

Balance Sheet (Accrual)
The Martinique at Tarpon Cove Condo Assn #2 (8591)
May 31, 2018

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	44,580.43	0.00	44,580.43
	Total Operating Funds	<u>44,580.43</u>	<u>0.00</u>	<u>44,580.43</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	104,124.43	104,124.43
	Total Reserves Funds	<u>0.00</u>	<u>104,124.43</u>	<u>104,124.43</u>
Other Current Assets				
120800.0000	Payments Receivable	(25.00)	0.00	(25.00)
	Total Other Current Assets	<u>(25.00)</u>	<u>0.00</u>	<u>(25.00)</u>
	Total Current Assets	<u>44,555.43</u>	<u>104,124.43</u>	<u>148,679.86</u>
Total Assets		<u>44,555.43</u>	<u>104,124.43</u>	<u>148,679.86</u>
LIABILITIES				
Current Liabilities				
381010.0000	Prepaid	892.68	0.00	892.68
381100.0000	Other Advances	38.88	0.00	38.88
	Total Current Liabilities	<u>931.56</u>	<u>0.00</u>	<u>931.56</u>
Total Liabilities		<u>931.56</u>	<u>0.00</u>	<u>931.56</u>
EQUITY				
	Owners Equity	29,279.29	0.00	29,279.29
	Current Year Income/(Loss)	14,419.58	0.00	14,419.58
	Replacement Reserve Prior Years	0.00	99,361.51	99,361.51
	Replacement Reserve Current Year	0.00	4,687.92	4,687.92
	Total Equity	<u>43,698.87</u>	<u>104,049.43</u>	<u>147,748.30</u>
Total Liabilities and Owners Equity		<u>44,630.43</u>	<u>104,049.43</u>	<u>148,679.86</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #2 (8591)
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	32,165.40	966.12	64,331.00
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	600.00	0.00	600.00	0.00
603800.0000	Late Fees	0.00	0.00	0.00	(88.10)	0.00	(88.10)	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	5,060.64	4,540.74	519.90	9,081.48
Sub-total Income		<u>700.00</u>	<u>0.00</u>	<u>700.00</u>	<u>73,311.90</u>	<u>71,999.94</u>	<u>1,311.96</u>	<u>144,000.08</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(4,540.77)	(4,540.74)	(0.03)	(9,081.48)
Total Operating Income		<u>700.00</u>	<u>0.00</u>	<u>700.00</u>	<u>68,771.13</u>	<u>67,459.20</u>	<u>1,311.93</u>	<u>134,918.60</u>
Operating Expenses								
Utilities								
610100.0000	Electric	21.29	29.20	7.91	115.92	145.80	29.88	350.00
610300.0000	Water/Sewer	2,929.50	1,500.00	(1,429.50)	8,880.66	7,500.00	(1,380.66)	18,000.00
Total Utilities		<u>2,950.79</u>	<u>1,529.20</u>	<u>(1,421.59)</u>	<u>8,996.58</u>	<u>7,645.80</u>	<u>(1,350.78)</u>	<u>18,350.00</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	3,329.00	6,250.00	2,921.00	15,000.00
649841.0000	Fire Equipment Repairs	0.00	0.00	0.00	237.00	1,000.00	763.00	2,000.00
Total Maintenance		<u>0.00</u>	<u>1,250.00</u>	<u>1,250.00</u>	<u>3,566.00</u>	<u>7,250.00</u>	<u>3,684.00</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	339.37	270.85	(68.52)	650.00
663050.0000	Website Expense	0.00	0.00	0.00	0.00	350.00	350.00	350.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
681625.0000	Flood Insurance	4,943.00	0.00	(4,943.00)	7,448.00	2,300.00	(5,148.00)	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	236.00	236.00	0.00	1,179.00	1,179.00	2,831.00
Total Administrative		<u>5,068.18</u>	<u>331.84</u>	<u>(4,736.34)</u>	<u>41,788.97</u>	<u>39,802.00</u>	<u>(1,986.97)</u>	<u>99,118.60</u>

Accrual Income Statement
The Martinique at Tarpon Cove Condo Assn #2 (8591)
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		8,018.97	3,111.04	(4,907.93)	54,351.55	54,697.80	346.25	134,918.60
Net Operating Income/(Loss)		(7,318.97)	(3,111.04)	(4,207.93)	14,419.58	12,761.40	1,658.18	0.00
Net Income/(Loss)		<u>(7,318.97)</u>	<u>(3,111.04)</u>	<u>(4,207.93)</u>	<u>14,419.58</u>	<u>12,761.40</u>	<u>1,658.18</u>	<u>0.00</u>

