

Balance Sheet (Accrual)
The Martinique at Tarpon Cove Condo Assn #1 (8590)
May 31, 2018

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	38,060.31	0.00	38,060.31
	Total Operating Funds	<u>38,060.31</u>	<u>0.00</u>	<u>38,060.31</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	101,794.64	101,794.64
	Total Reserves Funds	<u>0.00</u>	<u>101,794.64</u>	<u>101,794.64</u>
Other Current Assets				
120800.0000	Payments Receivable	650.00	0.00	650.00
	Total Other Current Assets	<u>650.00</u>	<u>0.00</u>	<u>650.00</u>
	Total Current Assets	<u>38,710.31</u>	<u>101,794.64</u>	<u>140,504.95</u>
Total Assets		<u><u>38,710.31</u></u>	<u><u>101,794.64</u></u>	<u><u>140,504.95</u></u>
LIABILITIES				
Current Liabilities				
381010.0000	Prepaid	25.00	0.00	25.00
381100.0000	Other Advances	25.00	0.00	25.00
	Total Current Liabilities	<u>50.00</u>	<u>0.00</u>	<u>50.00</u>
Total Liabilities		<u>50.00</u>	<u>0.00</u>	<u>50.00</u>
EQUITY				
	Owners Equity	22,975.83	0.00	22,975.83
	Current Year Income/(Loss)	16,659.48	0.00	16,659.48
	Replacement Reserve Prior Years	0.00	100,473.60	100,473.60
	Replacement Reserve Current Year	0.00	346.04	346.04
	Total Equity	<u>39,635.31</u>	<u>100,819.64</u>	<u>140,454.95</u>
Total Liabilities and Owners Equity		<u><u>39,685.31</u></u>	<u><u>100,819.64</u></u>	<u><u>140,504.95</u></u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #1 (8590)
For the period ending May 31, 2018

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	33,131.52	32,245.24	886.28	64,490.50
605220.0000	Master Association Fees	0.00	0.00	0.00	33,807.84	35,293.80	(1,485.96)	70,587.60
601450.0000	Working Capital Fees	700.00	0.00	700.00	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	0.00	0.00	0.00	200.00	0.00	200.00	0.00
603800.0000	Late Fees	0.00	0.00	0.00	(135.54)	0.00	(135.54)	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	5,060.64	4,460.90	599.74	8,921.82
Sub-total Income		<u>700.00</u>	<u>0.00</u>	<u>700.00</u>	<u>72,864.46</u>	<u>71,999.94</u>	<u>864.52</u>	<u>143,999.92</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(4,460.96)	(4,460.92)	(0.04)	(8,921.82)
Total Operating Income		<u>700.00</u>	<u>0.00</u>	<u>700.00</u>	<u>68,403.50</u>	<u>67,539.02</u>	<u>864.48</u>	<u>135,078.10</u>
Operating Expenses								
Utilities								
610100.0000	Electric	27.33	41.70	14.37	165.70	208.30	42.60	500.00
610300.0000	Water/Sewer	3,013.98	1,608.40	(1,405.58)	9,018.90	8,041.20	(977.70)	19,300.00
Total Utilities		<u>3,041.31</u>	<u>1,650.10</u>	<u>(1,391.21)</u>	<u>9,184.60</u>	<u>8,249.50</u>	<u>(935.10)</u>	<u>19,800.00</u>
Maintenance								
642760.0000	Termite Warranty	0.00	0.00	0.00	0.00	0.00	0.00	450.00
646600.0000	General Maintenance	0.00	1,250.00	1,250.00	3,377.66	6,250.00	2,872.34	15,000.00
649840.0000	Fire Alarm / Exting Service	0.00	0.00	0.00	2,098.80	0.00	(2,098.80)	0.00
649841.0000	Fire Equipment Repairs	0.00	166.70	166.70	237.00	833.30	596.30	2,000.00
Total Maintenance		<u>0.00</u>	<u>1,416.70</u>	<u>1,416.70</u>	<u>5,713.46</u>	<u>7,083.30</u>	<u>1,369.84</u>	<u>17,450.00</u>
Administrative Expense								
660200.0000	Legal	0.00	41.67	41.67	0.00	208.35	208.35	500.00
660281.0000	Division Filing Fees	23.00	0.00	(23.00)	119.00	125.00	6.00	125.00
660300.0000	Auditing & Accounting Fees	75.00	0.00	(75.00)	75.00	75.00	0.00	75.00
660370.0000	Office Expense	27.18	54.17	26.99	339.36	270.85	(68.51)	650.00
663050.0000	Website Expense	0.00	0.00	0.00	0.00	300.00	300.00	300.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	2,505.00	3,300.00	795.00	7,000.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	33,807.60	35,293.80	1,486.20	70,587.60
681700.0000	Contingency	0.00	132.60	132.60	0.00	663.20	663.20	1,591.50
Total Administrative		<u>125.18</u>	<u>228.44</u>	<u>103.26</u>	<u>36,845.96</u>	<u>40,236.20</u>	<u>3,390.24</u>	<u>97,829.10</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #1 (8590)
For the period ending May 31, 2018

