

Martinique at Tarpon Cove
Balance Sheet by Class
As of February 29, 2020

	Mart 1	Mart 2	Mart 3	TOTAL
ASSETS				
Current Assets				
Checking/Savings				
OPERATING ACCOUNTS				
1000-2 · Mart 2 Iberia Operating	36,941.34	48,258.69	39,081.08	124,281.11
Total OPERATING ACCOUNTS	36,941.34	48,258.69	39,081.08	124,281.11
RESERVE ACCOUNTS				
1100-1 · Mart 1 Iberia Reserve	58,262.92	0.00	0.00	58,262.92
1100-2 · Mart 2 Iberia Reserve	0.00	59,283.22	0.00	59,283.22
1100-3 · Mart 3 Iberia Reserve	0.00	0.00	43,158.76	43,158.77
Total RESERVE ACCOUNTS	58,262.92	59,283.23	43,158.76	160,704.91
Total Checking/Savings	95,204.26	107,541.92	82,239.84	284,986.02
Accounts Receivable				
1200 · Accounts Receivable	0.00	1.00	0.00	1.00
Total Accounts Receivable	0.00	1.00	0.00	1.00
Total Current Assets	95,204.26	107,542.92	82,239.84	284,987.02
TOTAL ASSETS	95,204.26	107,542.92	82,239.84	284,987.02
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
20000 · Accounts Payable	0.10	0.10	187.60	187.80
Total Accounts Payable	0.10	0.10	187.60	187.80
Other Current Liabilities				
2200 · Prepaid Maintenance Fees	199.00	742.88	1,984.70	2,926.58
Total Other Current Liabilities	199.00	742.88	1,984.70	2,926.58
Total Current Liabilities	199.10	742.98	2,172.30	3,114.38
Total Liabilities	199.10	742.98	2,172.30	3,114.38
Equity				
RESERVES				
3001 · Carport	86.50	0.00	207.75	294.25
3002 · Painting Reserve	7,844.11	7,844.12	7,845.62	23,533.85
3003 · Roof Reserve	13,928.19	14,247.00	1,962.50	30,137.69
3004 · Garage Roof Reserve	23,999.64	24,782.50	22,892.54	71,674.68
3005 · Storage Reserve	12,000.06	11,998.93	3,664.61	27,663.60
3009 · Fire Equipment	0.00	0.00	6,500.00	6,500.00
3099 · Unallocated Interest	404.42	410.67	85.74	900.83
Total RESERVES	58,262.92	59,283.22	43,158.76	160,704.90
32000 · Retained Earnings	25,812.41	36,876.23	28,746.58	91,435.22
Net Income	10,929.83	10,640.49	8,162.20	29,732.52
Total Equity	95,005.16	106,799.94	80,067.54	281,872.64
TOTAL LIABILITIES & EQUITY	95,204.26	107,542.92	82,239.84	284,987.02

2:05 PM

03/01/20

Accrual Basis

Martinique at Tarpon Cove
Martinique 1 Reserve Detail Report
As of February 29, 2020

Type	Date	Num	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
RESERVES										52,858.95
3001 · Carport										0.00
General Journal	01/15/2020	48			Mart 1		9001 · Master ...		86.50	86.50
Total 3001 · Carport								0.00	86.50	86.50
3002 · Painting Reserve										6,767.11
General Journal	01/15/2020	48			Mart 1		9001 · Master ...		1,077.00	7,844.11
Total 3002 · Painting Reserve								0.00	1,077.00	7,844.11
3003 · Roof Reserve										9,740.21
General Journal	01/15/2020	48			Mart 1		9001 · Master ...		1,899.25	11,639.46
Total 3003 · Roof Reserve								0.00	1,899.25	11,639.46
3004 · Garage Roof Reserve										23,999.64
Total 3004 · Garage Roof Reserve										23,999.64
3005 · Storage Reserve										12,000.06
Total 3005 · Storage Reserve										12,000.06
3099 · Unallocated Interest										351.93
Deposit	01/31/2020			Interest	Mart 1		1100-1 · Mart ...		26.83	378.76
Deposit	02/29/2020			Interest	Mart 1		1100-1 · Mart ...		25.66	404.42
Total 3099 · Unallocated Interest								0.00	52.49	404.42
Total RESERVES								0.00	3,115.24	55,974.19
TOTAL								0.00	3,115.24	55,974.19

