

**Balance Sheet (Accrual)**  
**The Bimini at Tarpon Cove Condo Assn #5 (8534)**  
**July 31, 2017**

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**8/9/2017**

|                                            |                                  | <b>Operating</b> | <b>Reserves</b>   | <b>Total</b>      |
|--------------------------------------------|----------------------------------|------------------|-------------------|-------------------|
| <b>ASSETS</b>                              |                                  |                  |                   |                   |
| <b>Cash - Operations</b>                   |                                  |                  |                   |                   |
| 110100.0000                                | Cash - Operating Acct            | 30,988.00        | 0.00              | 30,988.00         |
|                                            | <b>Total Operating Funds</b>     | <u>30,988.00</u> | <u>0.00</u>       | <u>30,988.00</u>  |
| <b>Cash for Reserves</b>                   |                                  |                  |                   |                   |
| 112001.0000                                | Cash - Reserve Acct              | 0.00             | 105,281.64        | 105,281.64        |
|                                            | <b>Total Reserves Funds</b>      | <u>0.00</u>      | <u>105,281.64</u> | <u>105,281.64</u> |
|                                            | <b>Total Current Assets</b>      | <u>30,988.00</u> | <u>105,281.64</u> | <u>136,269.64</u> |
| <b>Total Assets</b>                        |                                  | <u>30,988.00</u> | <u>105,281.64</u> | <u>136,269.64</u> |
| <b>LIABILITIES</b>                         |                                  |                  |                   |                   |
| <b>Current Liabilities</b>                 |                                  |                  |                   |                   |
| 310100.0000                                | Accounts Payable                 | 1,090.00         | 0.00              | 1,090.00          |
|                                            | <b>Total Current Liabilities</b> | <u>1,090.00</u>  | <u>0.00</u>       | <u>1,090.00</u>   |
| <b>Total Liabilities</b>                   |                                  | <u>1,090.00</u>  | <u>0.00</u>       | <u>1,090.00</u>   |
| <b>EQUITY</b>                              |                                  |                  |                   |                   |
|                                            | Owners Equity                    | 25,371.33        | 0.00              | 25,371.33         |
|                                            | Current Year Income/(Loss)       | 4,526.67         | 0.00              | 4,526.67          |
|                                            | Replacement Reserve Prior Years  | 0.00             | 99,127.24         | 99,127.24         |
|                                            | Replacement Reserve Current Year | 0.00             | 6,154.40          | 6,154.40          |
|                                            | <b>Total Equity</b>              | <u>29,898.00</u> | <u>105,281.64</u> | <u>135,179.64</u> |
| <b>Total Liabilities and Owners Equity</b> |                                  | <u>30,988.00</u> | <u>105,281.64</u> | <u>136,269.64</u> |

**Accrual Income Statement**  
**The Bimini at Tarpon Cove Condo Assn #5 (8534)**  
**For the period ending July 31, 2017**

