

Balance Sheet (Accrual)
The Martiniq at Tarpon Cove Condo Assn #2 (\$591)
January 31, 2017

		Total
ASSETS		
Cash - Operations		
110100.0000	Cash - Operating Acct	<u>25,184.08</u>
	Total Cash For Operations	25,184.08
Cash for Reserves		
112001.0000	Cash - Reserve Acct	<u>95,670.19</u>
	Total Cash For Reserves	95,670.19
Other Current Assets		
120800.0000	Payments Receivable	<u>4,470.00</u>
	Total Other Current Assets	4,470.00
	Total Current Assets	<u>125,324.27</u>
Total Assets		<u>125,324.27</u>
LIABILITIES		
Current Liabilities		
310100.0000	Accounts Payable	450.00
381010.0000	Prepaid	<u>1,913.80</u>
	Total Current Liabilities	2,363.80
Total Liabilities		<u>2,363.80</u>
EQUITY		
	Owners Equity	13,872.07
	Current Year Income/(Loss)	13,418.21
	Replacement Reserve Prior Years	95,653.94
	Replacement Reserve Current Year	<u>16.25</u>
	Total Equity	<u>122,960.47</u>
Total Liabilities and Owners Equity		<u>125,324.27</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #2 (\$591)
For the period ending January 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	16,413.89	16,519.56	(105.67)	16,413.89	16,519.56	(105.67)	66,078.25
605220.0000	Master Association Fees	16,882.27	16,903.80	(21.53)	16,882.27	16,903.80	(21.53)	67,615.20
605730.0000	Reserve Income	2,463.84	2,336.63	127.21	2,463.84	2,336.63	127.21	9,346.53
	Sub-total Income	35,760.00	35,759.99	0.01	35,760.00	35,759.99	0.01	143,039.98
681500.0000	Reserve Funding	0.00	(2,336.63)	2,336.63	0.00	(2,336.63)	2,336.63	(9,346.53)
	Total Operating Income	35,760.00	33,423.36	2,336.64	35,760.00	33,423.36	2,336.64	133,693.45
Operating Expenses								
Utilities								
610100.0000	Electric	23.52	22.92	(0.60)	23.52	22.92	(0.60)	275.00
610300.0000	Water/Sewer	1,244.46	1,291.67	47.21	1,244.46	1,291.67	47.21	15,500.00
	Total Utilities	1,267.98	1,314.59	46.61	1,267.98	1,314.59	46.61	15,775.00
Maintenance								
642760.0000	Termite Warranty	450.00	0.00	(450.00)	450.00	0.00	(450.00)	450.00
646600.0000	General Maintenance	0.00	833.33	833.33	0.00	833.33	833.33	10,000.00
649840.0000	Fire Alarm / Exting Service	894.86	250.00	(644.86)	894.86	250.00	(644.86)	1,000.00
649841.0000	Fire Equipment Repairs	0.00	375.00	375.00	0.00	375.00	375.00	1,500.00
	Total Maintenance	1,344.86	1,458.33	113.47	1,344.86	1,458.33	113.47	12,950.00
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	0.00	41.67	41.67	500.00
660281.0000	Division Filing Fees	96.00	96.00	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	88.15	54.17	(33.98)	88.15	54.17	(33.98)	650.00
663050.0000	Website Expense	300.00	300.00	0.00	300.00	300.00	0.00	300.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
681625.0000	Flood Insurance	2,341.00	2,300.00	(41.00)	2,341.00	2,300.00	(41.00)	7,000.00
681650.0000	Master / General Assoc Fees	16,903.80	16,903.80	0.00	16,903.80	16,903.80	0.00	67,615.20
681700.0000	Contingency	0.00	391.94	391.94	0.00	391.94	391.94	4,703.25
	Total Administrative	19,728.95	20,087.58	358.63	19,728.95	20,087.58	358.63	104,968.45

Accrual Income Statement
 The Martinique at Tarpon Cove Condo Assn #2 (\$591)
 For the period ending January 31, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Total Operating Expenses		22,341.79	22,860.50	518.71	22,341.79	22,860.50	518.71	133,693.45
Net Operating Income/(Loss)		13,418.21	10,562.86	2,855.35	13,418.21	10,562.86	2,855.35	0.00
Net Income/(Loss)		<u>13,418.21</u>	<u>10,562.86</u>	<u>2,855.35</u>	<u>13,418.21</u>	<u>10,562.86</u>	<u>2,855.35</u>	<u>0.00</u>

Capital Reserve Summary Report

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

Books = Accrual

For the period ending January 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	5,333.68	0.00	0.00	5,333.68	0.00
Roof	870000.4600	57,135.75	57,135.75	0.00	0.00	57,135.75	0.00
Roof (Garages)	870000.4603	20,231.90	20,231.90	0.00	0.00	20,231.90	0.00
Storage Expense	870000.4715	11,116.91	11,116.91	0.00	0.00	11,116.91	0.00
Sub-Total:		93,818.25	93,818.25	0.00	0.00	93,818.25	0.00
Interest Income	870000.4995	1,835.69	1,835.69	16.25	0.00	1,851.94	0.00
Grand Total:		95,653.94	95,653.94	16.25	0.00	95,670.19	0.00