Capital Reserve Summary Report

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

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	470.60	0.00	0.00	470.60	0.00
Contingency Fund Expense	870000.4210	0.01	0.01	0.00	0.00	0.01	0.00
Painting Expense	870000.4465	8,000.68	9,334.28	0.00	0.00	9,334.28	0.00
Roof	870000.4600	55,882.15	58,254.72	0.00	0.00	58,254.72	0.00
Roof (Garages)	870000.4603	22,116.90	22,116.90	0.00	0.00	22,116.90	0.00
Special Assessment	870000.4690	0.00	(50.00)	0.00	0.00	(50.00)	0.00
Storage Expense	870000.4715	11,271.43	11,635.43	0.00	0.00	11,635.43	364.00
Sub-Total:		97,271.17	101,761.94	0.00	0.00	101,761.94	364.00
Interest Income	870000.4995	2,090.34	2,243.29	44.20	0.00	2,287.49	0.00
Grand Total:		99,361.51	104,005.23	44.20	0.00	104,049.43	364.00

Expense Distribution

Property=8591 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	8591	5247	05/22/2018	05/2018	23.00	0.00	100208	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	8591	RR439471	05/16/2018	05/2018	75.00	0.00	100207	05/17/2018	2017 Tax Return 1120-H (Invoice date 4/2/18)
Total 660300.0000 - Auditing & Accountin...						75.00	0.00			
681625.0000 - Flood Insurance										
72370 - Hartford Fire Insurance Company	P-3696748	8591	87042459892017-2018	05/16/2018	05/2018	2,698.00	0.00	100206	05/17/2018	965 TCD 6/4/18-6/4/19 Policy# 8704245...
72370 - Hartford Fire Insurance Company	P-3696749	8591	87042028732017-2018	05/16/2018	05/2018	2,245.00	0.00	100206	05/17/2018	985 TCD 5/16/18-5/16/19 Policy#870420...
Total 681625.0000 - Flood Insurance						4,943.00	0.00			
						5,041.00	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					51,899.40	= Beginning Balance =
		05/08/2018		Daily Total				20.54	51,878.86	
		05/17/2018		Daily Total				5,018.00	46,860.86	
		05/21/2018		Daily Total			700.00		47,560.86	
		05/24/2018		Daily Total				23.00	47,537.86	
		05/30/2018		Daily Total				6.64	47,531.22	
		05/31/2018		Daily Total				2,950.79	44,580.43	
				Net Change=-7,318.97			700.00	8,018.97	44,580.43	= Ending Balance =
112001.0000				Cash - Reserve Acct					104,080.23	= Beginning Balance =
		05/31/2018		Daily Total			44.20		104,124.43	
				Net Change=44.20			44.20	0.00	104,124.43	= Ending Balance =
120800.0000				Payments Receivable					-25.00	= Beginning Balance =
				Net Change=0.00			700.00	700.00	-25.00	= Ending Balance =
310100.0000				Accounts Payable					0.00	= Beginning Balance =
		05/16/2018	05/2018	Hartford Fire Insurance Compa...	P-36...	8704...		2,698.00	-2,698.00	965 TCD 6/4/18-6/4/19 Policy# 87042459892017
		05/16/2018	05/2018	Hartford Fire Insurance Compa...	P-36...	8704...		2,245.00	-4,943.00	985 TCD 5/16/18-5/16/19 Policy#870420287...
		05/16/2018	05/2018	Rehmann Robson LLC, a Subsi...	P-36...	RR4...		75.00	-5,018.00	2017 Tax Return 1120-H (Invoice date 4/2/18)
		05/17/2018	05/2018	Hartford Fire Insurance Compa...	K-19...	100206	4,943.00		-75.00	965 TCD 6/4/18-6/4/19 Policy# 87042459892017
		05/17/2018	05/2018	Rehmann Robson LLC, a Subsi...	K-19...	100207	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...	100208	23.00		0.00	annual Subiz Renewal & Certificate
				Net Change=0.00			5,041.00	5,041.00	0.00	= Ending Balance =
381010.0000				Prepaid					-892.68	= Beginning Balance =
8591	The Martinique ...	05/14/2018	05/2018	Pine (t1592926)	R-21...	none	700.00	0.00	-192.68	:Prog Gen prepayment transfer
8591	The Martinique ...	05/21/2018	05/2018	Pine (t1592926)	R-21...	6010...	0.00	700.00	-892.68	Payment Received
				Net Change=0.00			700.00	700.00	-892.68	= Ending Balance =
381100.0000				Other Advances					-38.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-38.88	= Ending Balance =
439100.0000				Owners Equity					-29,279.29	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-29,279.29	= Ending Balance =
440300.8210				Contingency Fund Prior Yr Bal					-0.01	= 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	-0.01	= 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					-55,882.15	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-55,882.15	= Ending Balance =
440300.8603				Roof Prior Yr Bal (Garages)					-22,116.90	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-22,116.90	= Ending Balance =
440300.8715				Storage Prior Yr Bal					-11,271.43	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-11,271.43	= Ending Balance =
440300.8995				Interest Income Prior Yr					-2,090.34	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,090.34	= 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					-600.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-600.00	= Ending Balance =
603800.0000				Late Fees					88.10	= Beginning Balance =
				Net Change=0.00			0.00	0.00	88.10	= 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 =

