

Balance Sheet (Accrual)
The Bimini at Tarpon Cove Condo Assn #3 (8532)
May 31, 2018

1
6/11/2018

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	47,252.33	0.00	47,252.33
	Total Operating Funds	47,252.33	0.00	47,252.33
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	160,857.57	160,857.57
	Total Reserves Funds	0.00	160,857.57	160,857.57
Other Current Assets				
120800.0000	Payments Receivable	(102.45)	0.00	(102.45)
121500.0000	Owner Chargeback	140.00	0.00	140.00
	Total Other Current Assets	37.55	0.00	37.55
	Total Current Assets	47,289.88	160,857.57	208,147.45
Total Assets		47,289.88	160,857.57	208,147.45
LIABILITIES				
Current Liabilities				
381010.0000	Prepaid	190.50	0.00	190.50
381100.0000	Other Advances	25.00	0.00	25.00
	Total Current Liabilities	215.50	0.00	215.50
Total Liabilities		215.50	0.00	215.50
EQUITY				
	Owners Equity	30,827.77	0.00	30,827.77
	Current Year Income/(Loss)	19,046.61	0.00	19,046.61
	Replacement Reserve Prior Years	0.00	134,072.69	134,072.69
	Replacement Reserve Current Year	0.00	23,984.88	23,984.88
	Total Equity	49,874.38	158,057.57	207,931.95
Total Liabilities and Owners Equity		50,089.88	158,057.57	208,147.45

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #3 (8532)
For the period ending May 31, 2018

Page 1
6/11/2018

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	34,292.00	34,289.30	2.70	68,578.70
605220.0000	Master Association Fees	0.00	0.00	0.00	29,408.00	29,411.40	(3.40)	58,823.00
603800.0000	Late Fees	0.00	0.00	0.00	(110.14)	0.00	(110.14)	0.00
603810.0000	COA Late Fees	0.00	0.00	0.00	(27.45)	0.00	(27.45)	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	9,500.00	9,499.14	0.86	18,998.28
	Sub-total Income	0.00	0.00	0.00	73,062.41	73,199.84	(137.43)	146,399.98
681500.0000	Reserve Funding	0.00	0.00	0.00	(9,499.57)	(9,499.14)	(0.43)	(18,998.28)
	Total Operating Income	0.00	0.00	0.00	63,562.84	63,700.70	(137.86)	127,401.70
Operating Expenses								
Utilities								
610100.0000	Electric	30.85	50.00	19.15	167.29	250.00	82.71	600.00
610300.0000	Water/Sewer	3,020.54	1,500.00	(1,520.54)	8,961.78	7,500.00	(1,461.78)	18,000.00
	Total Utilities	3,051.39	1,550.00	(1,501.39)	9,129.07	7,750.00	(1,379.07)	18,600.00
Maintenance								
634000.0000	Janitorial - Contract	140.16	141.67	1.51	700.80	708.35	7.55	1,700.00
642760.0000	Termite Warranty	0.00	0.00	0.00	0.00	750.00	750.00	750.00
646600.0000	General Maintenance	659.02	1,055.30	396.28	3,824.02	5,276.60	1,452.58	12,663.70
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	904.00	1,152.50	248.50	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	799.18	1,196.97	397.79	5,428.82	7,887.45	2,458.63	18,493.70
Administrative Expense								
660200.0000	Legal	0.00	16.67	16.67	0.00	83.35	83.35	200.00
660281.0000	Division Filing Fees	14.00	0.00	(14.00)	94.00	100.00	6.00	100.00
660300.0000	Auditing & Accounting Fees	53.00	0.00	(53.00)	53.00	100.00	47.00	100.00
660370.0000	Office Expense	25.21	41.67	16.46	235.34	208.35	(26.99)	500.00
663050.0000	Website Expense	0.00	85.00	85.00	0.00	85.00	85.00	85.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	21,250.00
681625.0000	Flood Insurance	644.00	0.00	(644.00)	1,403.00	3,600.00	2,197.00	9,250.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	28,173.00	29,411.40	1,238.40	58,823.00
	Total Administrative	736.21	143.34	(592.87)	29,958.34	33,588.10	3,629.76	90,308.00
Total Operating Expenses								
		4,586.78	2,890.31	(1,696.47)	44,516.23	49,225.55	4,709.32	127,401.70

