

**Balance Sheet (Accrual)**  
**The Martinique at Tarpon Cove Condo Assn #1 (8590)**  
**November 30, 2017**

1  
12/8/2017

|  |                                  | Operating        | Reserves          | Total             |
|--|----------------------------------|------------------|-------------------|-------------------|
| <b>ASSETS</b>                              |                                  |                  |                   |                   |
| <b>Cash - Operations</b>                   |                                  |                  |                   |                   |
| 110100.0000                                | Cash - Operating Acct            | 37,920.23        | 0.00              | 37,920.23         |
|  | <b>Total Operating Funds</b>     | <u>37,920.23</u> | <u>0.00</u>       | <u>37,920.23</u>  |
| <b>Cash for Reserves</b>                   |                                  |                  |                   |                   |
| 112001.0000                                | Cash - Reserve Acct              | 0.00             | 100,430.95        | 100,430.95        |
|  | <b>Total Reserves Funds</b>      | <u>0.00</u>      | <u>100,430.95</u> | <u>100,430.95</u> |
|  | <b>Total Current Assets</b>      | <u>37,920.23</u> | <u>100,430.95</u> | <u>138,351.18</u> |
| <b>Total Assets</b>                        |                                  | <u>37,920.23</u> | <u>100,430.95</u> | <u>138,351.18</u> |
| <b>LIABILITIES</b>                         |                                  |                  |                   |                   |
| <b>Current Liabilities</b>                 |                                  |                  |                   |                   |
| 340100.0000                                | Accrued Expenses                 | 1,410.99         | 0.00              | 1,410.99          |
| 381010.0000                                | Prepaid                          | 9,455.00         | 0.00              | 9,455.00          |
|  | <b>Total Current Liabilites</b>  | <u>10,865.99</u> | <u>0.00</u>       | <u>10,865.99</u>  |
| <b>Total Liabilities</b>                   |                                  | <u>10,865.99</u> | <u>0.00</u>       | <u>10,865.99</u>  |
| <b>EQUITY</b>                              |                                  |                  |                   |                   |
|  | Owners Equity                    | 14,083.56        | 0.00              | 14,083.56         |
|  | Current Year Income/(Loss)       | 12,970.68        | 0.00              | 12,970.68         |
|  | Replacement Reserve Prior Years  | 0.00             | 94,259.96         | 94,259.96         |
|  | Replacement Reserve Current Year | 0.00             | 6,170.99          | 6,170.99          |
|  | <b>Total Equity</b>              | <u>27,054.24</u> | <u>100,430.95</u> | <u>127,485.19</u> |
| <b>Total Liabilities and Owners Equity</b> |                                  | <u>37,920.23</u> | <u>100,430.95</u> | <u>138,351.18</u> |

**Accrual Income Statement**  
**The Martinique at Tarpon Cove Condo Assn #1 (8590)**  
**For the period ending November 30, 2017**

