

Balance Sheet (Accrual)
The Bimini at Tarpon Cove Condo Assn #1 (8530)
December 31, 2017

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1/10/2018

ASSETS			
	Operating	Reserves	Total
Cash - Operations			
110100.0000 Cash - Operating Acct	23,265.24	0.00	23,265.24
Total Operating Funds	<u>23,265.24</u>	<u>0.00</u>	<u>23,265.24</u>
Cash for Reserves			
112001.0000 Cash - Reserve Acct	0.00	118,538.57	118,538.57
Total Reserves Funds	<u>0.00</u>	<u>118,538.57</u>	<u>118,538.57</u>
Other Current Assets			
120800.0000 Payments Receivable	1,116.64	0.00	1,116.64
131900.0000 Prepaid Expenses	64.00	0.00	64.00
131907.0000 Prepaid Insurance	3,466.00	0.00	3,466.00
Total Other Current Assets	<u>4,646.64</u>	<u>0.00</u>	<u>4,646.64</u>
Total Current Assets	<u>27,911.88</u>	<u>118,538.57</u>	<u>146,450.45</u>
Total Assets	<u><u>27,911.88</u></u>	<u><u>118,538.57</u></u>	<u><u>146,450.45</u></u>
LIABILITIES			
Current Liabilities			
381010.0000 Prepaid	5,495.00	0.00	5,495.00
Total Current Liabilities	<u>5,495.00</u>	<u>0.00</u>	<u>5,495.00</u>
Total Liabilities	<u>5,495.00</u>	<u>0.00</u>	<u>5,495.00</u>
EQUITY			
Owners Equity			
Current Year Income/(Loss)	16,556.59	0.00	16,556.59
Replacement Reserve Prior Years	4,807.53	0.00	4,807.53
Replacement Reserve Current Year	0.00	107,049.84	107,049.84
Total Equity	<u>21,364.12</u>	<u>12,541.49</u>	<u>12,541.49</u>
Total Liabilities and Owners Equity	<u><u>26,859.12</u></u>	<u><u>119,591.33</u></u>	<u><u>146,450.45</u></u>

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #1 (8530)
For the period ending December 31, 2017

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	56,113.28	56,113.75	(0.47)	56,113.75
605220.0000	Master Association Fees	0.00	0.00	0.00	45,077.12	45,076.80	0.32	45,076.80
601450.0000	Working Capital Fees	0.00	0.00	0.00	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	200.00	0.00	200.00	900.00	0.00	900.00	0.00
603800.0000	Late Fees	216.64	0.00	216.64	474.14	0.00	474.14	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	10,809.60	10,809.48	0.12	10,809.48
Sub-total Income		416.64	0.00	416.64	114,174.14	112,000.03	2,174.11	112,000.03
681500.0000	Reserve Funding	0.00	0.00	0.00	(10,809.48)	(10,809.48)	0.00	(10,809.48)
Total Operating Income		416.64	0.00	416.64	103,364.66	101,190.55	2,174.11	101,190.55
Operating Expenses								
Utilities								
610100.0000	Electric	46.07	37.50	(8.57)	506.24	450.00	(56.24)	450.00
610300.0000	Water/Sewer	0.00	1,231.60	1,231.60	12,949.65	14,779.75	1,830.10	14,779.75
Total Utilities		46.07	1,269.10	1,223.03	13,455.89	15,229.75	1,773.86	15,229.75
Maintenance								
634000.0000	Janitorial - Contract	110.98	112.50	1.52	1,331.76	1,350.00	18.24	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	5,672.00	588.63	(5,083.37)	13,001.31	7,064.00	(5,937.31)	7,064.00
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	1,546.00	1,650.00	104.00	1,650.00
648613.0000	Roof-Maintenance Contract	0.00	0.00	0.00	860.00	900.00	40.00	900.00
Total Maintenance		5,782.98	701.13	(5,081.85)	17,339.07	11,564.00	(5,775.07)	11,564.00
Administrative Expense								
660200.0000	Legal	0.00	16.63	16.63	0.00	200.00	200.00	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	174.82	37.50	(137.32)	512.70	450.00	(62.70)	450.00
663050.0000	Website Expense	100.00	0.00	(100.00)	170.00	70.00	(100.00)	70.00
681400.0000	Insurance	0.00	0.00	0.00	15,190.00	21,000.00	5,810.00	21,000.00
681625.0000	Flood Insurance	0.00	0.00	0.00	6,694.00	7,400.00	706.00	7,400.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	45,076.80	45,076.80	0.00	45,076.80
Total Administrative		274.82	54.13	(220.69)	67,762.17	74,396.80	6,634.63	74,396.80