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #3 (8532)
For the period ending May 31, 2018

Page 2
6/11/2018

<u>Account</u>	<u>Account Name</u>	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD \$ Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD \$ Variance</u>	<u>Annual Budget</u>
Net Operating Income/(Loss)		<u>(4,586.78)</u>	<u>(2,890.31)</u>	<u>(1,696.47)</u>	<u>19,046.61</u>	<u>14,475.15</u>	<u>4,571.46</u>	<u>(0.00)</u>
Net Income/(Loss)		<u><u>(4,586.78)</u></u>	<u><u>(2,890.31)</u></u>	<u><u>(1,696.47)</u></u>	<u><u>19,046.61</u></u>	<u><u>14,475.15</u></u>	<u><u>4,571.46</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 May 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	18,497.28	19,845.28	0.00	0.00	19,845.28	0.00
Roof	870000.4600	114,016.34	122,167.91	0.00	0.00	122,167.91	0.00
Special Assessment	870000.4690	0.00	14,200.00	0.00	0.00	14,200.00	0.00
Sub-Total:		132,513.62	156,213.19	0.00	0.00	156,213.19	0.00
Interest Income	870000.4995	1,559.07	1,844.38	0.00	0.00	1,844.38	0.00
Grand Total:		134,072.69	158,057.57	0.00	0.00	158,057.57	0.00

Expense Distribution

Property=8532 AND mm/yy=05/2018-05/2018

Account Code - Name Vendor 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-3696744	8532	22055	05/16/2018	05/2018	140.16	0.00	100241	05/17/2018	May18 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						140.16	0.00			
646600.0000 - General Maintenance										
76871 - Towne Properties Mgt. Co. Ltd.	P-3690572	8532	2018-05-05-8663/8532	05/05/2018	05/2018	309.02	0.00	100238	05/10/2018	Apr18 Credit Card#9663 purchase @ Ho...
70387 - The Bimini at Tarpon Cove I	P-3696739	8532	63568	05/16/2018	05/2018	350.00	0.00	100239	05/17/2018	Reimb: Payment to American Leak Unit #...
Total 646600.0000 - General Maintenance						659.02	0.00			
660281.0000 - Division Filing Fees										
76871 - Towne Properties Mgt. Co. Ltd.	P-3701085	8532	5264	05/22/2018	05/2018	14.00	0.00	100243	05/24/2018	Annual Sunbiz Renewal & Certificate
Total 660281.0000 - Division Filing Fees						14.00	0.00			
660300.0000 - Auditing & Accounting Fees										
75289 - Rehmann Robson LLC, a Subs...	P-3696746	8532	RR439444	05/16/2018	05/2018	53.00	0.00	100242	05/17/2018	2017 Tax Return 1120-H (Invoice date 4/2/18)
Total 660300.0000 - Auditing & Accountin...						53.00	0.00			
681625.0000 - Flood Insurance										
72370 - Hartford Fire Insurance Company	P-3696740	8532	87042317812017-2018	05/16/2018	05/2018	1,642.00	0.00	100240	05/17/2018	906 CBC 5/27/18-5/27/19 Policy#870423...
Total 681625.0000 - Flood Insurance						1,642.00	0.00			
						2,508.18	0.00			

