

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

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6/11/2018

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	36,726.73	0.00	36,726.73
	Total Operating Funds	<u>36,726.73</u>	<u>0.00</u>	<u>36,726.73</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	134,930.09	134,930.09
	Total Reserves Funds	<u>0.00</u>	<u>134,930.09</u>	<u>134,930.09</u>
Other Current Assets				
120800.0000	Payments Receivable	(75.00)	0.00	(75.00)
	Total Other Current Assets	<u>(75.00)</u>	<u>0.00</u>	<u>(75.00)</u>
	Total Current Assets	<u>36,651.73</u>	<u>134,930.09</u>	<u>171,581.82</u>
Total Assets		<u>36,651.73</u>	<u>134,930.09</u>	<u>171,581.82</u>
LIABILITIES				
Current Liabilities				
381100.0000	Other Advances	13.88	0.00	13.88
	Total Current Liabilities	<u>13.88</u>	<u>0.00</u>	<u>13.88</u>
Total Liabilities		<u>13.88</u>	<u>0.00</u>	<u>13.88</u>
EQUITY				
	Owners Equity	24,189.74	0.00	24,189.74
	Current Year Income/(Loss)	13,436.99	0.00	13,436.99
	Replacement Reserve Prior Years	0.00	113,010.01	113,010.01
	Replacement Reserve Current Year	0.00	20,931.20	20,931.20
	Total Equity	<u>37,626.73</u>	<u>133,941.21</u>	<u>171,567.94</u>
Total Liabilities and Owners Equity		<u>37,640.61</u>	<u>133,941.21</u>	<u>171,581.82</u>

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #4 (8533)
For the period ending May 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	0.00	0.00	0.00	27,753.60	27,750.80	2.80	55,501.60
605220.0000	Master Association Fees	0.00	0.00	0.00	23,526.40	23,529.20	(2.80)	47,058.40
601450.0000	Working Capital Fees	0.00	0.00	0.00	700.00	0.00	700.00	0.00
602400.0000	Application Fee Income	100.00	0.00	100.00	200.00	0.00	200.00	0.00
603800.0000	Late Fees	0.00	0.00	0.00	(175.69)	0.00	(175.69)	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	7,280.00	7,280.00	0.00	14,560.00
Sub-total Income		100.00	0.00	100.00	59,284.31	58,560.00	724.31	117,120.00
681500.0000	Reserve Funding	0.00	0.00	0.00	(7,280.00)	(7,280.00)	0.00	(14,560.00)
Total Operating Income		100.00	0.00	100.00	52,004.31	51,280.00	724.31	102,560.00
Operating Expenses								
Utilities								
610100.0000	Electric	34.82	41.70	6.88	184.95	208.30	23.35	500.00
610300.0000	Water/Sewer	3,279.68	1,250.00	(2,029.68)	9,756.96	6,250.00	(3,506.96)	15,000.00
Total Utilities		3,314.50	1,291.70	(2,022.80)	9,941.91	6,458.30	(3,483.61)	15,500.00
Maintenance								
634000.0000	Janitorial - Contract	110.98	112.50	1.52	554.90	562.50	7.60	1,350.00
642760.0000	Termite Warranty	0.00	0.00	0.00	0.00	600.00	600.00	600.00
646600.0000	General Maintenance	0.00	835.10	835.10	768.87	4,175.50	3,406.63	10,021.60
648611.0000	Roof-Cleaning Contract	0.00	0.00	0.00	723.00	925.00	202.00	1,850.00
648613.0000	Roof-Maintenance Contract	0.00	0.00	0.00	0.00	0.00	0.00	860.00
Total Maintenance		110.98	947.60	836.62	2,046.77	6,263.00	4,216.23	14,681.60
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)	78.00	100.00	22.00	100.00
660300.0000	Auditing & Accounting Fees	43.00	0.00	(43.00)	43.00	100.00	57.00	100.00
660370.0000	Office Expense	21.57	37.50	15.93	201.24	187.50	(13.74)	450.00
663050.0000	Website Expense	0.00	70.00	70.00	0.00	70.00	70.00	70.00
681400.0000	Insurance	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
681625.0000	Flood Insurance	644.00	0.00	(644.00)	3,718.00	5,600.00	1,882.00	7,400.00
681650.0000	Master / General Assoc Fees	0.00	0.00	0.00	22,538.40	23,529.20	990.80	47,058.40
Total Administrative		722.57	124.17	(598.40)	26,578.64	29,670.05	3,091.41	72,378.40