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
				Electric					94.63 = Beginning Balance =	
				Net Change=21.29			21.29	0.00	115.92 = Ending Balance =	
				Water/Sewer					5,951.16 = Beginning Balance =	
				Net Change=2,929.50			2,929.50	0.00	8,880.66 = Ending Balance =	
				General Maintenance					3,329.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	3,329.00 = Ending Balance =	
				Fire Equipment Repairs					237.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	237.00 = Ending Balance =	
				Division Filing Fees					96.00 = Beginning Balance =	
8591	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 =	
				Auditing & Accounting Fees					0.00 = Beginning Balance =	
8591	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 =	
				Office Expense					312.19 = Beginning Balance =	
8591	The Martinique ...	05/08/2018	05/2018	Post 05/08/18 w/d - requested ...	J-2662980		20.54	0.00	332.73	Post w/d-\$ to TP 05/08/18
8591	The Martinique ...	05/30/2018	05/2018	Post 05/30/18 w/d - requested ...	J-2666789		6.64	0.00	339.37	Post 2nd w/d-\$ to TP 05/30/18
				Net Change=27.18			27.18	0.00	339.37 = Ending Balance =	
				Reserve Funding					4,540.77 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	4,540.77 = Ending Balance =	
				Flood Insurance					2,505.00 = Beginning Balance =	
8591	The Martinique ...	05/16/2018	05/2018	Hartford Fire Insurance Compa...	P-36...	8704...	2,698.00	0.00	5,203.00	965 TCD 6/4/18-6/4/19 Policy# 87042459892017
8591	The Martinique ...	05/16/2018	05/2018	Hartford Fire Insurance Compa...	P-36...	8704...	2,245.00	0.00	7,448.00	985 TCD 5/16/18-5/16/19 Policy#870420287...
				Net Change=4,943.00			4,943.00	0.00	7,448.00 = Ending Balance =	
				Master / General Assoc Fees					33,807.60 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	33,807.60 = Ending Balance =	
				Carport/garage					-470.60 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-470.60 = Ending Balance =	

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
870000.0465				Painting					-1,333.60	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,333.60	= Ending Balance =
870000.0600				Roofs					-2,372.57	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-2,372.57	= Ending Balance =
870000.0690				Special Assessment					50.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	50.00	= Ending Balance =
870000.0995				Interest Current Yr					-152.95	= Beginning Balance =
8591	The Martinique ...	05/31/2018	05/2018	Interest Income 05/2018-import SP J-2668530			0.00	44.20	-197.15	Interest Income 05/2018
				Net Change=-44.20			0.00	44.20	-197.15	= Ending Balance =
870000.4715				Storage Expense					-364.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-364.00	= Ending Balance =
							15,204.17	15,204.17		

Aged Receivables

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

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
8591	965-204	t1270984	Warren Vanderpool	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8591	985-102	t1270994	Kenneth and Winnie Kokinakis	0.00	0.00	0.00	0.00	0.00	-25.00	-25.00
8591	985-104	t1270996	Michael and Janet Harvey	0.00	0.00	0.00	0.00	0.00	-828.80	-828.80
8591	985-202	t1270998	Patricia Bucalo	0.00	0.00	0.00	0.00	0.00	-25.00	-25.00
8591	985-204	t1271000	Dirk and Sangita Niedermann	0.00	0.00	0.00	0.00	0.00	-13.88	-13.88
8591				-25.00	0.00	-25.00	0.00	0.00	-892.68	-917.68