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
110100.0000				Cash - Operating Acct					51,839.11	= Beginning Balance =
		05/08/2018		Daily Total				15.23	51,823.88	
		05/10/2018		Daily Total				309.02	51,514.86	
		05/17/2018		Daily Total				2,185.16	49,329.70	
		05/24/2018		Daily Total				14.00	49,315.70	
		05/25/2018		Daily Total			998.00		50,313.70	
		05/30/2018		Daily Total				9.98	50,303.72	
		05/31/2018		Daily Total				3,051.39	47,252.33	
				Net Change=-4,586.78			998.00	5,584.78	47,252.33	= Ending Balance =
112001.0000				Cash - Reserve Acct					160,857.57	= Beginning Balance =
				Net Change=0.00			0.00	0.00	160,857.57	= Ending Balance =
120800.0000				Payments Receivable					-102.45	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-102.45	= Ending Balance =
121500.0000				Owner Chargeback					140.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	140.00	= Ending Balance =
310100.0000				Accounts Payable					0.00	= Beginning Balance =
		05/05/2018	05/2018	Towne Properties Mgt. Co. Ltd....	P-36...	2018-...		309.02	-309.02	Apr18 Credit Card#9663 purchase @ Home d...
		05/10/2018	05/2018	Towne Properties Mgt. Co. Ltd....	K-19...	100238	309.02		0.00	Apr18 Credit Card#9663 purchase @ Home d...
		05/16/2018	05/2018	The Bimini at Tarpon Cove I (7...	P-36...	63568		350.00	-350.00	Reimb: Payment to American Leak Unit #88...
		05/16/2018	05/2018	Hartford Fire Insurance Compa...	P-36...	8704...		1,642.00	-1,992.00	906 CBC 5/27/18-5/27/19 Policy#870423178...
		05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22055		140.16	-2,132.16	May18 Commercial Cleaning
		05/16/2018	05/2018	Rehmann Robson LLC, a Subsi...	P-36...	RR4...		53.00	-2,185.16	2017 Tax Return 1120-H (Invoice date 4/2/18)
		05/17/2018	05/2018	The Bimini at Tarpon Cove I (7...	K-19...	100239	350.00		-1,835.16	Reimb: Payment to American Leak Unit #88...
		05/17/2018	05/2018	Hartford Fire Insurance Compa...	K-19...	100240	1,642.00		-193.16	906 CBC 5/27/18-5/27/19 Policy#870423178...
		05/17/2018	05/2018	Pro Clean of Southwest Florida...	K-19...	100241	140.16		-53.00	May18 Commercial Cleaning
		05/17/2018	05/2018	Rehmann Robson LLC, a Subsi...	K-19...	100242	53.00		0.00	2017 Tax Return 1120-H (Invoice date 4/2/18)
		05/22/2018	05/2018	Towne Properties Mgt. Co. Ltd....	P-37...	5264		14.00	-14.00	Annual Sunbiz Renewal & Certificate
		05/24/2018	05/2018	Towne Properties Mgt. Co. Ltd....	K-19...	100243	14.00		0.00	Annual Sunbiz Renewal & Certificate
				Net Change=0.00			2,508.18	2,508.18	0.00	= Ending Balance =
381010.0000				Prepaid					-190.50	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-190.50	= Ending Balance =
381100.0000				Other Advances					-25.00	= Beginning Balance =

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	-25.00	= Ending Balance =
439100.0000				Owners Equity					-30,827.77	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-30,827.77	= Ending Balance =
440300.8465				Painting Prior Yr Bal					-18,497.28	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-18,497.28	= Ending Balance =
440300.8600				Roof Prior Yr Bal					-114,016.34	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-114,016.34	= Ending Balance =
440300.8995				Interest Income Prior Yr					-1,559.07	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,559.07	= Ending Balance =
603800.0000				Late Fees					110.14	= Beginning Balance =
				Net Change=0.00			0.00	0.00	110.14	= Ending Balance =
603810.0000				COA Late Fees					27.45	= Beginning Balance =
				Net Change=0.00			0.00	0.00	27.45	= Ending Balance =
605000.0000				Association Fee					-34,292.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-34,292.00	= Ending Balance =
605220.0000				Master Association Fees					-29,408.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-29,408.00	= Ending Balance =
605730.0000				Reserve Income					-9,500.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-9,500.00	= Ending Balance =
610100.0000				Electric					136.44	= Beginning Balance =
				Net Change=30.85			30.85	0.00	167.29	= Ending Balance =
610300.0000				Water/Sewer					5,941.24	= Beginning Balance =
				Net Change=3,020.54			3,020.54	0.00	8,961.78	= Ending Balance =
634000.0000				Janitorial - Contract					560.64	= Beginning Balance =
8532	The Bimini at T...	05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22055	140.16	0.00	700.80	May18 Commercial Cleaning
				Net Change=140.16			140.16	0.00	700.80	= Ending Balance =

