

Balance Sheet (Accrual)
The Bimini at Tarpon Cove Condo Assn #4 (8533)
July 31, 2017

1
8/9/2017

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	24,873.31	0.00	24,873.31
	Total Operating Funds	<u>24,873.31</u>	<u>0.00</u>	<u>24,873.31</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	107,019.93	107,019.93
	Total Reserves Funds	<u>0.00</u>	<u>107,019.93</u>	<u>107,019.93</u>
	Total Current Assets	<u>24,873.31</u>	<u>107,019.93</u>	<u>131,893.24</u>
Total Assets		<u>24,873.31</u>	<u>107,019.93</u>	<u>131,893.24</u>
LIABILITIES				
Current Liabilities				
310100.0000	Accounts Payable	1,090.00	0.00	1,090.00
	Total Current Liabilities	<u>1,090.00</u>	<u>0.00</u>	<u>1,090.00</u>
Total Liabilities		<u>1,090.00</u>	<u>0.00</u>	<u>1,090.00</u>
EQUITY				
	Owners Equity	21,854.89	0.00	21,854.89
	Current Year Income/(Loss)	1,928.42	0.00	1,928.42
	Replacement Reserve Prior Years	0.00	100,945.59	100,945.59
	Replacement Reserve Current Year	0.00	6,074.34	6,074.34
	Total Equity	<u>23,783.31</u>	<u>107,019.93</u>	<u>130,803.24</u>
Total Liabilities and Owners Equity		<u>24,873.31</u>	<u>107,019.93</u>	<u>131,893.24</u>

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #4 (8533)
For the period ending July 31, 2017

Page 1
8/9/2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Operating Income								
605000.0000	Association Fee	13,795.68	13,795.84	(0.16)	41,387.04	41,387.52	(0.48)	55,183.35
605220.0000	Master Association Fees	11,269.28	11,269.20	0.08	33,807.84	33,807.60	0.24	45,076.80
601450.0000	Working Capital Fees	0.00	0.00	0.00	1,400.00	0.00	1,400.00	0.00
602400.0000	Application Fee Income	100.00	0.00	100.00	300.00	0.00	300.00	0.00
605730.0000	Reserve Income	2,855.04	2,854.98	0.06	8,565.12	8,564.94	0.18	11,419.90
	Sub-total Income	<u>28,020.00</u>	<u>27,920.02</u>	<u>99.98</u>	<u>85,460.00</u>	<u>83,760.06</u>	<u>1,699.94</u>	<u>111,680.05</u>
681500.0000	Reserve Funding	0.00	(2,854.98)	2,854.98	(5,709.96)	(8,564.94)	2,854.98	(11,419.90)
	Total Operating Income	<u><u>28,020.00</u></u>	<u><u>25,065.04</u></u>	<u><u>2,954.96</u></u>	<u><u>79,750.04</u></u>	<u><u>75,195.12</u></u>	<u><u>4,554.92</u></u>	<u><u>100,260.15</u></u>
Operating Expenses								
Utilities								
610100.0000	Electric	35.42	34.17	(1.25)	268.53	239.19	(29.34)	410.00
610300.0000	Water/Sewer	1,128.05	1,125.00	(3.05)	8,620.94	7,875.00	(745.94)	13,500.00
	Total Utilities	<u>1,163.47</u>	<u>1,159.17</u>	<u>(4.30)</u>	<u>8,889.47</u>	<u>8,114.19</u>	<u>(775.28)</u>	<u>13,910.00</u>
Maintenance								
634000.0000	Janitorial - Contract	110.98	112.50	1.52	776.86	787.50	10.64	1,350.00
642760.0000	Termite Warranty	0.00	0.00	0.00	600.00	600.00	0.00	600.00
646600.0000	General Maintenance	5,320.49	608.61	(4,711.88)	9,823.36	4,260.27	(5,563.09)	7,303.35
648611.0000	Roof-Cleaning Contract	0.00	462.50	462.50	823.00	1,387.50	564.50	1,850.00
648613.0000	Roof-Maintenance Contract	860.00	0.00	(860.00)	860.00	860.00	0.00	860.00
	Total Maintenance	<u>6,291.47</u>	<u>1,183.61</u>	<u>(5,107.86)</u>	<u>12,883.22</u>	<u>7,895.27</u>	<u>(4,987.95)</u>	<u>11,963.35</u>
Administrative Expense								
660200.0000	Legal	0.00	16.67	16.67	0.00	116.69	116.69	200.00
660281.0000	Division Filing Fees	0.00	0.00	0.00	75.67	100.00	24.33	100.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	43.00	100.00	57.00	100.00
660370.0000	Office Expense	42.94	37.50	(5.44)	258.66	262.50	3.84	450.00
663050.0000	Website Expense	70.00	0.00	(70.00)	70.00	70.00	0.00	70.00
681400.0000	Insurance	14,002.00	21,000.00	6,998.00	14,242.00	21,000.00	6,758.00	21,000.00
681625.0000	Flood Insurance	1,927.00	0.00	(1,927.00)	7,552.00	7,400.00	(152.00)	7,400.00
681650.0000	Master /General Assoc Fees	11,269.20	11,269.20	0.00	33,807.60	33,807.60	0.00	45,076.80
	Total Administrative	<u>27,311.14</u>	<u>32,323.37</u>	<u>5,012.23</u>	<u>56,048.93</u>	<u>62,856.79</u>	<u>6,807.86</u>	<u>74,396.80</u>
	Total Operating Expenses	<u>34,766.08</u>	<u>34,666.15</u>	<u>(99.93)</u>	<u>77,821.62</u>	<u>78,866.25</u>	<u>1,044.63</u>	<u>100,270.15</u>

