

Balance Sheet (Accrual)
The Martinique at Tarpon Cove Condo Assn #2 (8591)
February 28, 2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	20,740.44	0.00	20,740.44
	Total Operating Funds	<u>20,740.44</u>	<u>0.00</u>	<u>20,740.44</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	98,021.58	98,021.58
	Total Reserves Funds	<u>0.00</u>	<u>98,021.58</u>	<u>98,021.58</u>
Other Current Assets				
120800.0000	Payments Receivable	3,024.70	0.00	3,024.70
	Total Other Current Assets	<u>3,024.70</u>	<u>0.00</u>	<u>3,024.70</u>
	Total Current Assets	<u>23,765.14</u>	<u>98,021.58</u>	<u>121,786.72</u>
	Total Assets	<u>23,765.14</u>	<u>98,021.58</u>	<u>121,786.72</u>
LIABILITIES				
Current Liabilities				
310100.0000	Accounts Payable	50.00	0.00	50.00
381010.0000	Prepaid	423.80	0.00	423.80
	Total Current Liabilities	<u>473.80</u>	<u>0.00</u>	<u>473.80</u>
	Total Liabilities	<u>473.80</u>	<u>0.00</u>	<u>473.80</u>
EQUITY				
	Owners Equity	13,872.07	0.00	13,872.07
	Current Year Income/(Loss)	9,419.27	0.00	9,419.27
	Replacement Reserve Prior Years	0.00	95,653.94	95,653.94
	Replacement Reserve Current Year	0.00	2,367.64	2,367.64
	Total Equity	<u>23,291.34</u>	<u>98,021.58</u>	<u>121,312.92</u>
	Total Liabilities and Owners Equity	<u>23,765.14</u>	<u>98,021.58</u>	<u>121,786.72</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #2 (8591)
For the period ending February 28, 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>
Operating Income								
605000.0000	Association Fee	0.00	0.00	0.00	16,413.89	16,519.56	(105.67)	66,078.25
605220.0000	Master Association Fees	0.00	0.00	0.00	16,882.27	16,903.80	(21.53)	67,615.20
602410.0000	Rental Application Fees	200.00	0.00	200.00	200.00	0.00	200.00	0.00
603800.0000	Late Fees	44.70	0.00	44.70	44.70	0.00	44.70	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	2,463.84	2,336.63	127.21	9,346.53
	Sub-total Income	<u>244.70</u>	<u>0.00</u>	<u>244.70</u>	<u>36,004.70</u>	<u>35,759.99</u>	<u>244.71</u>	<u>143,039.98</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(2,336.63)	(2,336.63)	0.00	(9,346.53)
	Total Operating Income	<u>244.70</u>	<u>0.00</u>	<u>244.70</u>	<u>33,668.07</u>	<u>33,423.36</u>	<u>244.71</u>	<u>133,693.45</u>
Operating Expenses								
Utilities								
610100.0000	Electric	22.33	22.92	0.59	45.85	45.84	(0.01)	275.00
610300.0000	Water/Sewer	1,296.75	1,291.67	(5.08)	2,541.21	2,583.34	42.13	15,500.00
	Total Utilities	<u>1,319.08</u>	<u>1,314.59</u>	<u>(4.49)</u>	<u>2,587.06</u>	<u>2,629.18</u>	<u>42.12</u>	<u>15,775.00</u>
Maintenance								
642760.0000	Termite Warranty	0.00	0.00	0.00	450.00	0.00	(450.00)	450.00
646600.0000	General Maintenance	500.00	833.33	333.33	500.00	1,666.66	1,166.66	10,000.00
649840.0000	Fire Alarm / Exting Service	0.00	0.00	0.00	894.86	250.00	(644.86)	1,000.00
649841.0000	Fire Equipment Repairs	0.00	0.00	0.00	0.00	375.00	375.00	1,500.00
	Total Maintenance	<u>500.00</u>	<u>833.33</u>	<u>333.33</u>	<u>1,844.86</u>	<u>2,291.66</u>	<u>446.80</u>	<u>12,950.00</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	0.00	83.34	83.34	500.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	96.00	96.00	0.00	125.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	75.00
660370.0000	Office Expense	37.93	54.17	16.24	126.08	108.34	(17.74)	650.00
663050.0000	Website Expense	50.00	0.00	(50.00)	350.00	300.00	(50.00)	300.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	2,341.00	2,300.00	(41.00)	7,000.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	16,903.80	16,903.80	0.00	67,615.20
681700.0000	Contingency	0.00	391.94	391.94	0.00	783.88	783.88	4,703.25
	Total Administrative	<u>87.93</u>	<u>487.78</u>	<u>399.85</u>	<u>19,816.88</u>	<u>20,575.36</u>	<u>758.48</u>	<u>104,968.45</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #2 (8591)
For the period ending February 28, 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		1,907.01	2,635.70	728.69	24,248.80	25,496.20	1,247.40	133,693.45
Net Operating Income/(Loss)		(1,662.31)	(2,635.70)	973.39	9,419.27	7,927.16	1,492.11	0.00
Net Income/(Loss)		<u>(1,662.31)</u>	<u>(2,635.70)</u>	<u>973.39</u>	<u>9,419.27</u>	<u>7,927.16</u>	<u>1,492.11</u>	<u>0.00</u>

Capital Reserve Summary Report

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

Books = Accrual

For the period ending February 28, 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	0.00	0.00	6,000.43	0.00
Roof	870000.4600	57,135.75	58,295.75	0.00	0.00	58,295.75	0.00
Roof (Garages)	870000.4603	20,231.90	20,703.15	0.00	0.00	20,703.15	0.00
Storage Expense	870000.4715	11,116.91	11,155.54	0.00	0.00	11,155.54	0.00
	Sub-Total:	93,818.25	96,154.88	0.00	0.00	96,154.88	0.00
Interest Income	870000.4995	1,835.69	1,851.94	14.76	0.00	1,866.70	0.00
	Grand Total:	95,653.94	98,006.82	14.76	0.00	98,021.58	0.00