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01/10/21

Accrual Basis

Martinique at Tarpon Cove
Balance Sheet by Class
As of December 31, 2020

	Mart 1	Mart 2	Mart 3	TOTAL
ASSETS				
Current Assets				
Checking/Savings				
OPERATING ACCOUNTS				
1000-2 · Mart 2 Iberia Operating	43,583	61,891	52,401	157,875
Total OPERATING ACCOUNTS	43,583	61,891	52,401	157,875
RESERVE ACCOUNTS				
1100-1 · Mart 1 Iberia Reserve	64,246	0	0	64,246
1100-2 · Mart 2 Iberia Reserve	0	65,011	0	65,011
1100-3 · Mart 3 Iberia Reserve	0	0	51,840	51,840
Total RESERVE ACCOUNTS	64,246	65,011	51,840	181,098
Total Checking/Savings	107,830	126,902	104,241	338,973
Total Current Assets	107,830	126,902	104,241	338,973
TOTAL ASSETS	107,830	126,902	104,241	338,973
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
20000 · Accounts Payable	14	7	195	217
Total Accounts Payable	14	7	195	217
Other Current Liabilities				
2200 · Prepaid Maintenance Fees	14,210	17,198	17,466	48,874
Total Other Current Liabilities	14,210	17,198	17,466	48,874
Total Current Liabilities	14,224	17,206	17,661	49,091
Total Liabilities	14,224	17,206	17,661	49,091
Equity				
RESERVES				
3002 · Painting Reserve	11,075	11,075	11,077	33,227
3003 · Roof Reserve	16,293	16,614	4,517	37,423
3004 · Garage Roof Reserve	24,346	24,783	23,724	72,852
3005 · Storage Reserve	12,000	11,999	4,399	28,398
3009 · Fire Equipment	0	0	8,000	8,000
3099 · Unallocated Interest	533	541	125	1,199
Total RESERVES	64,246	65,011	51,840	181,098

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	<u>Mart 1</u>	<u>Mart 2</u>	<u>Mart 3</u>	<u>TOTAL</u>
32000 · Retained Earnings	25,812	36,876	28,747	91,435
Net Income	3,546	7,809	5,993	17,349
Total Equity	<u>93,605</u>	<u>109,697</u>	<u>86,580</u>	<u>289,882</u>
TOTAL LIABILITIES & EQUITY	<u>107,830</u>	<u>126,902</u>	<u>104,241</u>	<u>338,973</u>

Martinique at Tarpon Cove
Profit & Loss by Association
 January through December 2020

	Mart 1	Mart 2	Mart 3
Ordinary Income/Expense			
Income			
INCOME			
4000 · Maintenance/Reserve Fees	68,860.00	68,572.00	72,604.00
4050 · Master Association Fees	70,340.00	70,340.00	70,340.00
4075 · Rental Application Fees	800.00	400.00	500.00
4076 · Sales Application Fees	300.00	300.00	100.00
4099 · Late Fees	0.00	93.42	142.02
Total INCOME	<u>140,300.00</u>	<u>139,705.42</u>	<u>143,686.02</u>
Total Income	<u>140,300.00</u>	<u>139,705.42</u>	<u>143,686.02</u>
Gross Profit	<u>140,300.00</u>	<u>139,705.42</u>	<u>143,686.02</u>
Expense			
ADMINISTRATIVE			
6007 · Division Filing Fees	116.42	116.42	116.41
6009 · Auditing/Accounting Fees	86.67	86.67	86.66
6011 · Office Expense	591.29	650.35	561.07
6013 · Website Expense	350.00	350.00	350.00
6015 · Insurance	13,404.45	13,404.45	13,404.45
6017 · Flood Insurance	7,036.00	6,891.00	7,865.00
Total ADMINISTRATIVE	<u>21,584.83</u>	<u>21,498.89</u>	<u>22,383.59</u>
MAINTENANCE			
6201 · General Maintenance	11,998.00	9,454.25	9,686.22
6202 · Fire Alarm/Extinguisher	1,350.40	1,350.40	1,350.41
6203 · Fire Equipment Repairs	4,323.88	2,554.86	2,826.11
6204 · Termite Warranty	450.00	450.00	450.00
Total MAINTENANCE	<u>18,122.28</u>	<u>13,809.51</u>	<u>14,312.74</u>
UTILITIES			
6601 · Electric	409.26	242.39	812.22
6605 · Water/Sewer	14,046.39	14,097.18	13,876.10
Total UTILITIES	<u>14,455.65</u>	<u>14,339.57</u>	<u>14,688.32</u>
Total Expense	<u>54,162.76</u>	<u>49,647.97</u>	<u>51,384.65</u>
Net Ordinary Income	<u>86,137.24</u>	<u>90,057.45</u>	<u>92,301.37</u>
Other Income/Expense			
Other Expense			
TRANSFER EXPENSES			
9001 · Master Association	70,340.00	70,340.00	70,340.00
9005 · Transfer to Reserve	12,251.00	11,908.00	15,968.01
Total TRANSFER EXPENSES	<u>82,591.00</u>	<u>82,248.00</u>	<u>86,308.01</u>
Total Other Expense	<u>82,591.00</u>	<u>82,248.00</u>	<u>86,308.01</u>
Net Other Income	<u>-82,591.00</u>	<u>-82,248.00</u>	<u>-86,308.01</u>
Net Income	<u><u>3,546.24</u></u>	<u><u>7,809.45</u></u>	<u><u>5,993.36</u></u>

Martinique at Tarpon Cove
Profit & Loss by Association
 January through December 2020

	TOTAL
Ordinary Income/Expense	
Income	
INCOME	
4000 · Maintenance/Reserve Fees	210,036.00
4050 · Master Association Fees	211,020.00
4075 · Rental Application Fees	1,700.00
4076 · Sales Application Fees	700.00
4099 · Late Fees	235.44
Total INCOME	423,691.44
Total Income	423,691.44
Gross Profit	423,691.44
Expense	
ADMINISTRATIVE	
6007 · Division Filing Fees	349.25
6009 · Auditing/Accounting Fees	260.00
6011 · Office Expense	1,802.71
6013 · Website Expense	1,050.00
6015 · Insurance	40,213.35
6017 · Flood Insurance	21,792.00
Total ADMINISTRATIVE	65,467.31
MAINTENANCE	
6201 · General Maintenance	31,138.47
6202 · Fire Alarm/Extinguisher	4,051.21
6203 · Fire Equipment Repairs	9,704.85
6204 · Termite Warranty	1,350.00
Total MAINTENANCE	46,244.53
UTILITIES	
6601 · Electric	1,463.87
6605 · Water/Sewer	42,019.67
Total UTILITIES	43,483.54
Total Expense	155,195.38
Net Ordinary Income	268,496.06
Other Income/Expense	
Other Expense	
TRANSFER EXPENSES	
9001 · Master Association	211,020.00
9005 · Transfer to Reserve	40,127.01
Total TRANSFER EXPENSES	251,147.01
Total Other Expense	251,147.01
Net Other Income	-251,147.01
Net Income	17,349.05