

Balance Sheet (Accrual)
The Martinique at Tarpon Cove Condo Assn #2 (8591)
October 31, 2017

1
11/9/2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	36,472.57	0.00	36,472.57
	Total Operating Funds	<u>36,472.57</u>	<u>0.00</u>	<u>36,472.57</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	100,455.55	100,455.55
	Total Reserves Funds	<u>0.00</u>	<u>100,455.55</u>	<u>100,455.55</u>
Other Current Assets				
120800.0000	Payments Receivable	1,512.35	0.00	1,512.35
	Total Other Current Assets	<u>1,512.35</u>	<u>0.00</u>	<u>1,512.35</u>
	Total Current Assets	<u>37,984.92</u>	<u>100,455.55</u>	<u>138,440.47</u>
	Total Assets	<u><u>37,984.92</u></u>	<u><u>100,455.55</u></u>	<u><u>138,440.47</u></u>
LIABILITIES				
Current Liabilities				
381010.0000	Prepaid	2,168.80	0.00	2,168.80
	Total Current Liabilities	<u>2,168.80</u>	<u>0.00</u>	<u>2,168.80</u>
	Total Liabilities	<u>2,168.80</u>	<u>0.00</u>	<u>2,168.80</u>
EQUITY				
	Owners Equity	13,872.07	0.00	13,872.07
	Current Year Income/(Loss)	21,944.05	0.00	21,944.05
	Replacement Reserve Prior Years	0.00	95,653.94	95,653.94
	Replacement Reserve Current Year	0.00	4,801.61	4,801.61
	Total Equity	<u>35,816.12</u>	<u>100,455.55</u>	<u>136,271.67</u>
	Total Liabilities and Owners Equity	<u><u>37,984.92</u></u>	<u><u>100,455.55</u></u>	<u><u>138,440.47</u></u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #2 (8591)
For the period ending October 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	16,519.57	(105.68)	65,655.56	66,078.25	(422.69)	66,078.25
605220.0000	Master Association Fees	16,882.27	16,903.80	(21.53)	67,529.08	67,615.20	(86.12)	67,615.20
601450.0000	Working Capital Fees	0.00	0.00	0.00	1,400.00	0.00	1,400.00	0.00
602400.0000	Application Fee Income	100.00	0.00	100.00	400.00	0.00	400.00	0.00
602410.0000	Rental Application Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
603800.0000	Late Fees	22.35	0.00	22.35	276.15	0.00	276.15	0.00
605730.0000	Reserve Income	2,463.84	2,336.64	127.20	9,855.36	9,346.53	508.83	9,346.53
	Sub-total Income	<u>35,882.35</u>	<u>35,760.01</u>	<u>122.34</u>	<u>145,416.15</u>	<u>143,039.98</u>	<u>2,376.17</u>	<u>143,039.98</u>
681500.0000	Reserve Funding	(19,240.43)	(2,336.64)	(16,903.79)	(26,250.32)	(9,346.53)	(16,903.79)	(9,346.53)
	Total Operating Income	<u>16,641.92</u>	<u>33,423.37</u>	<u>(16,781.45)</u>	<u>119,165.83</u>	<u>133,693.45</u>	<u>(14,527.62)</u>	<u>133,693.45</u>
Operating Expenses								
Utilities								
610100.0000	Electric	20.27	22.92	2.65	207.07	229.20	22.13	275.00
610300.0000	Water/Sewer	1,207.11	1,291.67	84.56	14,338.95	12,916.70	(1,422.25)	15,500.00
	Total Utilities	<u>1,227.38</u>	<u>1,314.59</u>	<u>87.21</u>	<u>14,546.02</u>	<u>13,145.90</u>	<u>(1,400.12)</u>	<u>15,775.00</u>
Maintenance								
642760.0000	Termite Warranty	0.00	0.00	0.00	450.00	450.00	0.00	450.00
646600.0000	General Maintenance	975.00	833.33	(141.67)	6,212.20	8,333.30	2,121.10	10,000.00
649840.0000	Fire Alarm / Exting Service	0.00	250.00	250.00	1,368.86	1,000.00	(368.86)	1,000.00
649841.0000	Fire Equipment Repairs	237.00	375.00	138.00	1,433.74	1,500.00	66.26	1,500.00
	Total Maintenance	<u>1,212.00</u>	<u>1,458.33</u>	<u>246.33</u>	<u>9,464.80</u>	<u>11,283.30</u>	<u>1,818.50</u>	<u>12,950.00</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	157.00	416.70	259.70	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	39.49	54.17	14.68	457.14	541.70	84.56	650.00
663050.0000	Website Expense	0.00	0.00	0.00	350.00	300.00	(50.00)	300.00
681400.0000	Insurance	14,603.00	0.00	(14,603.00)	15,131.00	24,000.00	8,869.00	24,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	6,213.00	7,000.00	787.00	7,000.00
681650.0000	Master / General Assoc Fees	0.00	16,903.80	16,903.80	50,711.40	67,615.20	16,903.80	67,615.20
681700.0000	Contingency	0.00	391.94	391.94	0.00	3,919.40	3,919.40	4,703.25
	Total Administrative	<u>14,642.49</u>	<u>17,391.58</u>	<u>2,749.09</u>	<u>73,210.96</u>	<u>103,993.00</u>	<u>30,782.04</u>	<u>104,968.45</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #2 (8591)
For the period ending October 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>
Total Operating Expenses		17,081.87	20,164.50	3,082.63	97,221.78	128,422.20	31,200.42	133,693.45
Net Operating Income/(Loss)		(439.95)	13,258.87	(13,698.82)	21,944.05	5,271.25	16,672.80	0.00
Net Income/(Loss)		(439.95)	13,258.87	(13,698.82)	21,944.05	5,271.25	16,672.80	0.00

