

Balance Sheet (Accrual)
The Martinique at Tarpon Cove Condo Assn #3 (8592)
November 30, 2017

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12/8/2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	37,466.22	0.00	37,466.22
	Total Operating Funds	<u>37,466.22</u>	<u>0.00</u>	<u>37,466.22</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	95,302.15	95,302.15
	Total Reserves Funds	<u>0.00</u>	<u>95,302.15</u>	<u>95,302.15</u>
Other Current Assets				
120800.0000	Payments Receivable	1,736.45	0.00	1,736.45
	Total Other Current Assets	<u>1,736.45</u>	<u>0.00</u>	<u>1,736.45</u>
	Total Current Assets	<u>39,202.67</u>	<u>95,302.15</u>	<u>134,504.82</u>
Total Assets		<u><u>39,202.67</u></u>	<u><u>95,302.15</u></u>	<u><u>134,504.82</u></u>
LIABILITIES				
Current Liabilities				
340100.0000	Accrued Expenses	1,318.83	0.00	1,318.83
381010.0000	Prepaid	10,488.00	0.00	10,488.00
	Total Current Liabilities	<u>11,806.83</u>	<u>0.00</u>	<u>11,806.83</u>
Total Liabilities		<u>11,806.83</u>	<u>0.00</u>	<u>11,806.83</u>
EQUITY				
	Owners Equity	22,489.77	0.00	22,489.77
	Current Year Income/(Loss)	4,906.07	0.00	4,906.07
	Replacement Reserve Prior Years	0.00	88,965.85	88,965.85
	Replacement Reserve Current Year	0.00	6,336.30	6,336.30
	Total Equity	<u>27,395.84</u>	<u>95,302.15</u>	<u>122,697.99</u>
Total Liabilities and Owners Equity		<u><u>39,202.67</u></u>	<u><u>95,302.15</u></u>	<u><u>134,504.82</u></u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #3 (8592)
For the period ending November 30, 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	0.00	0.00	0.00	200.00	0.00	200.00	0.00
602410.0000	Rental Application Fees	300.00	0.00	300.00	1,350.00	0.00	1,350.00	0.00
603800.0000	Late Fees	69.70	0.00	69.70	469.40	0.00	469.40	0.00
603810.0000	COA Late Fees	(22.35)	0.00	(22.35)	(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>347.35</u>	<u>0.00</u>	<u>347.35</u>	<u>147,162.05</u>	<u>143,040.12</u>	<u>4,121.93</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>347.35</u>	<u>0.00</u>	<u>347.35</u>	<u>119,019.81</u>	<u>131,801.70</u>	<u>(12,781.89)</u>	<u>131,801.70</u>
Operating Expenses								
Utilities								
610100.0000	Electric	64.82	66.67	1.85	677.74	733.37	55.63	800.00
610300.0000	Water/Sewer	1,318.83	1,333.33	14.50	16,300.20	14,666.63	(1,633.57)	16,000.00
Total Utilities		<u>1,383.65</u>	<u>1,400.00</u>	<u>16.35</u>	<u>16,977.94</u>	<u>15,400.00</u>	<u>(1,577.94)</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	0.00	833.33	833.33	10,605.79	9,166.63	(1,439.16)	10,000.00
649840.0000	Fire Alarm / Exting Service	3,217.13	0.00	(3,217.13)	10,534.56	2,800.00	(7,734.56)	2,800.00
649841.0000	Fire Equipment Repairs	0.00	0.00	0.00	237.00	0.00	(237.00)	0.00
Total Maintenance		<u>3,217.13</u>	<u>833.33</u>	<u>(2,383.80)</u>	<u>21,827.35</u>	<u>12,416.63</u>	<u>(9,410.72)</u>	<u>13,250.00</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	156.00	458.37	302.37	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	22.43	54.17	31.74	479.64	595.87	116.23	650.00
663050.0000	Website Expense	0.00	0.00	0.00	350.00	300.00	(50.00)	300.00
681400.0000	Insurance	1,392.00	0.00	(1,392.00)	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
681700.0000	Contingency	0.00	207.21	207.21	0.00	2,279.31	2,279.31	2,486.50

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #3 (8592)
For the period ending November 30, 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 Administrative	1,414.43	303.05	(1,111.38)	75,308.45	101,448.75	26,140.30	101,751.70
	Total Operating Expenses	6,015.21	2,536.38	(3,478.83)	114,113.74	129,265.38	15,151.64	131,801.70
	Net Operating Income/(Loss)	(5,667.86)	(2,536.38)	(3,131.48)	4,906.07	2,536.32	2,369.75	0.00
	Net Income/(Loss)	(5,667.86)	(2,536.38)	(3,131.48)	4,906.07	2,536.32	2,369.75	0.00

Capital Reserve Summary Report

The Martinique at Tarpon Cove Condo Assn #3 (8592)

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
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	0.00	50,590.08	(5,073.45)
Roof (Garages)	870000.4603	20,282.82	21,785.26	0.00	0.00	21,785.26	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	0.00	0.00	93,592.87	(5,073.45)
Interest Income	870000.4995	1,537.97	1,693.62	15.66	0.00	1,709.28	0.00
	Grand Total:	88,965.85	95,286.49	15.66	0.00	95,302.15	(5,073.45)

Expense Distribution

Property=8592 AND mm/yy=11/2017-11/2017

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
649840.0000 - Fire Alarm / Exting Service										
75167 - Protection Plus of Southwest Fl...	P-3559228	8592	20551	11/07/2017	11/2017	255.00	0.00	100216	11/09/2017	Bldg15 Repairs due to Hurricane (Invoice...
75167 - Protection Plus of Southwest Fl...	P-3559229	8592	20553	11/07/2017	11/2017	255.00	0.00	100216	11/09/2017	Bldg16 Repairs due to Hurricane (Invoice...
75167 - Protection Plus of Southwest Fl...	P-3559230	8592	20572	11/07/2017	11/2017	125.00	0.00	100216	11/09/2017	Bldg17 Repairs due to Hurricane (Invoice...
75167 - Protection Plus of Southwest Fl...	P-3559231	8592	20544-2	11/07/2017	11/2017	450.00	0.00	100216	11/09/2017	Quarterly Fire Service
77600 - Wayne Automatic Fire Sprinklers...	P-3569662	8592	641193	11/13/2017	11/2017	1,382.13	0.00	100218	11/21/2017	Install new 120vac Surge & Motherboard f...
75167 - Protection Plus of Southwest Fl...	P-3569661	8592	20571-2	11/20/2017	11/2017	750.00	0.00	100217	11/21/2017	Annual Fire Alarm Inspection & Certificatio...
Total 649840.0000 - Fire Alarm / Exting S...						3,217.13	0.00			
681400.0000 - Insurance										
70441 - Brown & Brown of FI, Inc.	P-3559227	8592	2017-09-21	11/07/2017	11/2017	1,392.00	0.00	100215	11/09/2017	GL, Crime, D&O 9/25/17-9/25/18
Total 681400.0000 - Insurance						1,392.00	0.00			
						4,609.13	0.00			