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| Account                       | Account Name                    | MTD<br>Actual           | MTD<br>Budget           | MTD<br>\$ Variance     | YTD<br>Actual           | YTD<br>Budget           | YTD<br>\$ Variance     | Annual<br>Budget         |
|-------------------------------|---------------------------------|-------------------------|-------------------------|------------------------|-------------------------|-------------------------|------------------------|--------------------------|
| <b>Operating Income</b>       |                                 |                         |                         |                        |                         |                         |                        |                          |
| 605000.0000                   | Association Fee                 | 13,910.24               | 13,910.25               | (0.01)                 | 41,730.72               | 41,730.75               | (0.03)                 | 55,641.00                |
| 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          | 0.00                    | 0.00                    | 0.00                   | 200.00                  | 0.00                    | 200.00                 | 0.00                     |
| 605730.0000                   | Reserve Income                  | 2,900.48                | 2,900.55                | (0.07)                 | 8,701.44                | 8,701.65                | (0.21)                 | 11,602.20                |
|                               | <b>Sub-total Income</b>         | <u>28,080.00</u>        | <u>28,080.00</u>        | <u>(0.00)</u>          | <u>85,840.00</u>        | <u>84,240.00</u>        | <u>1,600.00</u>        | <u>112,320.00</u>        |
| 681500.0000                   | Reserve Funding                 | 0.00                    | (2,900.55)              | 2,900.55               | (5,801.10)              | (8,701.65)              | 2,900.55               | (11,602.20)              |
|                               | <b>Total Operating Income</b>   | <u><u>28,080.00</u></u> | <u><u>25,179.45</u></u> | <u><u>2,900.55</u></u> | <u><u>80,038.90</u></u> | <u><u>75,538.35</u></u> | <u><u>4,500.55</u></u> | <u><u>100,717.80</u></u> |
| <b>Operating Expenses</b>     |                                 |                         |                         |                        |                         |                         |                        |                          |
| <b>Utilities</b>              |                                 |                         |                         |                        |                         |                         |                        |                          |
| 610100.0000                   | Electric                        | 65.58                   | 58.33                   | (7.25)                 | 453.68                  | 408.31                  | (45.37)                | 700.00                   |
| 610300.0000                   | Water/Sewer                     | 1,098.17                | 1,158.33                | 60.16                  | 8,396.84                | 8,108.31                | (288.53)               | 13,900.00                |
|                               | <b>Total Utilities</b>          | <u>1,163.75</u>         | <u>1,216.66</u>         | <u>52.91</u>           | <u>8,850.52</u>         | <u>8,516.62</u>         | <u>(333.90)</u>        | <u>14,600.00</u>         |
| <b>Maintenance</b>            |                                 |                         |                         |                        |                         |                         |                        |                          |
| 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             | 3,223.38                | 591.25                  | (2,632.13)             | 11,065.96               | 4,138.75                | (6,927.21)             | 7,095.00                 |
| 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                  | 900.00                  | 40.00                  | 900.00                   |
|                               | <b>Total Maintenance</b>        | <u>4,194.36</u>         | <u>1,166.25</u>         | <u>(3,028.11)</u>      | <u>14,125.82</u>        | <u>7,813.75</u>         | <u>(6,312.07)</u>      | <u>11,795.00</u>         |
| <b>Administrative Expense</b> |                                 |                         |                         |                        |                         |                         |                        |                          |
| 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                   | 75.66                   | 76.00                   | 0.34                   | 76.00                    |
| 660300.0000                   | Auditing & Accounting Fees      | 0.00                    | 0.00                    | 0.00                   | 42.00                   | 50.00                   | 8.00                   | 50.00                    |
| 660370.0000                   | Office Expense                  | 42.92                   | 37.50                   | (5.42)                 | 258.63                  | 262.50                  | 3.87                   | 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                 | 0.00                    | 1,900.00                | 1,900.00               | 4,040.00                | 7,400.00                | 3,360.00               | 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                |
|                               | <b>Total Administrative</b>     | <u>25,384.12</u>        | <u>34,223.37</u>        | <u>8,839.25</u>        | <u>52,535.89</u>        | <u>62,782.79</u>        | <u>10,246.90</u>       | <u>74,322.80</u>         |
|                               | <b>Total Operating Expenses</b> | <u>30,742.23</u>        | <u>36,606.28</u>        | <u>5,864.05</u>        | <u>75,512.23</u>        | <u>79,113.16</u>        | <u>3,600.93</u>        | <u>100,717.80</u>        |

**Accrual Income Statement**  
**The Bimini at Tarpon Cove Condo Assn #5 (8534)**  
**For the period ending July 31, 2017**

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| <u>Account</u>                     | <u>Account Name</u> | <u>MTD<br/>Actual</u>    | <u>MTD<br/>Budget</u>     | <u>MTD<br/>\$ Variance</u> | <u>YTD<br/>Actual</u>  | <u>YTD<br/>Budget</u>    | <u>YTD<br/>\$ Variance</u> | <u>Annual<br/>Budget</u> |
|------------------------------------|---------------------|--------------------------|---------------------------|----------------------------|------------------------|--------------------------|----------------------------|--------------------------|
| <b>Net Operating Income/(Loss)</b> |                     | <u>(2,662.23)</u>        | <u>(11,426.83)</u>        | <u>8,764.60</u>            | <u>4,526.67</u>        | <u>(3,574.81)</u>        | <u>8,101.48</u>            | <u>0.00</u>              |
| <b>Net Income/(Loss)</b>           |                     | <u><u>(2,662.23)</u></u> | <u><u>(11,426.83)</u></u> | <u><u>8,764.60</u></u>     | <u><u>4,526.67</u></u> | <u><u>(3,574.81)</u></u> | <u><u>8,101.48</u></u>     | <u><u>0.00</u></u>       |