| Account                       | Account Name                  | MTD<br>Actual   | MTD<br>Budget   | MTD<br>\$ Variance | YTD<br>Actual     | YTD<br>Budget     | YTD<br>\$ Variance | Annual<br>Budget  |
|-------------------------------|-------------------------------|-----------------|-----------------|--------------------|-------------------|-------------------|--------------------|-------------------|
| <b>Operating Income</b>       |                               |                 |                 |                    |                   |                   |                    |                   |
| 605000.0000                   | Association Fee               | 0.00            | 0.00            | 0.00               | 66,058.24         | 66,263.50         | (205.26)           | 66,263.50         |
| 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               | 700.00            | 0.00              | 700.00             | 0.00              |
| 602400.0000                   | Application Fee Income        | 0.00            | 0.00            | 0.00               | 100.00            | 0.00              | 100.00             | 0.00              |
| 602410.0000                   | Rental Application Fees       | 300.00          | 0.00            | 300.00             | 600.00            | 0.00              | 600.00             | 0.00              |
| 603800.0000                   | Late Fees                     | 0.00            | 0.00            | 0.00               | 139.40            | 0.00              | 139.40             | 0.00              |
| 605730.0000                   | Reserve Income                | 0.00            | 0.00            | 0.00               | 9,452.68          | 9,161.34          | 291.34             | 9,161.34          |
|                               | <b>Sub-total Income</b>       | <u>300.00</u>   | <u>0.00</u>     | <u>300.00</u>      | <u>144,579.40</u> | <u>143,040.04</u> | <u>1,539.36</u>    | <u>143,040.04</u> |
| 681500.0000                   | Reserve Funding               | 0.00            | 0.00            | 0.00               | (9,161.36)        | (9,161.34)        | (0.02)             | (9,161.34)        |
|                               | <b>Total Operating Income</b> | <u>300.00</u>   | <u>0.00</u>     | <u>300.00</u>      | <u>135,418.04</u> | <u>133,878.70</u> | <u>1,539.34</u>    | <u>133,878.70</u> |
| <b>Operating Expenses</b>     |                               |                 |                 |                    |                   |                   |                    |                   |
| <b>Utilities</b>              |                               |                 |                 |                    |                   |                   |                    |                   |
| 610100.0000                   | Electric                      | 32.15           | 37.50           | 5.35               | 373.93            | 412.50            | 38.57              | 450.00            |
| 610300.0000                   | Water/Sewer                   | 1,410.99        | 1,375.00        | (35.99)            | 16,743.45         | 15,125.00         | (1,618.45)         | 16,500.00         |
|                               | <b>Total Utilities</b>        | <u>1,443.14</u> | <u>1,412.50</u> | <u>(30.64)</u>     | <u>17,117.38</u>  | <u>15,537.50</u>  | <u>(1,579.88)</u>  | <u>16,950.00</u>  |
| <b>Maintenance</b>            |                               |                 |                 |                    |                   |                   |                    |                   |
| 642760.0000                   | Termite Warranty              | 0.00            | 0.00            | 0.00               | 450.00            | 600.00            | 150.00             | 600.00            |
| 646600.0000                   | General Maintenance           | 0.00            | 833.33          | 833.33             | 10,899.99         | 9,166.63          | (1,733.36)         | 10,000.00         |
| 649840.0000                   | Fire Alarm / Exting Service   | 0.00            | 0.00            | 0.00               | 1,368.86          | 1,000.00          | (368.86)           | 1,000.00          |
| 649841.0000                   | Fire Equipment Repairs        | 0.00            | 293.34          | 293.34             | 456.26            | 1,500.00          | 1,043.74           | 1,500.00          |
|                               | <b>Total Maintenance</b>      | <u>0.00</u>     | <u>1,126.67</u> | <u>1,126.67</u>    | <u>13,175.11</u>  | <u>12,266.63</u>  | <u>(908.48)</u>    | <u>13,100.00</u>  |
| <b>Administrative Expense</b> |                               |                 |                 |                    |                   |                   |                    |                   |
| 660200.0000                   | Legal                         | 0.00            | 41.67           | 41.67              | 157.00            | 458.37            | 301.37             | 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                | 22.44           | 54.17           | 31.73              | 479.58            | 595.87            | 116.29             | 650.00            |
| 663050.0000                   | Website Expense               | 0.00            | 0.00            | 0.00               | 350.00            | 300.00            | (50.00)            | 300.00            |
| 681400.0000                   | Insurance                     | 1,392.67        | 0.00            | (1,392.67)         | 16,523.67         | 24,000.00         | 7,476.33           | 24,000.00         |
| 681625.0000                   | Flood Insurance               | 0.00            | 0.00            | 0.00               | 6,838.00          | 6,000.00          | (838.00)           | 6,000.00          |
| 681650.0000                   | Master / General Assoc Fees   | 0.00            | 0.00            | 0.00               | 67,615.20         | 67,615.20         | 0.00               | 67,615.20         |
| 681700.0000                   | Contingency                   | 0.00            | 392.79          | 392.79             | 0.00              | 4,320.69          | 4,320.69           | 4,713.50          |
|                               | <b>Total Administrative</b>   | <u>1,415.11</u> | <u>488.63</u>   | <u>(926.48)</u>    | <u>92,154.87</u>  | <u>103,490.13</u> | <u>11,335.26</u>   | <u>103,978.70</u> |

