)	(16,903.82)	(11,238.42)
	Total Operating Income	<u>462.73</u>	<u>0.00</u>	<u>462.73</u>	<u>119,482.54</u>	<u>131,801.70</u>	<u>(12,319.16)</u>	<u>131,801.70</u>
Operating Expenses								
Utilities								
610100.0000	Electric	66.79	66.63	(0.16)	744.53	800.00	55.47	800.00
610300.0000	Water/Sewer	0.00	1,333.37	1,333.37	16,300.20	16,000.00	(300.20)	16,000.00
	Total Utilities	<u>66.79</u>	<u>1,400.00</u>	<u>1,333.21</u>	<u>17,044.73</u>	<u>16,800.00</u>	<u>(244.73)</u>	<u>16,800.00</u>
Maintenance								
642760.0000	Termite Warranty	0.00	0.00	0.00	450.00	450.00	0.00	450.00
646600.0000	General Maintenance	4,128.00	833.37	(3,294.63)	14,733.79	10,000.00	(4,733.79)	10,000.00
649840.0000	Fire Alarm / Exting Service	473.23	0.00	(473.23)	11,007.79	2,800.00	(8,207.79)	2,800.00
649841.0000	Fire Equipment Repairs	187.50	0.00	(187.50)	424.50	0.00	(424.50)	0.00
	Total Maintenance	<u>4,788.73</u>	<u>833.37</u>	<u>(3,955.36)</u>	<u>26,616.08</u>	<u>13,250.00</u>	<u>(13,366.08)</u>	<u>13,250.00</u>
Administrative Expense								
660200.0000	Legal	0.00	41.63	41.63	156.00	500.00	344.00	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	116.41	125.00	8.59	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	500.21	650.00	149.79	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	16,522.00	24,000.00	7,478.00	24,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	6,898.00	6,000.00	(898.00)	6,000.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	50,711.40	67,615.20	16,903.80	67,615.20

Accrual Income Statement
The Martiniq at Tarpon Cove Condo Assn #3 (8592)
For the period ending December 31, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
681700.0000	Contingency	0.00	207.19	207.19	0.00	2,486.50	2,486.50	2,486.50
	Total Administrative	970.57	302.95	(667.62)	76,279.02	101,751.70	25,472.68	101,751.70
	Total Operating Expenses	5,826.09	2,536.32	(3,289.77)	119,939.83	131,801.70	11,861.87	131,801.70
	Net Operating Income/(Loss)	(5,363.36)	(2,536.32)	(2,827.04)	(457.29)	0.00	(457.29)	0.00
	Net Income/(Loss)	(5,363.36)	(2,536.32)	(2,827.04)	(457.29)	0.00	(457.29)	0.00

Capital Reserve Summary Report
The Martinique at Tarpon Cove Condo Assn #3 (8592)
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
Fire Equipment Expense	870000.4310	0.00	2,000.00	0.00	0.00	2,000.00	0.00
Painting Expense	870000.4465	5,333.67	8,000.67	0.00	0.00	8,000.67	0.00
Roof	870000.4600	50,594.53	50,590.08	0.00	(6,163.00)	44,427.08	(11,236.45)
Roof (Garages)	870000.4603	20,282.82	21,785.26	0.00	0.00	21,785.26	0.00
Special Assessment	870000.4690	0.00	0.00	938.88	0.00	938.88	0.00
Storage Expense	870000.4715	11,216.86	11,216.86	0.00	0.00	11,216.86	0.00
	Sub-Total:	87,427.88	93,592.87	938.88	(6,163.00)	88,368.75	(11,236.45)
Interest Income	870000.4995	1,537.97	1,709.28	16.08	0.00	1,725.36	0.00
	Grand Total:	88,965.85	95,302.15	954.96	(6,163.00)	90,094.11	(11,236.45)

