

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

		<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
<b>ASSETS</b>				
<b>Cash - Operations</b>				
110100.0000	Cash - Operating Acct	28,653.89	0.00	28,653.89
	<b>Total Operating Funds</b>	<u>28,653.89</u>	<u>0.00</u>	<u>28,653.89</u>
<b>Cash for Reserves</b>				
112001.0000	Cash - Reserve Acct	0.00	98,920.43	98,920.43
	<b>Total Reserves Funds</b>	<u>0.00</u>	<u>98,920.43</u>	<u>98,920.43</u>
	<b>Total Current Assets</b>	<u>28,653.89</u>	<u>98,920.43</u>	<u>127,574.32</u>
<b>Total Assets</b>		<u>28,653.89</u>	<u>98,920.43</u>	<u>127,574.32</u>
<b>LIABILITIES</b>				
<b>Current Liabilities</b>				
310100.0000	Accounts Payable	237.00	0.00	237.00
	<b>Total Current Liabilities</b>	<u>237.00</u>	<u>0.00</u>	<u>237.00</u>
<b>Total Liabilities</b>		<u>237.00</u>	<u>0.00</u>	<u>237.00</u>
<b>EQUITY</b>				
	Owners Equity	14,083.56	0.00	14,083.56
	Current Year Income/(Loss)	14,333.33	0.00	14,333.33
	Replacement Reserve Prior Years	0.00	94,259.96	94,259.96
	Replacement Reserve Current Year	0.00	4,660.47	4,660.47
	<b>Total Equity</b>	<u>28,416.89</u>	<u>98,920.43</u>	<u>127,337.32</u>
<b>Total Liabilities and Owners Equity</b>		<u>28,653.89</u>	<u>98,920.43</u>	<u>127,574.32</u>

**Accrual Income Statement**  
**The Martinique at Tarpon Cove Condo Assn #1 (8590)**  
**For the period ending May 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	33,029.12	33,131.76	(102.64)	66,263.50
605220.0000	Master Association Fees	0.00	0.00	0.00	33,764.54	33,807.60	(43.06)	67,615.20
602400.0000	Application Fee Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00
602410.0000	Rental Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
603800.0000	Late Fees	0.00	0.00	0.00	47.35	0.00	47.35	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	4,726.34	4,580.68	145.66	9,161.34
	<b>Sub-total Income</b>	<u>100.00</u>	<u>0.00</u>	<u>100.00</u>	<u>71,867.35</u>	<u>71,520.04</u>	<u>347.31</u>	<u>143,040.04</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(4,580.68)	(4,580.68)	0.00	(9,161.34)
	<b>Total Operating Income</b>	<u>100.00</u>	<u>0.00</u>	<u>100.00</u>	<u>67,286.67</u>	<u>66,939.36</u>	<u>347.31</u>	<u>133,878.70</u>
<b>Operating Expenses</b>								
<b>Utilities</b>								
610100.0000	Electric	35.93	37.50	1.57	180.94	187.50	6.56	450.00
610300.0000	Water/Sewer	3,064.11	1,375.00	(1,689.11)	9,027.99	6,875.00	(2,152.99)	16,500.00
	<b>Total Utilities</b>	<u>3,100.04</u>	<u>1,412.50</u>	<u>(1,687.54)</u>	<u>9,208.93</u>	<u>7,062.50</u>	<u>(2,146.43)</u>	<u>16,950.00</u>
<b>Maintenance</b>								
642760.0000	Termite Warranty	0.00	0.00	0.00	450.00	0.00	(450.00)	600.00
646600.0000	General Maintenance	334.00	833.33	499.33	4,687.58	4,166.65	(520.93)	10,000.00
649840.0000	Fire Alarm / Exting Service	237.00	0.00	(237.00)	1,368.86	500.00	(868.86)	1,000.00
649841.0000	Fire Equipment Repairs	0.00	0.00	0.00	0.00	913.33	913.33	1,500.00
	<b>Total Maintenance</b>	<u>571.00</u>	<u>833.33</u>	<u>262.33</u>	<u>6,506.44</u>	<u>5,579.98</u>	<u>(926.46)</u>	<u>13,100.00</u>
<b>Administrative Expense</b>								
660200.0000	Legal	0.00	41.67	41.67	0.00	208.35	208.35	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	27.00	54.17	27.17	277.95	270.85	(7.10)	650.00
663050.0000	Website Expense	0.00	0.00	0.00	350.00	300.00	(50.00)	300.00
681400.0000	Insurance	0.00	0.00	0.00	270.00	0.00	(270.00)	24,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	2,341.00	2,300.00	(41.00)	6,000.00
681650.0000	Master /General Assoc Fees	0.00	0.00	0.00	33,807.60	33,807.60	0.00	67,615.20
681700.0000	Contingency	0.00	392.79	392.79	0.00	1,963.95	1,963.95	4,713.50
	<b>Total Administrative</b>	<u>27.00</u>	<u>488.63</u>	<u>461.63</u>	<u>37,237.97</u>	<u>39,050.75</u>	<u>1,812.78</u>	<u>103,978.70</u>

**Accrual Income Statement**  
**The Martinique at Tarpon Cove Condo Assn #1 (8590)**  
**For the period ending May 31, 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>
<b>Total Operating Expenses</b>		3,698.04	2,734.46	(963.58)	52,953.34	51,693.23	(1,260.11)	134,028.70
<b>Net Operating Income/(Loss)</b>		(3,598.04)	(2,734.46)	(863.58)	14,333.33	15,246.13	(912.80)	(150.00)
<b>Net Income/(Loss)</b>		<u>(3,598.04)</u>	<u>(2,734.46)</u>	<u>(863.58)</u>	<u>14,333.33</u>	<u>15,246.13</u>	<u>(912.80)</u>	<u>(150.00)</u>

**Capital Reserve Summary Report**  
The Martinique at Tarpon Cove Condo Assn #1 (8590)  
Books = Accrual  
For the period ending May 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	6,667.18	0.00	0.00	6,667.18	0.00
Roof	870000.4600	56,568.48	58,893.66	0.00	0.00	58,893.66	0.00
Roof (Garages)	870000.4603	19,750.78	20,672.78	0.00	0.00	20,672.78	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	97,113.68	0.00	0.00	97,113.68	0.00
Interest Income	870000.4995	1,726.96	1,789.95	16.80	0.00	1,806.75	0.00
	Grand Total:	94,259.96	98,903.63	16.80	0.00	98,920.43	0.00