

Balance Sheet (Accrual)
The Bimini at Tarpon Cove Condo Assn #4 (8533)
January 31, 2018

ASSETS			
	Operating	Reserves	Total
Cash - Operations			
110100.0000 Cash - Operating Acct	44,344.77	0.00	44,344.77
Total Operating Funds	<u>44,344.77</u>	<u>0.00</u>	<u>44,344.77</u>
Cash for Reserves			
112001.0000 Cash - Reserve Acct	0.00	113,067.61	113,067.61
Total Reserves Funds	<u>0.00</u>	<u>113,067.61</u>	<u>113,067.61</u>
Other Current Assets			
120800.0000 Payments Receivable	(63.88)	0.00	(63.88)
Total Other Current Assets	<u>(63.88)</u>	<u>0.00</u>	<u>(63.88)</u>
Total Current Assets	<u>44,280.89</u>	<u>113,067.61</u>	<u>157,348.50</u>
Total Assets	<u>44,280.89</u>	<u>113,067.61</u>	<u>157,348.50</u>
LIABILITIES			
Current Liabilities			
381010.0000 Prepaid	9,022.24	0.00	9,022.24
381100.0000 Other Advances	13.88	0.00	13.88
Total Current Liabilities	<u>9,036.12</u>	<u>0.00</u>	<u>9,036.12</u>
Total Liabilities	<u>9,036.12</u>	<u>0.00</u>	<u>9,036.12</u>
EQUITY			
Owners Equity	11,136.44	0.00	11,136.44
Current Year Income/(Loss)	12,043.91	0.00	12,043.91
Replacement Reserve Prior Years	0.00	126,063.31	126,063.31
Replacement Reserve Current Year	0.00	(931.28)	(931.28)
Total Equity	<u>23,180.35</u>	<u>125,132.03</u>	<u>148,312.38</u>
Total Liabilities and Owners Equity	<u>32,216.47</u>	<u>125,132.03</u>	<u>157,348.50</u>

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #4 (8533)
For the period ending January 31, 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	13,876.80	13,875.40	1.40	13,876.80	13,875.40	1.40	55,501.60
605220.0000	Master Association Fees	11,763.20	11,764.60	(1.40)	11,763.20	11,764.60	(1.40)	47,058.40
603800.0000	Late Fees	(75.31)	0.00	(75.31)	(75.31)	0.00	(75.31)	0.00
605730.0000	Reserve Income	3,640.00	3,640.00	0.00	3,640.00	3,640.00	0.00	14,560.00
Sub-total Income		<u>29,204.69</u>	<u>29,280.00</u>	<u>(75.31)</u>	<u>29,204.69</u>	<u>29,280.00</u>	<u>(75.31)</u>	<u>117,120.00</u>
681500.0000	Reserve Funding	0.00	(3,640.00)	3,640.00	0.00	(3,640.00)	3,640.00	(14,560.00)
Total Operating Income		<u>29,204.69</u>	<u>25,640.00</u>	<u>3,564.69</u>	<u>29,204.69</u>	<u>25,640.00</u>	<u>3,564.69</u>	<u>102,560.00</u>
Operating Expenses								
Utilities								
610100.0000	Electric	39.37	41.60	2.23	39.37	41.60	2.23	500.00
610300.0000	Water/Sewer	3,189.52	1,250.00	(1,939.52)	3,189.52	1,250.00	(1,939.52)	15,000.00
Total Utilities		<u>3,228.89</u>	<u>1,291.60</u>	<u>(1,937.29)</u>	<u>3,228.89</u>	<u>1,291.60</u>	<u>(1,937.29)</u>	<u>15,500.00</u>
Maintenance								
634000.0000	Janitorial - Contract	110.98	112.50	1.52	110.98	112.50	1.52	1,350.00
642760.0000	Termite Warranty	0.00	0.00	0.00	0.00	0.00	0.00	600.00
646600.0000	General Maintenance	533.87	835.10	301.23	533.87	835.10	301.23	10,021.60
648611.0000	Roof-Cleaning Contract	0.00	462.50	462.50	0.00	462.50	462.50	1,850.00
648613.0000	Roof-Maintenance Contract	0.00	0.00	0.00	0.00	0.00	0.00	860.00
Total Maintenance		<u>644.85</u>	<u>1,410.10</u>	<u>765.25</u>	<u>644.85</u>	<u>1,410.10</u>	<u>765.25</u>	<u>14,681.60</u>
Administrative Expense								
660200.0000	Legal	0.00	16.67	16.67	0.00	16.67	16.67	200.00
660281.0000	Division Filing Fees	64.00	64.00	0.00	64.00	64.00	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	26.84	37.50	10.66	26.84	37.50	10.66	450.00
663050.0000	Website Expense	0.00	0.00	0.00	0.00	0.00	0.00	70.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
681625.0000	Flood Insurance	1,927.00	1,900.00	(27.00)	1,927.00	1,900.00	(27.00)	7,400.00
681650.0000	Master / General Assoc Fees	11,269.20	11,764.60	495.40	11,269.20	11,764.60	495.40	47,058.40
Total Administrative		<u>13,287.04</u>	<u>13,782.77</u>	<u>495.73</u>	<u>13,287.04</u>	<u>13,782.77</u>	<u>495.73</u>	<u>72,378.40</u>
Total Operating Expenses		<u>17,160.78</u>	<u>16,484.47</u>	<u>(676.31)</u>	<u>17,160.78</u>	<u>16,484.47</u>	<u>(676.31)</u>	<u>102,560.00</u>

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #4 (8533)
For the period ending January 31, 2018

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Net Operating Income/(Loss)		12,043.91	9,155.53	2,888.38	12,043.91	9,155.53	2,888.38	0.00
Net Income/(Loss)		12,043.91	9,155.53	2,888.38	12,043.91	9,155.53	2,888.38	0.00

Capital Reserve Summary Report
The Bimini at Tarpon Cove Condo Assn #4 (8533)
Books = Accrual
For the period ending January 31, 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	16,952.85	14,797.93	0.00	0.00	16,952.85	0.00
Roof	870000.4600	106,168.68	96,903.68	0.00	0.00	106,168.68	0.00
Special Assessment	870000.4690	988.88	988.88	(988.88)	0.00	0.00	0.00
	Sub-Total:	124,110.41	112,690.49	(988.88)	0.00	123,121.53	0.00
Interest Income	870000.4995	1,952.90	1,308.40	57.60	0.00	2,010.50	0.00
	Grand Total:	126,063.31	113,998.89	(931.28)	0.00	125,132.03	0.00

Expense Distribution

Property=8533 AND mm/yyyy=01/2018-01/2018

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check Date	Remarks
634000.0000 - Janitorial - Contract									
75150 - Pro Clean of Southwest Florida...	P-3602810	8533	21469	01/09/2018	01/2018	110.98	0.00	01/11/2018	Jan18 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						110.98	0.00		
646600.0000 - General Maintenance									
70675 - Crowther Roofing and Sheet Me...	P-3602801	8533	A143915	01/09/2018	01/2018	533.87	0.00	01/11/2018	913 Unit 201 - Temporary repair at ridge vent
Total 646600.0000 - General Maintenance						533.87	0.00		
681625.0000 - Flood Insurance									
72370 - Hartford Fire Insurance Company	P-3602804	8533	87041630592017-2018	01/09/2018	01/2018	1,927.00	0.00	01/11/2018	905 CBC 2/14/18-2/14/19 Policy# 87041...
Total 681625.0000 - Flood Insurance						1,927.00	0.00		
						2,571.85	0.00		