Capital Reserve Summary Report

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

Books = Accrual

For the period ending October 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	7,333.93	666.75	0.00	8,000.68	0.00
Roof	870000.4600	57,135.75	55,895.15	1,160.00	0.00	57,055.15	(4,720.60)
Roof (Garages)	870000.4603	20,231.90	21,645.65	471.25	0.00	22,116.90	0.00
Storage Expense	870000.4715	11,116.91	11,232.80	38.63	0.00	11,271.43	0.00
	Sub-Total:	93,818.25	96,107.54	2,336.63	0.00	98,444.17	(4,720.60)
Interest Income	870000.4995	1,835.69	1,982.98	28.40	0.00	2,011.38	0.00
	Grand Total:	95,653.94	98,090.52	2,365.03	0.00	100,455.55	(4,720.60)

Expense Distribution

Property=8591 AND mm/yy=10/2017-10/2017

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
646600.0000 - General Maintenance										
73520 - Andrea Lloha Handyman Service	P-3539148	8591	100552017-1	10/05/2017	10/2017	450.00	0.00	100184	10/12/2017	Carport Gutter & Roof Cleaning after Hurr...
70183 - All About Seamless Gutters LLC	P-3550106	8591	0348	10/18/2017	10/2017	525.00	0.00	100186	10/26/2017	Clean gutters
Total 646600.0000 - General Maintenance						975.00	0.00			
649841.0000 - Fire Equipment Repairs										
75230 - John Rice Plumbing, Inc.	P-3544450	8591	12460	10/16/2017	10/2017	237.00	0.00	100185	10/19/2017	Quarterly-Fire suppression system inspect...
Total 649841.0000 - Fire Equipment Repairs						237.00	0.00			
681400.0000 - Insurance										
78025 - Heritage Insurance	P-3533164	8591	HCP004938-01-2017	10/03/2017	10/2017	14,603.00	0.00	100183	10/05/2017	9/25/17-9/25/18 Policy# HCP004938-01
Total 681400.0000 - Insurance						14,603.00	0.00			
						15,815.00	0.00			