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
646600.0000				General Maintenance					3,165.00	= Beginning Balance =
				Net Change=659.02			659.02	0.00	3,824.02	= Ending Balance =
648611.0000				Roof-Cleaning Contract					904.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	904.00	= Ending Balance =
660281.0000				Division Filing Fees					80.00	= Beginning Balance =
8532	The Bimini at T...	05/22/2018	05/2018	Towne Properties Mgt. Co. Ltd....	P-37...	5264	14.00	0.00	94.00	Annual Sunbiz Renewal & Certificate
				Net Change=14.00			14.00	0.00	94.00	= Ending Balance =
660300.0000				Auditing & Accounting Fees					0.00	= Beginning Balance =
8532	The Bimini at T...	05/16/2018	05/2018	Rehmann Robson LLC, a Subsidiary	P-36...	RR4...	53.00	0.00	53.00	2017 Tax Return 1120-H (Invoice date 4/2/18)
				Net Change=53.00			53.00	0.00	53.00	= Ending Balance =
660370.0000				Office Expense					210.13	= Beginning Balance =
8532	The Bimini at T...	05/08/2018	05/2018	Post 05/08/18 w/d - requested ...	J-2662973		15.23	0.00	225.36	Post w/d-\$ to TP 05/08/18
8532	The Bimini at T...	05/30/2018	05/2018	Post 05/30/18 w/d - requested ...	J-2666783		9.98	0.00	235.34	Post 2nd w/d-\$ to TP 05/30/18
				Net Change=25.21			25.21	0.00	235.34	= Ending Balance =
681500.0000				Reserve Funding					9,499.57	= Beginning Balance =
				Net Change=0.00			0.00	0.00	9,499.57	= Ending Balance =
681625.0000				Flood Insurance					759.00	= Beginning Balance =
8532	The Bimini at T...	05/16/2018	05/2018	Hartford Fire Insurance Compa...	P-36...	8704...	1,642.00	0.00	2,401.00	906 CBC 5/27/18-5/27/19 Policy#870423178...
8532	The Bimini at T...	05/25/2018	05/2018	GL Payment	R-22...	6025...	0.00	211.00	2,190.00	Lockbox GL Payment
8532	The Bimini at T...	05/25/2018	05/2018	GL Payment	R-22...	6025...	0.00	354.00	1,836.00	Lockbox GL Payment
8532	The Bimini at T...	05/25/2018	05/2018	GL Payment	R-22...	6025...	0.00	241.00	1,595.00	Lockbox GL Payment
8532	The Bimini at T...	05/25/2018	05/2018	GL Payment	R-22...	6025...	0.00	192.00	1,403.00	Lockbox GL Payment
				Net Change=644.00			1,642.00	998.00	1,403.00	= Ending Balance =
681650.0000				Master / General Assoc Fees					28,173.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	28,173.00	= Ending Balance =
870000.0465				Painting					-1,348.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,348.00	= Ending Balance =
870000.0600				Roofs					-8,151.57	= Beginning Balance =

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	-8,151.57	= Ending Balance =
870000.0690				Special Assessment					-14,200.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-14,200.00	= Ending Balance =
870000.0995				Interest Current Yr					-285.31	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-285.31	= Ending Balance =
							9,090.96	9,090.96		

Aged Receivables

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

Month Year = 05/2018

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
8532	882-201	t1465114	Nicholas & Diane Ruggiero	1,830.00	0.00	1,830.00	0.00	0.00	0.00	1,830.00
8532	890-101	t1269333	Andy and Stefanie Schaeffler	-52.45	0.00	-52.45	0.00	0.00	0.00	-52.45
8532	898-102	t1577235	Marlene Berman and Dianne Morgan	0.00	0.00	0.00	0.00	0.00	-140.00	-140.00
8532	898-201	t1269339	Charles and Mary Follett	1,817.25	0.00	1,817.25	0.00	0.00	0.00	1,817.25
8532	898-202	t1269340	Carl and Iris Krempasky	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8532	906-101	t1269341	William and Elaine Boehlke	1,830.00	0.00	1,830.00	0.00	0.00	0.00	1,830.00
8532	914-201	t1269347	Golde Konefka-Kronenberg	-25.00	0.00	0.00	-25.00	0.00	0.00	-25.00
8532				5,374.80	0.00	5,399.80	-25.00	0.00	-140.00	5,234.80