

**Balance Sheet (Accrual)**  
**The Bimini at Tarpon Cove Condo Assn #4 (8533)**  
**November 30, 2017**

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**12/8/2017**

|                                            |                                  | <b>Operating</b> | <b>Reserves</b>   | <b>Total</b>      |
|--------------------------------------------|----------------------------------|------------------|-------------------|-------------------|
| <b>ASSETS</b>                              |                                  |                  |                   |                   |
| <b>Cash - Operations</b>                   |                                  |                  |                   |                   |
| 110100.0000                                | Cash - Operating Acct            | 32,534.73        | 0.00              | 32,534.73         |
|                                            | <b>Total Operating Funds</b>     | <u>32,534.73</u> | <u>0.00</u>       | <u>32,534.73</u>  |
| <b>Cash for Reserves</b>                   |                                  |                  |                   |                   |
| 112001.0000                                | Cash - Reserve Acct              | 0.00             | 112,952.43        | 112,952.43        |
|                                            | <b>Total Reserves Funds</b>      | <u>0.00</u>      | <u>112,952.43</u> | <u>112,952.43</u> |
|                                            | <b>Total Current Assets</b>      | <u>32,534.73</u> | <u>112,952.43</u> | <u>145,487.16</u> |
| <b>Total Assets</b>                        |                                  | <u>32,534.73</u> | <u>112,952.43</u> | <u>145,487.16</u> |
| <b>LIABILITIES</b>                         |                                  |                  |                   |                   |
| <b>Current Liabilities</b>                 |                                  |                  |                   |                   |
| 340100.0000                                | Accrued Expenses                 | 1,839.39         | 0.00              | 1,839.39          |
| 381010.0000                                | Prepaid                          | 6,125.00         | 0.00              | 6,125.00          |
|                                            | <b>Total Current Liabilities</b> | <u>7,964.39</u>  | <u>0.00</u>       | <u>7,964.39</u>   |
| <b>Total Liabilities</b>                   |                                  | <u>7,964.39</u>  | <u>0.00</u>       | <u>7,964.39</u>   |
| <b>EQUITY</b>                              |                                  |                  |                   |                   |
|                                            | Owners Equity                    | 21,854.89        | 0.00              | 21,854.89         |
|                                            | Current Year Income/(Loss)       | 2,715.45         | 0.00              | 2,715.45          |
|                                            | Replacement Reserve Prior Years  | 0.00             | 100,945.59        | 100,945.59        |
|                                            | Replacement Reserve Current Year | 0.00             | 12,006.84         | 12,006.84         |
|                                            | <b>Total Equity</b>              | <u>24,570.34</u> | <u>112,952.43</u> | <u>137,522.77</u> |
| <b>Total Liabilities and Owners Equity</b> |                                  | <u>32,534.73</u> | <u>112,952.43</u> | <u>145,487.16</u> |

**Accrual Income Statement**  
**The Bimini at Tarpon Cove Condo Assn #4 (8533)**  
**For the period ending November 30, 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             | 0.00          | 0.00          | 0.00               | 55,182.72     | 55,183.35     | (0.63)             | 55,183.35        |
| 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               | 1,400.00      | 0.00          | 1,400.00           | 0.00             |
| 602400.0000                   | Application Fee Income      | 0.00          | 0.00          | 0.00               | 300.00        | 0.00          | 300.00             | 0.00             |
| 605730.0000                   | Reserve Income              | 0.00          | 0.00          | 0.00               | 11,420.16     | 11,419.90     | 0.26               | 11,419.90        |
| <b>Sub-total Income</b>       |                             | 0.00          | 0.00          | 0.00               | 113,380.00    | 111,680.05    | 1,699.95           | 111,680.05       |
| 681500.0000                   | Reserve Funding             | 0.00          | 0.00          | 0.00               | (11,419.92)   | (11,419.90)   | (0.02)             | (11,419.90)      |
| <b>Total Operating Income</b> |                             | 0.00          | 0.00          | 0.00               | 101,960.08    | 100,260.15    | 1,699.93           | 100,260.15       |
| <b>Operating Expenses</b>     |                             |               |               |                    |               |               |                    |                  |
| <b>Utilities</b>              |                             |               |               |                    |               |               |                    |                  |
| 610100.0000                   | Electric                    | 36.65         | 34.17         | (2.48)             | 409.13        | 375.87        | (33.26)            | 410.00           |
| 610300.0000                   | Water/Sewer                 | 1,839.39      | 1,125.00      | (714.39)           | 15,414.37     | 12,375.00     | (3,039.37)         | 13,500.00        |
| <b>Total Utilities</b>        |                             | 1,876.04      | 1,159.17      | (716.87)           | 15,823.50     | 12,750.87     | (3,072.63)         | 13,910.00        |
| <b>Maintenance</b>            |                             |               |               |                    |               |               |                    |                  |
| 634000.0000                   | Janitorial - Contract       | 110.98        | 112.50        | 1.52               | 1,220.78      | 1,237.50      | 16.72              | 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         | 750.00        | 608.61        | (141.39)           | 11,549.36     | 6,694.71      | (4,854.65)         | 7,303.35         |
| 648611.0000                   | Roof-Cleaning Contract      | 0.00          | 0.00          | 0.00               | 1,546.00      | 1,850.00      | 304.00             | 1,850.00         |
| 648613.0000                   | Roof-Maintenance Contract   | 0.00          | 0.00          | 0.00               | 860.00        | 860.00        | 0.00               | 860.00           |
| <b>Total Maintenance</b>      |                             | 860.98        | 721.11        | (139.87)           | 15,776.14     | 11,242.21     | (4,533.93)         | 11,963.35        |
| <b>Grounds Care</b>           |                             |               |               |                    |               |               |                    |                  |
| 620475.0000                   | Grounds Maintenance         | 0.00          | 0.00          | 0.00               | (700.00)      | 0.00          | 700.00             | 0.00             |
| <b>Total Grounds Care</b>     |                             | 0.00          | 0.00          | 0.00               | (700.00)      | 0.00          | 700.00             | 0.00             |
| <b>Administrative Expense</b> |                             |               |               |                    |               |               |                    |                  |
| 660200.0000                   | Legal                       | 0.00          | 16.67         | 16.67              | 0.00          | 183.37        | 183.37             | 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              | 13.72         | 37.50         | 23.78              | 337.52        | 412.50        | 74.98              | 450.00           |
| 663050.0000                   | Website Expense             | 0.00          | 0.00          | 0.00               | 70.00         | 70.00         | 0.00               | 70.00            |
| 681400.0000                   | Insurance                   | 147.00        | 0.00          | (147.00)           | 15,190.00     | 21,000.00     | 5,810.00           | 21,000.00        |
| 681625.0000                   | Flood Insurance             | 0.00          | 0.00          | 0.00               | 7,552.00      | 7,400.00      | (152.00)           | 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        |