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

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6/11/2018

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Total Operating Expenses		<u>4,148.05</u>	<u>2,363.47</u>	<u>(1,784.58)</u>	<u>38,567.32</u>	<u>42,391.35</u>	<u>3,824.03</u>	<u>102,560.00</u>
Net Operating Income/(Loss)		<u>(4,048.05)</u>	<u>(2,363.47)</u>	<u>(1,684.58)</u>	<u>13,436.99</u>	<u>8,888.65</u>	<u>4,548.34</u>	<u>0.00</u>
Net Income/(Loss)		<u><u>(4,048.05)</u></u>	<u><u>(2,363.47)</u></u>	<u><u>(1,684.58)</u></u>	<u><u>13,436.99</u></u>	<u><u>8,888.65</u></u>	<u><u>4,548.34</u></u>	<u><u>0.00</u></u>

Capital Reserve Summary Report

The Bimini at Tarpon Cove Condo Assn #4 (8533)

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	14,797.93	15,871.93	0.00	0.00	15,871.93	0.00
Roof	870000.4600	96,903.68	103,109.68	0.00	0.00	103,109.68	0.00
Special Assessment	870000.4690	0.00	13,411.12	0.00	0.00	13,411.12	0.00
Sub-Total:		111,701.61	132,392.73	0.00	0.00	132,392.73	0.00
Interest Income	870000.4995	1,308.40	1,548.48	0.00	0.00	1,548.48	0.00
Grand Total:		113,010.01	133,941.21	0.00	0.00	133,941.21	0.00

Expense Distribution

Property=8533 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-3696745	8533	22056	05/16/2018	05/2018	110.98	0.00	100226	05/17/2018	May18 Commercial Cleaning
Total 634000.0000 - Janitorial - Contract						110.98	0.00			
660281.0000 - Division Filing Fees										
76871 - Towne Properties Mgt. Co. Ltd.	P-3701085	8533	5264	05/22/2018	05/2018	14.00	0.00	100228	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 Subsidiary of...	P-3696746	8533	RR439444	05/16/2018	05/2018	43.00	0.00	100227	05/17/2018	2017 Tax Return 1120-H (Invoice date 4/2/18)
Total 660300.0000 - Auditing & Accountin...						43.00	0.00			
681625.0000 - Flood Insurance										
72370 - Hartford Fire Insurance Company	P-3696741	8533	87042317842017-2018	05/16/2018	05/2018	1,642.00	0.00	100225	05/17/2018	897 CBC 5/27/18-5/27/19 Policy#870423...
Total 681625.0000 - Flood Insurance						1,642.00	0.00			
						1,809.98	0.00			