<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		3,166.49	3,295.24	128.75	51,744.02	55,569.00	3,824.98	135,079.10
Net Operating Income/(Loss)		(2,466.49)	(3,295.24)	828.75	16,659.48	11,970.02	4,689.46	(1.00)
Net Income/(Loss)		<u>(2,466.49)</u>	<u>(3,295.24)</u>	<u>828.75</u>	<u>16,659.48</u>	<u>11,970.02</u>	<u>4,689.46</u>	<u>(1.00)</u>

Capital Reserve Summary Report

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

Books = Accrual

For the period ending May 31, 2018

Account	Account #	Last Year Ending Balance	Prior Month Balance	Current Month Receipts	Current Month Expenses	Current Month Balance	YTD Expenses
Carport/Garage Expense	870000.4130	0.00	255.36	0.00	0.00	255.36	0.00
Painting Expense	870000.4465	8,000.68	9,334.28	0.00	0.00	9,334.28	0.00
Roof	870000.4600	58,012.55	56,903.55	0.00	0.00	56,903.55	(3,421.00)
Roof (Garages)	870000.4603	21,594.78	21,594.78	0.00	0.00	21,594.78	0.00
Special Assessment	870000.4690	0.00	(820.88)	0.00	0.00	(820.88)	0.00
Storage Expense	870000.4715	10,880.06	11,440.06	0.00	0.00	11,440.06	560.00
Sub-Total:		98,488.07	98,707.15	0.00	0.00	98,707.15	(2,861.00)
Interest Income	870000.4995	1,985.53	2,069.28	43.21	0.00	2,112.49	0.00
Grand Total:		100,473.60	100,776.43	43.21	0.00	100,819.64	(2,861.00)

Expense Distribution

Property=8590 AND mm/yy=05/2018-05/2018

Account Code - Name	Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
660281.0000 - Division Filing Fees											
	76871 - Towne Properties Mgt. Co. Ltd.	P-3701086	8590	5247	05/22/2018	05/2018	23.00	0.00	100218	05/24/2018	annual Subiz Renewal & Certificate
Total 660281.0000 - Division Filing Fees							23.00	0.00			
660300.0000 - Auditing & Accounting Fees											
	75289 - Rehmann Robson LLC, a Subs...	P-3696750	8590	RR439471	05/16/2018	05/2018	75.00	0.00	100217	05/17/2018	2017 Tax Return 1120-H (Invoice date 4/2/18)
Total 660300.0000 - Auditing & Accountin...							75.00	0.00			
							98.00	0.00			

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
110100.0000				Cash - Operating Acct					41,226.80	= Beginning Balance =
		05/08/2018		Daily Total				20.54	41,206.26	
		05/17/2018		Daily Total				75.00	41,131.26	
		05/24/2018		Daily Total				23.00	41,108.26	
		05/30/2018		Daily Total				6.64	41,101.62	
		05/31/2018		Daily Total				3,041.31	38,060.31	
				Net Change=-3,166.49			0.00	3,166.49	38,060.31	= Ending Balance =
112001.0000				Cash - Reserve Acct					101,751.43	= Beginning Balance =
		05/31/2018		Daily Total			43.21		101,794.64	
				Net Change=43.21			43.21	0.00	101,794.64	= Ending Balance =
120800.0000				Payments Receivable					-50.00	= Beginning Balance =
				Net Change=700.00			725.00	25.00	650.00	= Ending Balance =
310100.0000				Accounts Payable					0.00	= Beginning Balance =
		05/16/2018	05/2018	Rehmann Robson LLC, a Subs...	P-36...	RR4...		75.00	-75.00	2017 Tax Return 1120-H (Invoice date 4/2/18)
		05/17/2018	05/2018	Rehmann Robson LLC, a Subs...	K-19...	100217	75.00		0.00	2017 Tax Return 1120-H (Invoice date 4/2/18)
		05/22/2018	05/2018	Towne Properties Mgt. Co. Ltd...	P-37...	5247		23.00	-23.00	annual Subiz Renewal & Certificate
		05/24/2018	05/2018	Towne Properties Mgt. Co. Ltd...	K-19...	100218	23.00		0.00	annual Subiz Renewal & Certificate
				Net Change=0.00			98.00	98.00	0.00	= Ending Balance =
381010.0000				Prepaid					-25.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-25.00	= Ending Balance =
381100.0000				Other Advances					-25.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-25.00	= Ending Balance =
439100.0000				Owners Equity					-22,975.83	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-22,975.83	= Ending Balance =
440300.8465				Painting Prior Yr Bal					-8,000.68	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-8,000.68	= Ending Balance =
440300.8600				Roof Prior Yr Bal					-58,012.55	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-58,012.55	= Ending Balance =
440300.8603				Roof Prior Yr Bal (Garages)					-21,594.78	= Beginning Balance =

