

Balance Sheet (Accrual)
The Bimini at Tarpon Cove Condo Assn #2 (8531)
May 31, 2018

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6/11/2018

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	36,478.78	0.00	36,478.78
	Total Operating Funds	<u>36,478.78</u>	<u>0.00</u>	<u>36,478.78</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	137,049.83	137,049.83
	Total Reserves Funds	<u>0.00</u>	<u>137,049.83</u>	<u>137,049.83</u>
Other Current Assets				
110950.0000	Receivable from Reserves	850.00	0.00	850.00
120800.0000	Payments Receivable	1,805.39	0.00	1,805.39
	Total Other Current Assets	<u>2,655.39</u>	<u>0.00</u>	<u>2,655.39</u>
	Total Current Assets	<u>39,134.17</u>	<u>137,049.83</u>	<u>176,184.00</u>
Total Assets		<u>39,134.17</u>	<u>137,049.83</u>	<u>176,184.00</u>
LIABILITIES				
Current Liabilities				
114010.0000	Payable To Operating	0.00	850.00	850.00
	Total Current Liabilites	<u>0.00</u>	<u>850.00</u>	<u>850.00</u>
Total Liabilities		<u>0.00</u>	<u>850.00</u>	<u>850.00</u>
EQUITY				
	Owners Equity	24,900.91	0.00	24,900.91
	Current Year Income/(Loss)	14,233.26	0.00	14,233.26
	Replacement Reserve Prior Years	0.00	116,080.38	116,080.38
	Replacement Reserve Current Year	0.00	20,119.45	20,119.45
	Total Equity	<u>39,134.17</u>	<u>136,199.83</u>	<u>175,334.00</u>
Total Liabilities and Owners Equity		<u>39,134.17</u>	<u>137,049.83</u>	<u>176,184.00</u>

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #2 (8531)
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	28,439.40	27,426.55	1,012.85	54,853.15
605220.0000	Master Association Fees	0.00	0.00	0.00	24,261.60	23,529.20	732.40	47,058.40
601450.0000	Working Capital Fees	0.00	0.00	0.00	700.00	0.00	700.00	0.00
602410.0000	Rental Application Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
603800.0000	Late Fees	53.14	0.00	53.14	(109.61)	0.00	(109.61)	0.00
605730.0000	Reserve Income	0.00	0.00	0.00	7,194.00	7,124.22	69.78	14,248.43
Sub-total Income		53.14	0.00	53.14	60,785.39	58,079.97	2,705.42	116,159.98
681500.0000	Reserve Funding	0.00	0.00	0.00	(7,124.11)	(7,124.22)	0.11	(14,248.43)
Total Operating Income		53.14	0.00	53.14	53,661.28	50,955.75	2,705.53	101,911.55
Operating Expenses								
Utilities								
610100.0000	Electric	35.01	45.90	10.89	174.50	229.10	54.60	550.00
610300.0000	Water/Sewer	2,497.84	1,208.40	(1,289.44)	7,677.84	6,041.60	(1,636.24)	14,500.00
Total Utilities		2,532.85	1,254.30	(1,278.55)	7,852.34	6,270.70	(1,581.64)	15,050.00
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	818.60	818.60	2,188.12	4,092.95	1,904.83	9,823.15
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	931.10	820.12	3,466.02	6,180.45	2,714.43	14,483.15
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	201.26	187.50	(13.76)	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	0.00	0.00	0.00	5,249.00	7,400.00	2,151.00	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		78.57	124.17	45.60	28,109.66	31,470.05	3,360.39	72,378.40

Accrual Income Statement
The Bimini at Tarpon Cove Condo Assn #2 (8531)
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>2,722.40</u>	<u>2,309.57</u>	<u>(412.83)</u>	<u>39,428.02</u>	<u>43,921.20</u>	<u>4,493.18</u>	<u>101,911.55</u>
Net Operating Income/(Loss)		<u>(2,669.26)</u>	<u>(2,309.57)</u>	<u>(359.69)</u>	<u>14,233.26</u>	<u>7,034.55</u>	<u>7,198.71</u>	<u>0.00</u>
Net Income/(Loss)		<u><u>(2,669.26)</u></u>	<u><u>(2,309.57)</u></u>	<u><u>(359.69)</u></u>	<u><u>14,233.26</u></u>	<u><u>7,034.55</u></u>	<u><u>7,198.71</u></u>	<u><u>0.00</u></u>

Capital Reserve Summary Report

The Bimini at Tarpon Cove Condo Assn #2 (8531)

