

Balance Sheet (Accrual)
The Martinique at Tarpon Cove Condo Assn #3 (8592)
October 31, 2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	31,458.90	0.00	31,458.90
	Total Operating Funds	<u>31,458.90</u>	<u>0.00</u>	<u>31,458.90</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	95,286.49	95,286.49
	Total Reserves Funds	<u>0.00</u>	<u>95,286.49</u>	<u>95,286.49</u>
Other Current Assets				
120800.0000	Payments Receivable	3,233.80	0.00	3,233.80
	Total Other Current Assets	<u>3,233.80</u>	<u>0.00</u>	<u>3,233.80</u>
	Total Current Assets	<u>34,692.70</u>	<u>95,286.49</u>	<u>129,979.19</u>
Total Assets		<u>34,692.70</u>	<u>95,286.49</u>	<u>129,979.19</u>
LIABILITIES				
Current Liabilities				
381010.0000	Prepaid	1,629.00	0.00	1,629.00
	Total Current Liabilities	<u>1,629.00</u>	<u>0.00</u>	<u>1,629.00</u>
Total Liabilities		<u>1,629.00</u>	<u>0.00</u>	<u>1,629.00</u>
EQUITY				
	Owners Equity	22,489.77	0.00	22,489.77
	Current Year Income/(Loss)	10,573.93	0.00	10,573.93
	Replacement Reserve Prior Years	0.00	88,965.85	88,965.85
	Replacement Reserve Current Year	0.00	6,320.64	6,320.64
	Total Equity	<u>33,063.70</u>	<u>95,286.49</u>	<u>128,350.19</u>
Total Liabilities and Owners Equity		<u>34,692.70</u>	<u>95,286.49</u>	<u>129,979.19</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #3 (8592)
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	16,046.40	16,046.64	(0.24)	64,185.60	64,186.50	(0.90)	64,186.50
605220.0000	Master Association Fees	16,903.92	16,903.80	0.12	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	100.00	0.00	100.00	1,050.00	0.00	1,050.00	0.00
603800.0000	Late Fees	111.75	0.00	111.75	399.70	0.00	399.70	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	2,809.68	2,809.62	0.06	11,238.72	11,238.42	0.30	11,238.42
Sub-total Income		<u>35,971.75</u>	<u>35,760.06</u>	<u>211.69</u>	<u>146,814.70</u>	<u>143,040.12</u>	<u>3,774.58</u>	<u>143,040.12</u>
681500.0000	Reserve Funding	(19,713.41)	(2,809.62)	(16,903.79)	(28,142.24)	(11,238.42)	(16,903.82)	(11,238.42)
Total Operating Income		<u><u>16,258.34</u></u>	<u><u>32,950.44</u></u>	<u><u>(16,692.10)</u></u>	<u><u>118,672.46</u></u>	<u><u>131,801.70</u></u>	<u><u>(13,129.24)</u></u>	<u><u>131,801.70</u></u>
Operating Expenses								
Utilities								
610100.0000	Electric	58.67	66.67	8.00	612.92	666.70	53.78	800.00
610300.0000	Water/Sewer	1,169.76	1,333.33	163.57	14,981.37	13,333.30	(1,648.07)	16,000.00
Total Utilities		<u>1,228.43</u>	<u>1,400.00</u>	<u>171.57</u>	<u>15,594.29</u>	<u>14,000.00</u>	<u>(1,594.29)</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	1,471.45	833.33	(638.12)	10,605.79	8,333.30	(2,272.49)	10,000.00
649840.0000	Fire Alarm / Exting Service	0.00	700.00	700.00	7,317.43	2,800.00	(4,517.43)	2,800.00
649841.0000	Fire Equipment Repairs	237.00	0.00	(237.00)	237.00	0.00	(237.00)	0.00
Total Maintenance		<u>1,708.45</u>	<u>1,533.33</u>	<u>(175.12)</u>	<u>18,610.22</u>	<u>11,583.30</u>	<u>(7,026.92)</u>	<u>13,250.00</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	156.00	416.70	260.70	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	39.51	54.17	14.66	457.21	541.70	84.49	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)	15,130.00	24,000.00	8,870.00	24,000.00
681625.0000	Flood Insurance	2,505.00	0.00	(2,505.00)	6,898.00	6,000.00	(898.00)	6,000.00
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	207.21	207.21	0.00	2,072.10	2,072.10	2,486.50
Total Administrative		<u>17,147.51</u>	<u>17,206.85</u>	<u>59.34</u>	<u>73,894.02</u>	<u>101,145.70</u>	<u>27,251.68</u>	<u>101,751.70</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #3 (8592)
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		20,084.39	20,140.18	55.79	108,098.53	126,729.00	18,630.47	131,801.70
Net Operating Income/(Loss)		(3,826.05)	12,810.26	(16,636.31)	10,573.93	5,072.70	5,501.23	0.00
Net Income/(Loss)		<u>(3,826.05)</u>	<u>12,810.26</u>	<u>(16,636.31)</u>	<u>10,573.93</u>	<u>5,072.70</u>	<u>5,501.23</u>	<u>0.00</u>