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #1 (8530)
For the period ending December 31, 2017

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Total Operating Expenses		6,103.87	2,024.36	(4,079.51)	98,557.13	101,190.55	2,633.42	101,190.55
Net Operating Income/(Loss)		(5,687.23)	(2,024.36)	(3,662.87)	4,807.53	0.00	4,807.53	0.00
Net Income/(Loss)		(5,687.23)	(2,024.36)	(3,662.87)	4,807.53	0.00	4,807.53	0.00

Capital Reserve Summary Report
The Bimini at Tarpon Cove Condo Assn #1 (8530)
Books = Accrual
For the period ending December 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	12,642.98	14,797.46	0.00	0.00	14,797.46	0.00
Roof	870000.4600	93,691.62	102,346.62	0.00	0.00	102,346.62	0.00
Special Assessment	870000.4690	0.00	0.00	1,052.76	0.00	1,052.76	0.00
	Sub-Total:	106,334.60	117,144.08	1,052.76	0.00	118,196.84	0.00
Interest Income	870000.4995	715.24	1,334.10	60.39	0.00	1,394.49	0.00
	Grand Total:	107,049.84	118,478.18	1,113.15	0.00	119,591.33	0.00

Expense Distribution

Property=8530 AND mm/yyyy=12/2017-12/2017

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
131900.0000 - Prepaid Expenses										
71010 - DBPR Div of FL Cnd. Time Sha...	P-3585264	8530	PR1U024136-2018	12/12/2017	12/2017	64.00	0.00	100219	12/14/2017	DBPR 2018 Pr1U024136
Total 131900.0000 - Prepaid Expenses						64.00	0.00			
131907.0000 - Prepaid Insurance										
72370 - Hartford Fire Insurance Company	P-3585276	8530	87041490052017-2017	12/07/2017	12/2017	1,927.00	0.00	100221	12/14/2017	945 CBC 1/13/18-1/13/19 Policy# 87041...
72370 - Hartford Fire Insurance Company	P-3585277	8530	87041490072017-2017	12/07/2017	12/2017	1,539.00	0.00	100221	12/14/2017	946 CBC 1/13/18-1/13/19 Policy# 87041...
Total 131907.0000 - Prepaid Insurance						3,466.00	0.00			
634000.0000 - Janitorial - Contract										
75150 - Pro Clean of Southwest Florida...	P-3585271	8530	21320	12/07/2017	12/2017	110.98	0.00	100222	12/14/2017	Dec17 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						110.98	0.00			
646600.0000 - General Maintenance										
70050 - ABC Fire Equipment Corp.	P-3594648	8530	75936	12/04/2017	12/2017	130.00	0.00	100224	12/27/2017	Fire Suppression system
70675 - Crowther Roofing and Sheet Me...	P-3585256	8530	A142825	12/12/2017	12/2017	1,374.00	0.00	100218	12/14/2017	946-201 Emergency Repair due to Hurric...
70675 - Crowther Roofing and Sheet Me...	P-3585257	8530	A143240	12/12/2017	12/2017	4,018.00	0.00	100218	12/14/2017	954-202 Emergency repair due to Hurrican...
73520 - Andrea Lloha Handyman Service	P-3585270	8530	11222017-1	12/12/2017	12/2017	150.00	0.00	100220	12/14/2017	Repair Bldg & Landscape Lighting. Paint Pi...
Total 646600.0000 - General Maintenance						5,672.00	0.00			
660370.0000 - Office Expense										
78011 - David Blouir	P-3586052	8530	2017-12-13-1	12/13/2017	12/2017	160.00	0.00	100223	12/14/2017	2017 Holiday Bonus
Total 660370.0000 - Office Expense						160.00	0.00			
663050.0000 - Website Expense										
74000 - MSWebServices - Mike Shields	P-3594649	8530	152017-88	12/15/2017	12/2017	100.00	0.00	100225	12/27/2017	Create dedicated website.
Total 663050.0000 - Website Expense						100.00	0.00			
Total 131900.0000 - Prepaid Expenses						9,572.98	0.00			