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	14,764.95	15,858.95	0.00	0.00	15,858.95	0.00
Roof	870000.4600	99,956.66	105,986.77	0.00	0.00	105,986.77	0.00
Special Assessment	870000.4690	0.00	12,750.00	0.00	0.00	12,750.00	0.00
Sub-Total:		114,721.61	134,595.72	0.00	0.00	134,595.72	0.00
Interest Income	870000.4995	1,358.77	1,604.11	0.00	0.00	1,604.11	0.00
Grand Total:		116,080.38	136,199.83	0.00	0.00	136,199.83	0.00

Expense Distribution

Property=8531 AND mm/yy=05/2018-05/2018

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-3696743	8531	22054	05/16/2018	05/2018	110.98	0.00	100224	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	8531	5264	05/22/2018	05/2018	14.00	0.00	100226	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	8531	RR439444	05/16/2018	05/2018	43.00	0.00	100225	05/17/2018	2017 Tax Return 1120-H (Invoice date 4/2/18)
Total 660300.0000 - Auditing & Accountin...						43.00	0.00			
						167.98	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					37,436.18 = Beginning Balance =	
		05/08/2018		Daily Total				13.58	37,422.60	
		05/16/2018		Daily Total			1,765.00		39,187.60	
		05/17/2018		Daily Total				153.98	39,033.62	
		05/24/2018		Daily Total				14.00	39,019.62	
		05/30/2018		Daily Total				7.99	39,011.63	
		05/31/2018		Daily Total				2,532.85	36,478.78	
				Net Change=-957.40			1,765.00	2,722.40	36,478.78 = Ending Balance =	
110950.0000				Receivable from Reserves					0.00 = Beginning Balance =	
8531	The Bimini at T...	05/02/2018	05/2018	Money transfers per RR recon.	J-2660342		850.00	0.00	850.00	Money due Oper per recon
				Net Change=850.00			850.00	0.00	850.00 = Ending Balance =	
112001.0000				Cash - Reserve Acct					137,049.83 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	137,049.83 = Ending Balance =	
114010.0000				Payable To Operating					0.00 = Beginning Balance =	
8531	The Bimini at T...	05/02/2018	05/2018	Money transfers per RR recon.	J-2660342		0.00	850.00	-850.00	Money due Oper per recon
				Net Change=-850.00			0.00	850.00	-850.00 = Ending Balance =	
120800.0000				Payments Receivable					5,332.25 = Beginning Balance =	
				Net Change=-3,526.86			53.14	3,580.00	1,805.39 = Ending Balance =	
310100.0000				Accounts Payable					0.00 = Beginning Balance =	
		05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22054		110.98	-110.98	May18 Commercial Cleaning
		05/16/2018	05/2018	Rehmann Robson LLC, a Subs...	P-36...	RR4...		43.00	-153.98	2017 Tax Return 1120-H (Invoice date 4/2/18)
		05/17/2018	05/2018	Pro Clean of Southwest Florida...	K-19...	100224	110.98		-43.00	May18 Commercial Cleaning
		05/17/2018	05/2018	Rehmann Robson LLC, a Subs...	K-19...	100225	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...	100226	14.00		0.00	Annual Sunbiz Renewal & Certificate
				Net Change=0.00			167.98	167.98	0.00 = Ending Balance =	
381010.0000				Prepaid					-1,815.00 = Beginning Balance =	
8531	The Bimini at T...	05/03/2018	05/2018	Sohigian (t1269327)	R-21...	none	861.80	0.00	-953.20	:Prog Gen prepayment transfer
8531	The Bimini at T...	05/03/2018	05/2018	Sohigian (t1269327)	R-21...	none	218.00	0.00	-735.20	:Prog Gen prepayment transfer
8531	The Bimini at T...	05/03/2018	05/2018	Sohigian (t1269327)	R-21...	none	735.20	0.00	0.00	:Prog Gen prepayment transfer
8531	The Bimini at T...	05/12/2018	05/2018	Shimkat (t1269320)	R-21...	none	26.48	0.00	26.48	:Prog Gen prepayment transfer
8531	The Bimini at T...	05/16/2018	05/2018	Shimkat (t1269320)	R-21...	18999116	0.00	811.80	-785.32	Payment Received