**Accrual Income Statement**  
**The Bimini at Tarpon Cove Condo Assn #4 (8533)**  
**For the period ending November 30, 2017**

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| <b>Account</b> | <b>Account Name</b>                | <b>MTD<br/>Actual</b>    | <b>MTD<br/>Budget</b>    | <b>MTD<br/>\$ Variance</b> | <b>YTD<br/>Actual</b>  | <b>YTD<br/>Budget</b>  | <b>YTD<br/>\$ Variance</b> | <b>Annual<br/>Budget</b> |
|----------------|------------------------------------|--------------------------|--------------------------|----------------------------|------------------------|------------------------|----------------------------|--------------------------|
|                | <b>Total Administrative</b>        | <u>160.72</u>            | <u>54.17</u>             | <u>(106.55)</u>            | <u>68,344.99</u>       | <u>74,342.67</u>       | <u>5,997.68</u>            | <u>74,396.80</u>         |
|                | <b>Total Operating Expenses</b>    | <u>2,897.74</u>          | <u>1,934.45</u>          | <u>(963.29)</u>            | <u>99,244.63</u>       | <u>98,335.75</u>       | <u>(908.88)</u>            | <u>100,270.15</u>        |
|                | <b>Net Operating Income/(Loss)</b> | <u>(2,897.74)</u>        | <u>(1,934.45)</u>        | <u>(963.29)</u>            | <u>2,715.45</u>        | <u>1,924.40</u>        | <u>791.05</u>              | <u>(10.00)</u>           |
|                | <b>Net Income/(Loss)</b>           | <u><u>(2,897.74)</u></u> | <u><u>(1,934.45)</u></u> | <u><u>(963.29)</u></u>     | <u><u>2,715.45</u></u> | <u><u>1,924.40</u></u> | <u><u>791.05</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 November 30, 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  | 12,643.01                   | 14,797.93              | 0.00                      | 0.00                      | 14,797.93                | 0.00            |
| Roof             | 870000.4600  | 87,638.68                   | 96,903.68              | 0.00                      | 0.00                      | 96,903.68                | 0.00            |
|                  | Sub-Total:   | 100,281.69                  | 111,701.61             | 0.00                      | 0.00                      | 111,701.61               | 0.00            |
| Interest Income  | 870000.4995  | 663.90                      | 1,195.13               | 55.69                     | 0.00                      | 1,250.82                 | 0.00            |
|                  | Grand Total: | 100,945.59                  | 112,896.74             | 55.69                     | 0.00                      | 112,952.43               | 0.00            |

Expense Distribution

Property=8533 AND mm/yy=11/2017-11/2017

| Account 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-3559224 | 8533     | 21170          | 11/07/2017   | 11/2017 | 110.98   | 0.00          | 100204  | 11/09/2017 | Nov17 Commercial Cleaning                  |
| Total 634000.0000 - Janitorial - Contract |           |          |                |              |         | 110.98   | 0.00          |         |            |                                            |
| 646800.0000 - General Maintenance         |           |          |                |              |         |          |               |         |            |                                            |
| t1470017 - Fulcher                        | P-3574179 | 8533     | 2017-11-28     | 11/28/2017   | 11/2017 | 750.00   | 0.00          | 100206  | 11/30/2017 | Reimbursement for emergency roof repair... |
| Total 646800.0000 - General Maintenance   |           |          |                |              |         | 750.00   | 0.00          |         |            |                                            |
| 681400.0000 - Insurance                   |           |          |                |              |         |          |               |         |            |                                            |
| 72363 - Hanover Insurance Co.             | P-3569660 | 8533     | 1514218128-001 | 11/20/2017   | 11/2017 | 147.00   | 0.00          | 100205  | 11/21/2017 | Worker comp Policy A757367 10/10/17-10...  |
| Total 681400.0000 - Insurance             |           |          |                |              |         | 147.00   | 0.00          |         |            |                                            |
|                                           |           |          |                |              |         | 1,007.98 | 0.00          |         |            |                                            |