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
110100.0000				Cash - Operating Acct					40,774.78	= Beginning Balance =
		05/08/2018		Daily Total				13.58	40,761.20	
		05/17/2018		Daily Total				1,795.98	38,965.22	
		05/21/2018		Daily Total			100.00		39,065.22	
		05/24/2018		Daily Total				14.00	39,051.22	
		05/25/2018		Daily Total			998.00		40,049.22	
		05/30/2018		Daily Total				7.99	40,041.23	
		05/31/2018		Daily Total				3,314.50	36,726.73	
				Net Change=-4,048.05			1,098.00	5,146.05	36,726.73	= Ending Balance =
112001.0000				Cash - Reserve Acct					134,930.09	= Beginning Balance =
				Net Change=0.00			0.00	0.00	134,930.09	= Ending Balance =
120800.0000				Payments Receivable					2,455.00	= Beginning Balance =
				Net Change=-2,530.00			0.00	2,530.00	-75.00	= Ending Balance =
310100.0000				Accounts Payable					0.00	= Beginning Balance =
		05/16/2018	05/2018	Hartford Fire Insurance Compa...	P-36...	8704...		1,642.00	-1,642.00	897 CBC 5/27/18-5/27/19 Policy#870423178...
		05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22056		110.98	-1,752.98	May18 Commercial Cleaning
		05/16/2018	05/2018	Rehmann Robson LLC, a Subsi...	P-36...	RR4...		43.00	-1,795.98	2017 Tax Return 1120-H (Invoice date 4/2/18)
		05/17/2018	05/2018	Hartford Fire Insurance Compa...	K-19...	100225	1,642.00		-153.98	897 CBC 5/27/18-5/27/19 Policy#870423178...
		05/17/2018	05/2018	Pro Clean of Southwest Florida...	K-19...	100226	110.98		-43.00	May18 Commercial Cleaning
		05/17/2018	05/2018	Rehmann Robson LLC, a Subsi...	K-19...	100227	43.00		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...	100228	14.00		0.00	Annual Sunbiz Renewal & Certificate
				Net Change=0.00			1,809.98	1,809.98	0.00	= Ending Balance =
381010.0000				Prepaid					-2,530.00	= Beginning Balance =
8533	The Bimini at T...	05/03/2018	05/2018	Foy (t1589336)	R-21...	none	700.00	0.00	-1,830.00	:Prog Gen prepayment transfer
8533	The Bimini at T...	05/03/2018	05/2018	Foy (t1589336)	R-21...	none	867.30	0.00	-962.70	:Prog Gen prepayment transfer
8533	The Bimini at T...	05/03/2018	05/2018	Foy (t1589336)	R-21...	none	227.50	0.00	-735.20	:Prog Gen prepayment transfer
8533	The Bimini at T...	05/03/2018	05/2018	Foy (t1589336)	R-21...	none	735.20	0.00	0.00	:Prog Gen prepayment transfer
				Net Change=2,530.00			2,530.00	0.00	0.00	= Ending Balance =
381100.0000				Other Advances					-13.88	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-13.88	= Ending Balance =
439100.0000				Owners Equity					-24,189.74	= Beginning Balance =

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	-24,189.74	= Ending Balance =
440300.8465				Painting Prior Yr Bal					-14,797.93	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-14,797.93	= Ending Balance =
440300.8600				Roof Prior Yr Bal					-96,903.68	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-96,903.68	= Ending Balance =
440300.8995				Interest Income Prior Yr					-1,308.40	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,308.40	= Ending Balance =
601450.0000				Working Capital Fees					-700.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-700.00	= Ending Balance =
602400.0000				Application Fee Income					-100.00	= Beginning Balance =
				Net Change=-100.00			0.00	100.00	-200.00	= Ending Balance =
603800.0000				Late Fees					175.69	= Beginning Balance =
				Net Change=0.00			0.00	0.00	175.69	= Ending Balance =
605000.0000				Association Fee					-27,753.60	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-27,753.60	= Ending Balance =
605220.0000				Master Association Fees					-23,526.40	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-23,526.40	= Ending Balance =
605730.0000				Reserve Income					-7,280.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-7,280.00	= Ending Balance =
610100.0000				Electric					150.13	= Beginning Balance =
				Net Change=34.82			34.82	0.00	184.95	= Ending Balance =
610300.0000				Water/Sewer					6,477.28	= Beginning Balance =
				Net Change=3,279.68			3,279.68	0.00	9,756.96	= Ending Balance =
634000.0000				Janitorial - Contract					443.92	= Beginning Balance =
8533	The Bimini at T...	05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22056	110.98	0.00	554.90	May18 Commercial Cleaning
				Net Change=110.98			110.98	0.00	554.90	= Ending Balance =