Capital Reserve Summary Report

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

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
Fire Equipment Expense	870000.4310	0.00	1,500.00	500.00	0.00	2,000.00	0.00
Painting Expense	870000.4465	5,333.67	7,333.92	666.75	0.00	8,000.67	0.00
Roof	870000.4600	50,594.53	49,929.83	1,267.25	(607.00)	50,590.08	(5,073.45)
Roof (Garages)	870000.4603	20,282.82	21,409.65	375.61	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	91,390.26	2,809.61	(607.00)	93,592.87	(5,073.45)
Interest Income	870000.4995	1,537.97	1,677.60	16.02	0.00	1,693.62	0.00
	Grand Total:	88,965.85	93,067.86	2,825.63	(607.00)	95,286.49	(5,073.45)

Expense Distribution

Property=8592 AND mm/yy=10/2017-10/2017

Account Code - Name	Vendor 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	8592	100552017-1	10/05/2017	10/2017	450.00	0.00	100211	10/12/2017	Carport Gutter & Roof Cleaning after Hurr...
	76742 - Suncoast Electric of SW FL, Inc.	P-3539149	8592	5796	10/10/2017	10/2017	496.45	0.00	100212	10/12/2017	Carport Lighting: Install time clock & GFCl...
	70183 - All About Seamless Gutters LLC	P-3550106	8592	0348	10/18/2017	10/2017	525.00	0.00	100214	10/26/2017	Clean gutters
Total 646600.0000 - General Maintenance							1,471.45	0.00			
649841.0000 - Fire Equipment Repairs											
	75230 - John Rice Plumbing, Inc.	P-3544450	8592	12460	10/16/2017	10/2017	237.00	0.00	100213	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	8592	HCP004938-01-2017	10/03/2017	10/2017	14,603.00	0.00	100209	10/05/2017	9/25/17-9/25/18 Policy# HCP004938-01
Total 681400.0000 - Insurance							14,603.00	0.00			
681625.0000 - Flood Insurance											
	72370 - Hartford Fire Insurance Company	P-3539147	8592	87040994612016-2017	10/10/2017	10/2017	2,505.00	0.00	100210	10/12/2017	1025 TCD 11/21/17-11/21/18 Policy# 87...
Total 681625.0000 - Flood Insurance							2,505.00	0.00			
870000.4600 - Roof											
	70675 - Crowther Roofing and Sheet Me...	P-3550105	8592	A141464	10/02/2017	10/2017	607.00	0.00	100004	10/26/2017	1045-203 Emergency leak investigation d...
Total 870000.4600 - Roof							607.00	0.00			
							19,423.45	0.00			