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	-21,594.78	= Ending Balance =
440300.8715				Storage Prior Yr Bal					-10,880.06	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-10,880.06	= Ending Balance =
440300.8995				Interest Income Prior Yr					-1,985.53	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,985.53	= Ending Balance =
601450.0000				Working Capital Fees					0.00	= Beginning Balance =
				Net Change=-700.00			0.00	700.00	-700.00	= Ending Balance =
602400.0000				Application Fee Income					-100.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-100.00	= Ending Balance =
602410.0000				Rental Application Fees					-200.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-200.00	= Ending Balance =
603800.0000				Late Fees					135.54	= Beginning Balance =
				Net Change=0.00			0.00	0.00	135.54	= Ending Balance =
605000.0000				Association Fee					-33,131.52	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-33,131.52	= Ending Balance =
605220.0000				Master Association Fees					-33,807.84	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-33,807.84	= Ending Balance =
605730.0000				Reserve Income					-5,060.64	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-5,060.64	= Ending Balance =
610100.0000				Electric					138.37	= Beginning Balance =
				Net Change=27.33			27.33	0.00	165.70	= Ending Balance =
610300.0000				Water/Sewer					6,004.92	= Beginning Balance =
				Net Change=3,013.98			3,013.98	0.00	9,018.90	= Ending Balance =
646600.0000				General Maintenance					3,377.66	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,377.66	= Ending Balance =

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
649840.0000				Fire Alarm / Exting Service					2,098.80 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,098.80 = Ending Balance =	
649841.0000				Fire Equipment Repairs					237.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	237.00 = Ending Balance =	
660281.0000				Division Filing Fees					96.00 = Beginning Balance =	
8590	The Martinique ...	05/22/2018	05/2018	Towne Properties Mgt. Co. Ltd....	P-37...	5247	23.00	0.00	119.00	annual Subiz Renewal & Certificate
				Net Change=23.00			23.00	0.00	119.00 = Ending Balance =	
660300.0000				Auditing & Accounting Fees					0.00 = Beginning Balance =	
8590	The Martinique ...	05/16/2018	05/2018	Rehmann Robson LLC, a Subs...	P-36...	RR4...	75.00	0.00	75.00	2017 Tax Return 1120-H (Invoice date 4/2/18)
				Net Change=75.00			75.00	0.00	75.00 = Ending Balance =	
660370.0000				Office Expense					312.18 = Beginning Balance =	
8590	The Martinique ...	05/08/2018	05/2018	Post 05/08/18 w/d - requested ...	J-2662979		20.54	0.00	332.72	Post w/d-\$ to TP 05/08/18
8590	The Martinique ...	05/30/2018	05/2018	Post 05/30/18 w/d - requested ...	J-2666788		6.64	0.00	339.36	Post 2nd w/d-\$ to TP 05/30/18
				Net Change=27.18			27.18	0.00	339.36 = Ending Balance =	
681500.0000				Reserve Funding					4,460.96 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	4,460.96 = Ending Balance =	
681625.0000				Flood Insurance					2,505.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	2,505.00 = Ending Balance =	
681650.0000				Master / General Assoc Fees					33,807.60 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	33,807.60 = Ending Balance =	
870000.0130				Carport/garage					-255.36 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-255.36 = Ending Balance =	
870000.0465				Painting					-1,333.60 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-1,333.60 = Ending Balance =	
870000.0600				Roofs					-2,312.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-2,312.00 = Ending Balance =	
870000.0690				Special Assessment					820.88 = Beginning Balance =	

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	820.88	= Ending Balance =
870000.0995				Interest Current Yr					-83.75	= Beginning Balance =
8590	The Martinique ...	05/31/2018	05/2018	Interest Income 05/2018-import SP J-2668529			0.00	43.21	-126.96	Interest Income 05/2018
				Net Change=-43.21			0.00	43.21	-126.96	= Ending Balance =
870000.4600				Roof					3,421.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,421.00	= Ending Balance =
870000.4715				Storage Expense					-560.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-560.00	= Ending Balance =
							4,032.70	4,032.70		

Aged Receivables

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

Month Year = 05/2018

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
8590	1005-202	t1593916	Robert & Eileen Barry	675.00	675.00	0.00	0.00	0.00	0.00	675.00
8590	1015-102	t1457452	Tony and Susan Jacobson	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8590	995-102	t1270970	Randall and Connie Higel	0.00	0.00	0.00	0.00	0.00	-25.00	-25.00
8590				650.00	675.00	-25.00	0.00	0.00	-25.00	625.00