**Accrual Income Statement**  
**The Martinique at Tarpon Cove Condo Assn #1 (8590)**  
**For the period ending November 30, 2017**

| <u>Account</u>                     | <u>Account Name</u> | <u>MTD<br/>Actual</u> | <u>MTD<br/>Budget</u> | <u>MTD<br/>\$ Variance</u> | <u>YTD<br/>Actual</u> | <u>YTD<br/>Budget</u> | <u>YTD<br/>\$ Variance</u> | <u>Annual<br/>Budget</u> |
|------------------------------------|---------------------|-----------------------|-----------------------|----------------------------|-----------------------|-----------------------|----------------------------|--------------------------|
| <b>Total Operating Expenses</b>    |                     | 2,858.25              | 3,027.80              | 169.55                     | 122,447.36            | 131,294.26            | 8,846.90                   | 134,028.70               |
| <b>Net Operating Income/(Loss)</b> |                     | (2,558.25)            | (3,027.80)            | 469.55                     | 12,970.68             | 2,584.44              | 10,386.24                  | (150.00)                 |
| <b>Net Income/(Loss)</b>           |                     | <u>(2,558.25)</u>     | <u>(3,027.80)</u>     | <u>469.55</u>              | <u>12,970.68</u>      | <u>2,584.44</u>       | <u>10,386.24</u>           | <u>(150.00)</u>          |

### Capital Reserve Summary Report

The Martinique at Tarpon Cove Condo Assn #1 (8590)

Books = Accrual

For the period ending November 30, 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                 | 8,000.68            | 0.00                   | 0.00                   | 8,000.68              | 0.00         |
| Roof             | 870000.4600  | 56,568.48                | 58,012.55           | 0.00                   | 0.00                   | 58,012.55             | (3,206.29)   |
| Roof (Garages)   | 870000.4603  | 19,750.78                | 21,594.78           | 0.00                   | 0.00                   | 21,594.78             | 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                | 98,488.07           | 0.00                   | 0.00                   | 98,488.07             | (3,206.29)   |
| Interest Income  | 870000.4995  | 1,726.96                 | 1,901.62            | 41.26                  | 0.00                   | 1,942.88              | 0.00         |
|                  | Grand Total: | 94,259.96                | 100,389.69          | 41.26                  | 0.00                   | 100,430.95            | (3,206.29)   |

**Expense Distribution**

Property=8590 AND mm/yy=11/2017-11/2017

| Account Code - Name                  | Control   | Property | Invoice #  | Invoice Date | Period  | Amount          | Unpaid Amount | Check # | Check Date | Remarks                        |
|--------------------------------------|-----------|----------|------------|--------------|---------|-----------------|---------------|---------|------------|--------------------------------|
| <b>681400.0000 - Insurance</b>       |           |          |            |              |         |                 |               |         |            |                                |
| 70441 - Brown & Brown of FI, Inc.    | P-3559227 | 8590     | 2017-09-21 | 11/07/2017   | 11/2017 | 1,392.67        | 0.00          | 100196  | 11/09/2017 | GL, Crime, D&O 9/25/17-9/25/18 |
| <b>Total 681400.0000 - Insurance</b> |           |          |            |              |         | <b>1,392.67</b> | <b>0.00</b>   |         |            |                                |
|                                      |           |          |            |              |         | <b>1,392.67</b> | <b>0.00</b>   |         |            |                                |