

Balance Sheet (Accrual)
The Bimini at Tarpon Cove Condo Assn #3 (8532)
February 28, 2018

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3/12/2018

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	61,588.26	0.00	61,588.26
	Total Operating Funds	<u>61,588.26</u>	<u>0.00</u>	<u>61,588.26</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	134,202.78	134,202.78
	Total Reserves Funds	<u>0.00</u>	<u>134,202.78</u>	<u>134,202.78</u>
Other Current Assets				
114020.0000	Receivable from Operating	0.00	16,123.37	16,123.37
120800.0000	Payments Receivable	875.50	0.00	875.50
	Total Other Current Assets	<u>875.50</u>	<u>16,123.37</u>	<u>16,998.87</u>
	Total Current Assets	<u>62,463.76</u>	<u>150,326.15</u>	<u>212,789.91</u>
Total Assets		<u>62,463.76</u>	<u>150,326.15</u>	<u>212,789.91</u>
LIABILITIES				
Current Liabilities				
381010.0000	Prepaid	1,118.63	0.00	1,118.63
381100.0000	Other Advances	25.00	0.00	25.00
110960.0000	Payable to Reserves	16,123.37	0.00	16,123.37
	Total Current Liabilities	<u>17,267.00</u>	<u>0.00</u>	<u>17,267.00</u>
Total Liabilities		<u>17,267.00</u>	<u>0.00</u>	<u>17,267.00</u>
EQUITY				
	Owners Equity	30,827.77	0.00	30,827.77
	Current Year Income/(Loss)	16,292.36	0.00	16,292.36
	Replacement Reserve Prior Years	0.00	134,072.69	134,072.69
	Replacement Reserve Current Year	0.00	14,330.09	14,330.09
	Total Equity	<u>47,120.13</u>	<u>148,402.78</u>	<u>195,522.91</u>
Total Liabilities and Owners Equity		<u>64,387.13</u>	<u>148,402.78</u>	<u>212,789.91</u>

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #3 (8532)
For the period ending February 28, 2018

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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	17,146.00	17,144.60	1.40	68,578.70
605220.0000	Master Association Fees	0.00	0.00	0.00	14,704.00	14,705.70	(1.70)	58,823.00
603800.0000	Late Fees	89.54	0.00	89.54	53.11	0.00	53.11	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	4,750.00	4,749.57	0.43	18,998.28
Sub-total Income		89.54	0.00	89.54	36,653.11	36,599.87	53.24	146,399.98
681500.0000	Reserve Funding	0.00	0.00	0.00	0.00	(4,749.57)	4,749.57	(18,998.28)
Total Operating Income		89.54	0.00	89.54	36,653.11	31,850.30	4,802.81	127,401.70
Operating Expenses								
Utilities								
610100.0000	Electric	34.05	50.00	15.95	70.86	100.00	29.14	600.00
610300.0000	Water/Sewer	0.00	1,500.00	1,500.00	2,928.38	3,000.00	71.62	18,000.00
Total Utilities		34.05	1,550.00	1,515.95	2,999.24	3,100.00	100.76	18,600.00
Maintenance								
634000.0000	Janitorial - Contract	140.16	141.67	1.51	280.32	283.34	3.02	1,700.00
642760.0000	Termite Warranty	0.00	0.00	0.00	0.00	0.00	0.00	750.00
646600.0000	General Maintenance	615.00	1,055.30	440.30	1,290.00	2,110.70	820.70	12,663.70
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	0.00	576.25	576.25	2,305.00
648613.0000	Roof-Maintenance Contract	0.00	0.00	0.00	0.00	0.00	0.00	1,075.00
Total Maintenance		755.16	1,196.97	441.81	1,570.32	2,970.29	1,399.97	18,493.70
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	80.00	80.00	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	53.87	41.67	(12.20)	85.69	83.34	(2.35)	500.00
663050.0000	Website Expense	0.00	0.00	0.00	0.00	0.00	0.00	85.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	21,250.00
681625.0000	Flood Insurance	0.00	0.00	0.00	1,539.00	1,800.00	261.00	9,250.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	14,086.50	14,705.70	619.20	58,823.00
Total Administrative		53.87	58.34	4.47	15,791.19	16,702.38	911.19	90,308.00
Total Operating Expenses		843.08	2,805.31	1,962.23	20,360.75	22,772.67	2,411.92	127,401.70

Accrual Income Statement
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For the period ending February 28, 2018

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Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Net Operating Income/(Loss)		<u>(753.54)</u>	<u>(2,805.31)</u>	<u>2,051.77</u>	<u>16,292.36</u>	<u>9,077.63</u>	<u>7,214.73</u>	<u>(0.00)</u>
Net Income/(Loss)		<u><u>(753.54)</u></u>	<u><u>(2,805.31)</u></u>	<u><u>2,051.77</u></u>	<u><u>16,292.36</u></u>	<u><u>9,077.63</u></u>	<u><u>7,214.73</u></u>	<u><u>(0.00)</u></u>

Capital Reserve Summary Report

The Bimini at Tarpon Cove Condo Assn #3 (8532)

Books = Accrual

For the period ending February 28, 2018

Account	Account #	Last Year Ending Balance	Prior Month Balance	Current Month Receipts	Current Month Expenses	Current Month Balance	YTD Expenses
Painting Expense	870000.4465	18,497.28	18,497.28	0.00	0.00	18,497.28	0.00
Roof	870000.4600	114,016.34	114,016.34	0.00	0.00	114,016.34	0.00
Special Assessment	870000.4690	0.00	(2,800.00)	17,000.00	0.00	14,200.00	0.00
	Sub-Total:	132,513.62	129,713.62	17,000.00	0.00	146,713.62	0.00
Interest Income	870000.4995	1,559.07	1,627.41	61.75	0.00	1,689.16	0.00
	Grand Total:	134,072.69	131,341.03	17,061.75	0.00	148,402.78	0.00

Expense Distribution

Property=8532 AND mm/yy=02/2018-02/2018

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
634000.0000 - Janitorial - Contract										
75150 - Pro Clean of Southwest Florida...	P-3622995	8532	21627	02/06/2018	02/2018	140.16	0.00	100227	02/08/2018	Feb18 Commercial Clenaing
Total 634000.0000 - Janitorial - Contract						140.16	0.00			
646800.0000 - General Maintenance										
74455 - Northern Contracting, Inc.	P-3634063	8532	12324	02/14/2018	02/2018	475.00	0.00	100228	02/22/2018	882 CB #101 - Lanai Edge Repairs
73520 - Andrea Lloha Handyman Service	P-3633395	8532	02162018-01	02/16/2018	02/2018	140.00	0.00	100229	02/22/2018	Repair lights
Total 646800.0000 - General Maintenance						615.00	0.00			
						755.16	0.00			