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	
8531	The Bimini at T...	05/16/2018	05/2018	Shimkat (t1269320)	R-21...	18999116	0.00	218.00	-1,003.32	Payment Received	
8531	The Bimini at T...	05/16/2018	05/2018	Shimkat (t1269320)	R-21...	18999116	0.00	26.48	-1,029.80	Payment Received	
8531	The Bimini at T...	05/16/2018	05/2018	Shimkat (t1269320)	R-21...	18999116	0.00	708.72	-1,738.52	Payment Received	
8531	The Bimini at T...	05/17/2018	05/2018	Shimkat (t1269320)	R-21...	none	811.80	0.00	-926.72	:Prog Gen prepayment transfer	
8531	The Bimini at T...	05/17/2018	05/2018	Shimkat (t1269320)	R-21...	none	218.00	0.00	-708.72	:Prog Gen prepayment transfer	
8531	The Bimini at T...	05/17/2018	05/2018	Shimkat (t1269320)	R-21...	none	708.72	0.00	0.00	:Prog Gen prepayment transfer	
Net Change=1,815.00							3,580.00	1,765.00	0.00	= Ending Balance =	
439100.0000				Owners Equity						-24,900.91	= Beginning Balance =
Net Change=0.00							0.00	0.00	-24,900.91	= Ending Balance =	
440300.8465				Painting Prior Yr Bal						-14,764.95	= Beginning Balance =
Net Change=0.00							0.00	0.00	-14,764.95	= Ending Balance =	
440300.8600				Roof Prior Yr Bal						-99,956.66	= Beginning Balance =
Net Change=0.00							0.00	0.00	-99,956.66	= Ending Balance =	
440300.8995				Interest Income Prior Yr						-1,358.77	= Beginning Balance =
Net Change=0.00							0.00	0.00	-1,358.77	= Ending Balance =	
601450.0000				Working Capital Fees						-700.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	-700.00	= Ending Balance =	
602410.0000				Rental Application Fees						-300.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	-300.00	= Ending Balance =	
603800.0000				Late Fees						162.75	= Beginning Balance =
Net Change=-53.14							0.00	53.14	109.61	= Ending Balance =	
605000.0000				Association Fee						-28,439.40	= Beginning Balance =
Net Change=0.00							0.00	0.00	-28,439.40	= Ending Balance =	
605220.0000				Master Association Fees						-24,261.60	= Beginning Balance =
Net Change=0.00							0.00	0.00	-24,261.60	= Ending Balance =	
605730.0000				Reserve Income						-7,194.00	= Beginning Balance =
Net Change=0.00							0.00	0.00	-7,194.00	= 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
610100.0000				Electric					139.49	= Beginning Balance =
				Net Change=35.01			35.01	0.00	174.50	= Ending Balance =
610300.0000				Water/Sewer					5,180.00	= Beginning Balance =
				Net Change=2,497.84			2,497.84	0.00	7,677.84	= Ending Balance =
634000.0000				Janitorial - Contract					443.92	= Beginning Balance =
8531	The Bimini at T...	05/16/2018	05/2018	Pro Clean of Southwest Florida...	P-36...	22054	110.98	0.00	554.90	May18 Commercial Cleaning
				Net Change=110.98			110.98	0.00	554.90	= Ending Balance =
646600.0000				General Maintenance					2,188.12	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,188.12	= 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 =
8531	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 =
8531	The Bimini at T...	05/16/2018	05/2018	Rehmann Robson LLC, a Subsidi...	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					179.69	= Beginning Balance =
8531	The Bimini at T...	05/08/2018	05/2018	Post 05/08/18 w/d - requested ...	J-2662972		13.58	0.00	193.27	Post w/d-\$ to TP 05/08/18
8531	The Bimini at T...	05/30/2018	05/2018	Post 05/30/18 w/d - requested ...	J-2666782		7.99	0.00	201.26	Post 2nd w/d-\$ to TP 05/30/18
				Net Change=21.57			21.57	0.00	201.26	= Ending Balance =
681500.0000				Reserve Funding					7,124.11	= Beginning Balance =
				Net Change=0.00			0.00	0.00	7,124.11	= Ending Balance =
681625.0000				Flood Insurance					5,249.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,249.00	= 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 =

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
870000.0465				Painting					-1,094.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,094.00	= Ending Balance =
870000.0600				Roofs					-6,030.11	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-6,030.11	= Ending Balance =
870000.0690				Special Assessment					-12,750.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-12,750.00	= Ending Balance =
870000.0995				Interest Current Yr					-245.34	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-245.34	= Ending Balance =
							9,138.52	9,138.52		

Aged Receivables

The Bimini at Tarpon Cove Condo Assn #2 (8531)

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
8531	930-102	t1269318	E G Lathers	1,803.91	26.66	1,777.25	0.00	0.00	0.00	1,803.91
8531	930-202	t1269320	Bruce and Sally Shimkat	26.48	0.00	26.48	0.00	0.00	0.00	26.48
8531	937-201	t1269323	Robert and Sandra McCulloh	-25.00	0.00	-25.00	0.00	0.00	0.00	-25.00
8531				1,805.39	26.66	1,778.73	0.00	0.00	0.00	1,805.39