**Capital Reserve Summary Report**  
The Bimini at Tarpon Cove Condo Assn #5 (8534)  
Books = Accrual  
For the period ending July 31, 2017

| Account          | Account #    | Last Year Ending<br>Balance | Prior Month<br>Balance | Current Month<br>Receipts | Current Month<br>Expenses | Current Month<br>Balance | YTD<br>Expenses |
|------------------|--------------|-----------------------------|------------------------|---------------------------|---------------------------|--------------------------|-----------------|
| Painting Expense | 870000.4465  | 12,643.17                   | 13,720.77              | 0.00                      | 0.00                      | 13,720.77                | 0.00            |
| Roof             | 870000.4600  | 85,838.94                   | 90,562.44              | 0.00                      | 0.00                      | 90,562.44                | (3,942.30)      |
|                  | Sub-Total:   | 98,482.11                   | 104,283.21             | 0.00                      | 0.00                      | 104,283.21               | (3,942.30)      |
| Interest Income  | 870000.4995  | 645.13                      | 944.92                 | 53.51                     | 0.00                      | 998.43                   | 0.00            |
|                  | Grand Total: | 99,127.24                   | 105,228.13             | 53.51                     | 0.00                      | 105,281.64               | (3,942.30)      |

## Expense Distribution

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Property=8534 AND mm/yy=07/2017-07/2017

| Account Code - Name                       |           |          |              | Invoice Date | Period  | Amount    | Unpaid Amount | Check # | Check Date | Remarks                                     |
|-------------------------------------------|-----------|----------|--------------|--------------|---------|-----------|---------------|---------|------------|---------------------------------------------|
| Vendor Code - Name                        | Control   | Property | Invoice #    |              |         |           |               |         |            |                                             |
| 634000.0000 - Janitorial - Contract       |           |          |              |              |         |           |               |         |            |                                             |
| 75150 - Pro Clean of Southwest Florida... | P-3472420 | 8534     | 20710        | 07/31/2017   | 07/2017 | 110.98    | 0.00          | 100172  | 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 | 8534     | 07212017-1   | 07/21/2017   | 07/2017 | 115.00    | 0.00          | 100176  | 08/03/2017 | Rebuild utility enclosures (2 days)         |
| 70675 - Crowther Roofing and Sheet Me...  | P-3485849 | 8534     | A122859      | 07/25/2017   | 07/2017 | 2,993.38  | 0.00          | 100173  | 07/27/2017 | 889/202 Roof repair: Cracks in roof mem...  |
| 73520 - Andrea Lloha Handyman Service     | P-3490700 | 8534     | 07282017-1   | 07/28/2017   | 07/2017 | 115.00    | 0.00          | 100176  | 08/03/2017 | Rebuild utility enclosures (2 days)         |
| Total 646600.0000 - General Maintenance   |           |          |              |              |         | 3,223.38  | 0.00          |         |            |                                             |
| 648613.0000 - Roof-Maintenance Contract   |           |          |              |              |         |           |               |         |            |                                             |
| 70675 - Crowther Roofing and Sheet Me...  | P-3490701 | 8534     | 121937       | 07/31/2017   | 07/2017 | 860.00    | 0.00          | 100175  | 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 | 8534     | 4012017-84   | 07/03/2017   | 07/2017 | 70.00     | 0.00          | 100171  | 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 | 8534     | 2482-02-2017 | 07/12/2017   | 07/2017 | 14,002.00 | 0.00          | 100174  | 07/27/2017 | 7/10/17-7/10/18 Policy# HCP002482-02        |
| Total 681400.0000 - Insurance             |           |          |              |              |         | 14,002.00 | 0.00          |         |            |                                             |
|                                           |           |          |              |              |         | 18,266.36 | 0.00          |         |            |                                             |