

Balance Sheet (Accrual)
The Bimini at Tarpon Cove Condo Assn #4 (8533)
February 28, 2017

| | Operating | Reserves | Total |
|--|----------------------|-----------------------|-----------------------|
| ASSETS | | | |
| Cash - Operations | | | |
| 110100.0000 Cash - Operating Acct | 26,978.30 | 0.00 | 26,978.30 |
| Total Operating Funds | <u>26,978.30</u> | <u>0.00</u> | <u>26,978.30</u> |
| Cash for Reserves | | | |
| 112001.0000 Cash - Reserve Acct | 0.00 | 103,898.80 | 103,898.80 |
| Total Reserves Funds | <u>0.00</u> | <u>103,898.80</u> | <u>103,898.80</u> |
| Total Current Assets | <u>26,978.30</u> | <u>103,898.80</u> | <u>130,877.10</u> |
| Total Assets | <u>26,978.30</u> | <u>103,898.80</u> | <u>130,877.10</u> |
| LIABILITIES | | | |
| Current Liabilities | | | |
| 310100.0000 Accounts Payable | 20.00 | 0.00 | 20.00 |
| Total Current Liabilities | <u>20.00</u> | <u>0.00</u> | <u>20.00</u> |
| Total Liabilities | <u>20.00</u> | <u>0.00</u> | <u>20.00</u> |
| EQUITY | | | |
| Owners Equity | 21,854.89 | 0.00 | 21,854.89 |
| Current Year Income/(Loss) | 5,103.41 | 0.00 | 5,103.41 |
| Replacement Reserve Prior Years | 0.00 | 100,945.59 | 100,945.59 |
| Replacement Reserve Current Year | 0.00 | 2,953.21 | 2,953.21 |
| Total Equity | <u>26,958.30</u> | <u>103,898.80</u> | <u>130,857.10</u> |
| Total Liabilities and Owners Equity | <u>26,978.30</u> | <u>103,898.80</u> | <u>130,877.10</u> |

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #4 (8533)
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> |
|-------------------------------|-------------------------------|-----------------------|-----------------------|----------------------------|-----------------------|-----------------------|----------------------------|--------------------------|
| Operating Income | | | | | | | | |
| 605000.0000 | Association Fee | 0.00 | 0.00 | 0.00 | 13,795.68 | 13,795.84 | (0.16) | 55,183.35 |
| 605220.0000 | Master Association Fees | 0.00 | 0.00 | 0.00 | 11,269.28 | 11,269.20 | 0.08 | 45,076.80 |
| 602400.0000 | Application Fee Income | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 100.00 | 0.00 |
| 605730.0000 | Reserve Income | 0.00 | 0.00 | 0.00 | 2,855.04 | 2,854.98 | 0.06 | 11,419.90 |
| | Sub-total Income | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>28,020.00</u> | <u>27,920.02</u> | <u>99.98</u> | <u>111,680.05</u> |
| 681500.0000 | Reserve Funding | 0.00 | 0.00 | 0.00 | (2,854.98) | (2,854.98) | 0.00 | (11,419.90) |
| | Total Operating Income | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>25,165.02</u> | <u>25,065.04</u> | <u>99.98</u> | <u>100,260.15</u> |
| Operating Expenses | | | | | | | | |
| Utilities | | | | | | | | |
| 610100.0000 | Electric | 37.95 | 34.17 | (3.78) | 77.60 | 68.34 | (9.26) | 410.00 |
| 610300.0000 | Water/Sewer | 1,225.16 | 1,125.00 | (100.16) | 2,427.91 | 2,250.00 | (177.91) | 13,500.00 |
| | Total Utilities | <u>1,263.11</u> | <u>1,159.17</u> | <u>(103.94)</u> | <u>2,505.51</u> | <u>2,318.34</u> | <u>(187.17)</u> | <u>13,910.00</u> |
| Maintenance | | | | | | | | |
| 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 | 70.00 | 608.61 | 538.61 | 895.70 | 1,217.22 | 321.52 | 7,303.35 |
| 648611.0000 | Roof-Cleaning Contract | 723.00 | 0.00 | (723.00) | 723.00 | 462.50 | (260.50) | 1,850.00 |
| 648613.0000 | Roof-Maintenance Contract | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 860.00 |
| | Total Maintenance | <u>903.98</u> | <u>721.11</u> | <u>(182.87)</u> | <u>2,440.66</u> | <u>1,904.72</u> | <u>(535.94)</u> | <u>11,963.35</u> |
| Administrative Expense | | | | | | | | |
| 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 | 31.79 | 37.50 | 5.71 | 84.24 | 75.00 | (9.24) | 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 | 1,900.00 | 1,900.00 | 3,698.00 | 3,800.00 | 102.00 | 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 |
| | Total Administrative | <u>31.79</u> | <u>1,954.17</u> | <u>1,922.38</u> | <u>15,115.44</u> | <u>15,241.54</u> | <u>126.10</u> | <u>74,396.80</u> |

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #4 (8533)
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> |
|------------------------------------|---------------------|-----------------------|-----------------------|----------------------------|-----------------------|-----------------------|----------------------------|--------------------------|
| Total Operating Expenses | | 2,198.88 | 3,834.45 | 1,635.57 | 20,061.61 | 19,464.60 | (597.01) | 100,270.15 |
| Net Operating Income/(Loss) | | (2,198.88) | (3,834.45) | 1,635.57 | 5,103.41 | 5,600.44 | (497.03) | (10.00) |
| Net Income/(Loss) | | <u>(2,198.88)</u> | <u>(3,834.45)</u> | <u>1,635.57</u> | <u>5,103.41</u> | <u>5,600.44</u> | <u>(497.03)</u> | <u>(10.00)</u> |

Capital Reserve Summary Report

The Bimini at Tarpon Cove Condo Assn #4 (8533)

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 | 12,643.01 | 13,181.74 | 0.00 | 0.00 | 13,181.74 | 0.00 |
| Roof | 870000.4600 | 87,638.68 | 89,954.93 | 0.00 | 0.00 | 89,954.93 | 0.00 |
| | Sub-Total: | 100,281.69 | 103,136.67 | 0.00 | 0.00 | 103,136.67 | 0.00 |
| Interest Income | 870000.4995 | 663.90 | 715.35 | 46.78 | 0.00 | 762.13 | 0.00 |
| | Grand Total: | 100,945.59 | 103,852.02 | 46.78 | 0.00 | 103,898.80 | 0.00 |