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #4 (8533)
For the period ending July 31, 2017

Page 2
8/9/2017

<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>
Net Operating Income/(Loss)		<u>(6,746.08)</u>	<u>(9,601.11)</u>	<u>2,855.03</u>	<u>1,928.42</u>	<u>(3,671.13)</u>	<u>5,599.55</u>	<u>(10.00)</u>
Net Income/(Loss)		<u><u>(6,746.08)</u></u>	<u><u>(9,601.11)</u></u>	<u><u>2,855.03</u></u>	<u><u>1,928.42</u></u>	<u><u>(3,671.13)</u></u>	<u><u>5,599.55</u></u>	<u><u>(10.00)</u></u>

Capital Reserve Summary Report
The Bimini at Tarpon Cove Condo Assn #4 (8533)
Books = Accrual
For the period ending July 31, 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	13,720.47	0.00	0.00	13,720.47	0.00
Roof	870000.4600	87,638.68	92,271.18	0.00	0.00	92,271.18	0.00
	Sub-Total:	100,281.69	105,991.65	0.00	0.00	105,991.65	0.00
Interest Income	870000.4995	663.90	973.76	54.52	0.00	1,028.28	0.00
	Grand Total:	100,945.59	106,965.41	54.52	0.00	107,019.93	0.00

Expense Distribution

Property=8533 AND mm/yy=07/2017-07/2017

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
634000.0000 - Janitorial - Contract										
75150 - Pro Clean of Southwest Florida...	P-3472419	8533	20709	07/31/2017	07/2017	110.98	0.00	100190	07/06/2017	Jul17 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						110.98	0.00			
646600.0000 - General Maintenance										
73520 - Andrea Lloha Handyman Service	P-3490699	8533	07212017-1	07/21/2017	07/2017	115.00	0.00	100194	08/03/2017	Rebuild utility enclosures (2 days)
70675 - Crowther Roofing and Sheet Me...	P-3485846	8533	A122722	07/25/2017	07/2017	1,370.46	0.00	100191	07/27/2017	905/201 CBC Roof repair: deteriorated un...
70675 - Crowther Roofing and Sheet Me...	P-3485847	8533	A122866	07/25/2017	07/2017	1,337.58	0.00	100191	07/27/2017	913/201 CBC Roof repair: cracks in roof...
70675 - Crowther Roofing and Sheet Me...	P-3485848	8533	A122726	07/25/2017	07/2017	2,382.45	0.00	100191	07/27/2017	905/202 CBC Roof repair: Penetration hol...
73520 - Andrea Lloha Handyman Service	P-3490700	8533	07282017-1	07/28/2017	07/2017	115.00	0.00	100194	08/03/2017	Rebuild utility enclosures (2 days)
Total 646600.0000 - General Maintenance						5,320.49	0.00			
648613.0000 - Roof-Maintenance Contract										
70675 - Crowther Roofing and Sheet Me...	P-3490701	8533	121937	07/31/2017	07/2017	860.00	0.00	100193	08/03/2017	3rd year of (3) year Roof Check Program ...
Total 648613.0000 - Roof-Maintenance C...						860.00	0.00			
663050.0000 - Website Expense										
74000 - MSWebservices - Mike Shields	P-3472415	8533	4012017-84	07/03/2017	07/2017	70.00	0.00	100189	07/06/2017	(1) Year Webmaster Support (Invoice date...
Total 663050.0000 - Website Expense						70.00	0.00			
681400.0000 - Insurance										
78025 - Heritage Insurance	P-3485850	8533	2482-02-2017	07/12/2017	07/2017	14,002.00	0.00	100192	07/27/2017	7/10/17-7/10/18 Policy# HCP002482-02
Total 681400.0000 - Insurance						14,002.00	0.00			
681625.0000 - Flood Insurance										
72370 - Hartford Fire Insurance Company	P-3472414	8533	8704287342016-2017	07/03/2017	07/2017	1,927.00	0.00	100188	07/06/2017	921 CBC 8/20/17-8/20/17 Policy# 87042...
Total 681625.0000 - Flood Insurance						1,927.00	0.00			
						22,290.47	0.00			