

**Balance Sheet (Accrual)**  
**The Bimini at Tarpon Cove Condo Assn #1 (8530 )**  
**February 28, 2017**

		<b>Operating</b>	<b>Reserves</b>	<b>Total</b>
<b>ASSETS</b>				
<b>Cash - Operations</b>				
110100.0000	Cash - Operating Acct	21,176.89	0.00	21,176.89
	<b>Total Operating Funds</b>	<u>21,176.89</u>	<u>0.00</u>	<u>21,176.89</u>
<b>Cash for Reserves</b>				
112001.0000	Cash - Reserve Acct	0.00	109,856.35	109,856.35
	<b>Total Reserves Funds</b>	<u>0.00</u>	<u>109,856.35</u>	<u>109,856.35</u>
	<b>Total Current Assets</b>	<u>21,176.89</u>	<u>109,856.35</u>	<u>131,033.24</u>
<b>Total Assets</b>		<u>21,176.89</u>	<u>109,856.35</u>	<u>131,033.24</u>
<b>LIABILITIES</b>				
<b>EQUITY</b>				
	Owners Equity	16,556.59	0.00	16,556.59
	Current Year Income/(Loss)	4,620.30	0.00	4,620.30
	Replacement Reserve Prior Years	0.00	107,049.84	107,049.84
	Replacement Reserve Current Year	<u>0.00</u>	<u>2,806.51</u>	<u>2,806.51</u>
	<b>Total Equity</b>	<u>21,176.89</u>	<u>109,856.35</u>	<u>131,033.24</u>
<b>Total Liabilities and Owners Equity</b>		<u>21,176.89</u>	<u>109,856.35</u>	<u>131,033.24</u>

**Accrual Income Statement**  
**The Bimini at Tarpon Cove Condo Assn #1 (8530 )**  
**For the period ending February 28, 2017**

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
<b>Operating Income</b>								
605000.0000	Association Fee	0.00	0.00	0.00	14,028.32	14,028.44	(0.12)	56,113.75
605220.0000	Master Association Fees	0.00	0.00	0.00	11,269.28	11,269.20	0.08	45,076.80
602410.0000	Rental Application Fees	100.00	0.00	100.00	200.00	0.00	200.00	0.00
603800.0000	Late Fees	26.25	0.00	26.25	26.25	0.00	26.25	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	2,702.40	2,702.37	0.03	10,809.48
<b>Sub-total Income</b>		<u>126.25</u>	<u>0.00</u>	<u>126.25</u>	<u>28,226.25</u>	<u>28,000.01</u>	<u>226.24</u>	<u>112,000.03</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(2,702.37)	(2,702.37)	0.00	(10,809.48)
<b>Total Operating Income</b>		<u>126.25</u>	<u>0.00</u>	<u>126.25</u>	<u>25,523.88</u>	<u>25,297.64</u>	<u>226.24</u>	<u>101,190.55</u>
<b>Operating Expenses</b>								
<b>Utilities</b>								
610100.0000	Electric	44.59	37.50	(7.09)	87.98	75.00	(12.98)	450.00
610300.0000	Water/Sewer	799.35	1,231.65	432.30	1,875.11	2,463.30	588.19	14,779.75
<b>Total Utilities</b>		<u>843.94</u>	<u>1,269.15</u>	<u>425.21</u>	<u>1,963.09</u>	<u>2,538.30</u>	<u>575.21</u>	<u>15,229.75</u>
<b>Maintenance</b>								
634000.0000	Janitorial - Contract	110.98	112.50	1.52	221.96	225.00	3.04	1,350.00
642760.0000	Termite Warranty	0.00	0.00	0.00	600.00	0.00	(600.00)	600.00
646600.0000	General Maintenance	60.00	588.67	528.67	431.00	1,177.34	746.34	7,064.00
648611.0000	Roof-Cleaning Contract	723.00	0.00	(723.00)	723.00	412.50	(310.50)	1,650.00
648613.0000	Roof-Maintenance Contract	0.00	0.00	0.00	0.00	0.00	0.00	900.00
<b>Total Maintenance</b>		<u>893.98</u>	<u>701.17</u>	<u>(192.81)</u>	<u>1,975.96</u>	<u>1,814.84</u>	<u>(161.12)</u>	<u>11,564.00</u>
<b>Administrative Expense</b>								
660200.0000	Legal	0.00	16.67	16.67	0.00	33.34	33.34	200.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	64.00	64.00	0.00	100.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	100.00
660370.0000	Office Expense	31.82	37.50	5.68	84.33	75.00	(9.33)	450.00
663050.0000	Website Expense	0.00	0.00	0.00	0.00	0.00	0.00	70.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	21,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	5,547.00	7,400.00	1,853.00	7,400.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	11,269.20	11,269.20	0.00	45,076.80
<b>Total Administrative</b>		<u>31.82</u>	<u>54.17</u>	<u>22.35</u>	<u>16,964.53</u>	<u>18,841.54</u>	<u>1,877.01</u>	<u>74,396.80</u>

**Accrual Income Statement**  
**The Bimini at Tarpon Cove Condo Assn #1 (8530 )**  
**For the period ending February 28, 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>
<b>Total Operating Expenses</b>		1,769.74	2,024.49	254.75	20,903.58	23,194.68	2,291.10	101,190.55
<b>Net Operating Income/(Loss)</b>		(1,643.49)	(2,024.49)	381.00	4,620.30	2,102.96	2,517.34	0.00
<b>Net Income/(Loss)</b>		<u>(1,643.49)</u>	<u>(2,024.49)</u>	<u>381.00</u>	<u>4,620.30</u>	<u>2,102.96</u>	<u>2,517.34</u>	<u>0.00</u>

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### Capital Reserve Summary Report

The Bimini at Tarpon Cove Condo Assn #1 (8530 )

Books = Accrual

For the period ending February 28, 2017

Account	Account #	Last Year Ending Balance	Prior Month Balance	Current Month Receipts	Current Month Expenses	Current Month Balance	YTD Expenses
Painting Expense	870000.4465	12,642.98	13,181.60	0.00	0.00	13,181.60	0.00
Roof	870000.4600	93,691.62	95,855.37	0.00	0.00	95,855.37	0.00
	Sub-Total:	106,334.60	109,036.97	0.00	0.00	109,036.97	0.00
Interest Income	870000.4995	715.24	769.80	49.58	0.00	819.38	0.00
	Grand Total:	107,049.84	109,806.77	49.58	0.00	109,856.35	0.00