Expense Distribution

Property=8592 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
131900.0000 - Prepaid Expenses											
71010 - DBPR Div of FL Cnd. Time Sha...	P-3585352	8592		PR1U024259-2018	12/12/2017	12/2017	96.00	0.00	100220	12/14/2017	DBPR 2018 PR1U024259
Total 131900.0000 - Prepaid Expenses							96.00	0.00			
131907.0000 - Prepaid Insurance											
72370 - Hartford Fire Insurance Company	P-3585358	8592		87041490152017-2017	12/07/2017	12/2017	2,176.00	0.00	100225	12/14/2017	1045 TCD 1/13/18-1/13/19 Policy# 8704...
Total 131907.0000 - Prepaid Insurance							2,176.00	0.00			
646600.0000 - General Maintenance											
73520 - Andrea Lloha Handyman Service	P-3585353	8592		12082017-2-2	12/08/2017	12/2017	100.00	0.00	100221	12/14/2017	Repair damaged lighting
73520 - Andrea Lloha Handyman Service	P-3585354	8592		12082017-1	12/08/2017	12/2017	2,400.00	0.00	100221	12/14/2017	General Cleaning Sep-Dec. Pressure Was...
73473 - Lighscapes	P-3594659	8592		2017-12-11	12/11/2017	12/2017	253.00	0.00	100228	12/27/2017	Svc Call: (1) MRH, (3) 7 wait bulbs, (5) 3 w...
70183 - All About Seamless Gutters LLC	P-3594658	8592		116	12/19/2017	12/2017	1,375.00	0.00	100227	12/27/2017	50% down payment: Fix Soffit, Fascia & g...
Total 646600.0000 - General Maintenance							4,128.00	0.00			
649840.0000 - Fire Alarm / Exting Service											
70050 - ABC Fire Equipment Corp.	P-3594657	8592		75937	12/04/2017	12/2017	236.23	0.00	100226	12/27/2017	Replace (4) Fire Extinguisher & Fire Supp...
75230 - John Rice Plumbing, Inc.	P-3594660	8592		12654	12/14/2017	12/2017	237.00	0.00	100229	12/27/2017	Fire Suppression system inspection
Total 649840.0000 - Fire Alarm / Exting S...							473.23	0.00			
649841.0000 - Fire Equipment Repairs											
75167 - Protection Plus of Southwest Fl...	P-3585355	8592		20934	12/12/2017	12/2017	187.50	0.00	100222	12/14/2017	Bldg 16 Repaired beeping fire alarm system.
Total 649841.0000 - Fire Equipment Repairs							187.50	0.00			
660500.0000 - Misc Administrative Expense											
78011 - David Blouir	P-3585581	8592		2017-12-08-B	12/08/2017	12/2017	650.00	0.00	100224	12/14/2017	2017 Holiday Bonus
Total 660500.0000 - Misc Administrative ...							650.00	0.00			
663050.0000 - Website Expense											
74000 - MSWebServices - Mike Shields	P-3578735	8592		011217-13	12/01/2017	12/2017	300.00	0.00	100219	12/07/2017	Renewal Annual Agreement maintain/supp...
Total 663050.0000 - Website Expense							300.00	0.00			
870000.4600 - Roof											
70675 - Crowther Roofing and Sheet Me...	P-3594661	8592		A143543	12/07/2017	12/2017	2,681.00	0.00	100006	12/27/2017	Bldg 1045 #203 Roofing repair
70675 - Crowther Roofing and Sheet Me...	P-3585348	8592		A143241	12/12/2017	12/2017	2,085.00	0.00	100005	12/14/2017	1025-203 Emergency repair due to Hurric...
70675 - Crowther Roofing and Sheet Me...	P-3585349	8592		A143186	12/12/2017	12/2017	1,397.00	0.00	100005	12/14/2017	1025-202 Emergency repair due to Hurric...
Total 870000.4600 - Roof							6,163.00	0.00			
Total 14,173.73							14,173.73	0.00			