General Ledger

Period = May 2018

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
646600.0000				General Maintenance					768.87 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	768.87 = Ending Balance =	
648611.0000				Roof-Cleaning Contract					723.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	723.00 = Ending Balance =	
660281.0000				Division Filing Fees					64.00 = Beginning Balance =	
8533	The Bimini at T...	05/22/2018	05/2018	Towne Properties Mgt. Co. Ltd....	P-37...	5264	14.00	0.00	78.00	Annual Sunbiz Renewal & Certificate
				Net Change=14.00			14.00	0.00	78.00 = Ending Balance =	
660300.0000				Auditing & Accounting Fees					0.00 = Beginning Balance =	
8533	The Bimini at T...	05/16/2018	05/2018	Rehmann Robson LLC, a Subsidiary	P-36...	RR4...	43.00	0.00	43.00	2017 Tax Return 1120-H (Invoice date 4/2/18)
				Net Change=43.00			43.00	0.00	43.00 = Ending Balance =	
660370.0000				Office Expense					179.67 = Beginning Balance =	
8533	The Bimini at T...	05/08/2018	05/2018	Post 05/08/18 w/d - requested ...	J-2662974		13.58	0.00	193.25	Post w/d-\$ to TP 05/08/18
8533	The Bimini at T...	05/30/2018	05/2018	Post 05/30/18 w/d - requested ...	J-2666784		7.99	0.00	201.24	Post 2nd w/d-\$ to TP 05/30/18
				Net Change=21.57			21.57	0.00	201.24 = Ending Balance =	
681500.0000				Reserve Funding					7,280.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	7,280.00 = Ending Balance =	
681625.0000				Flood Insurance					3,074.00 = Beginning Balance =	
8533	The Bimini at T...	05/16/2018	05/2018	Hartford Fire Insurance Compa...	P-36...	8704...	1,642.00	0.00	4,716.00	897 CBC 5/27/18-5/27/19 Policy#870423178...
8533	The Bimini at T...	05/25/2018	05/2018	GL Payment	R-22...	6025...	0.00	192.00	4,524.00	Lockbox GL Payment
8533	The Bimini at T...	05/25/2018	05/2018	GL Payment	R-22...	6025...	0.00	354.00	4,170.00	Lockbox GL Payment
8533	The Bimini at T...	05/25/2018	05/2018	GL Payment	R-22...	6025...	0.00	211.00	3,959.00	Lockbox GL Payment
8533	The Bimini at T...	05/25/2018	05/2018	GL Payment	R-22...	6025...	0.00	241.00	3,718.00	Lockbox GL Payment
				Net Change=644.00			1,642.00	998.00	3,718.00 = Ending Balance =	
681650.0000				Master / General Assoc Fees					22,538.40 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	22,538.40 = Ending Balance =	
870000.0465				Painting					-1,074.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-1,074.00 = Ending Balance =	
870000.0600				Roofs					-6,206.00 = Beginning Balance =	

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
				Net Change=0.00			0.00	0.00	-6,206.00	= Ending Balance =
870000.0690				Special Assessment					-13,411.12	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-13,411.12	= Ending Balance =
870000.0995				Interest Current Yr					-240.08	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-240.08	= Ending Balance =
							10,584.03	10,584.03		

Aged Receivables

The Bimini at Tarpon Cove Condo Assn #4 (8533)

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
8533	905-202	t1269356	James Heyda	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8533	921-101	t1479668	Stephen & Beverly Virgil	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8533	921-202	t1269364	Frank and Evelyn Holterhoff	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8533				-75.00	0.00	-75.00	0.00	0.00	0.00	-75.00