2:05 PM

03/01/20

Accrual Basis

Martinique at Tarpon Cove
Martinique 2 Reserve Detail Report
As of February 29, 2020

Type	Date	Num	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
RESERVES										53,020.25
3002 · Painting Reserve										6,767.12
General Journal	01/15/2020	48			Mart 2		9001 · Master ...		1,077.00	7,844.12
Total 3002 · Painting Reserve								0.00	1,077.00	7,844.12
3003 · Roof Reserve										9,109.03
General Journal	01/15/2020	48			Mart 2		9001 · Master ...		1,900.00	11,009.03
Total 3003 · Roof Reserve								0.00	1,900.00	11,009.03
3004 · Garage Roof Reserve										24,782.50
Total 3004 · Garage Roof Reserve										24,782.50
3005 · Storage Reserve										11,998.93
Total 3005 · Storage Reserve										11,998.93
3099 · Unallocated Interest										362.67
Deposit	01/31/2020			Interest	Mart 2		1100-2 · Mart ...		24.52	387.19
Deposit	02/29/2020			Interest	Mart 2		1100-2 · Mart ...		23.48	410.67
Total 3099 · Unallocated Interest								0.00	48.00	410.67
Total RESERVES								0.00	3,025.00	56,045.25
TOTAL								0.00	3,025.00	56,045.25

2:05 PM

03/01/20

Accrual Basis

Martinique at Tarpon Cove
Martinique 3 Reserve Detail Report
As of February 29, 2020

Type	Date	Num	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
RESERVES										36,476.20
3001 · Carport										0.00
General Journal	01/15/2020	48			Mart 3		9001 · Master ...		207.75	207.75
Total 3001 · Carport								0.00	207.75	207.75
3002 · Painting Reserve										6,768.62
General Journal	01/15/2020	48			Mart 3		9001 · Master ...		1,077.00	7,845.62
Total 3002 · Painting Reserve								0.00	1,077.00	7,845.62
3003 · Roof Reserve										-2,671.92
General Journal	01/15/2020	48			Mart 3		9001 · Master ...		1,962.50	-709.42
Total 3003 · Roof Reserve								0.00	1,962.50	-709.42
3004 · Garage Roof Reserve										22,892.54
Total 3004 · Garage Roof Reserve										22,892.54
3005 · Storage Reserve										3,419.86
General Journal	01/15/2020	48			Mart 3		9001 · Master ...		244.75	3,664.61
Total 3005 · Storage Reserve								0.00	244.75	3,664.61
3009 · Fire Equipment										6,000.00
General Journal	01/15/2020	48			Mart 3		9001 · Master ...		500.00	6,500.00
Total 3009 · Fire Equipment								0.00	500.00	6,500.00
3099 · Unallocated Interest										67.10
Deposit	01/31/2020			Interest	Mart 3		1100-3 · Mart ...		9.44	76.54
Deposit	02/29/2020			Interest	Mart 3		1100-3 · Mart ...		9.20	85.74
Total 3099 · Unallocated Interest								0.00	18.64	85.74
Total RESERVES								0.00	4,010.64	40,486.84
TOTAL								0.00	4,010.64	40,486.84

2:05 PM

03/01/20

Accrual Basis

Martinique at Tarpon Cove
Profit & Loss Budget Performance
February 2020

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
INCOME							
4000 · Maintenance/Reserve Fees	0.00	0.00	0.00	52,509.00	52,516.25	-7.25	210,065.00
4050 · Master Association Fees	0.00	0.00	0.00	52,755.00	52,755.00	0.00	211,020.00
4075 · Rental Application Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
4076 · Sales Application Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
4077 · Capital Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4099 · Late Fees	-33.36	0.00	-33.36	47.34	0.00	47.34	0.00
4109 · Returned Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total INCOME	-33.36	0.00	-33.36	105,911.34	105,271.25	640.09	421,085.00
Total Income	-33.36	0.00	-33.36	105,911.34	105,271.25	640.09	421,085.00
Gross Profit	-33.36	0.00	-33.36	105,911.34	105,271.25	640.09	421,085.00
Expense							
ADMINISTRATIVE							
6005 · Legal	0.00	125.01	-125.01	0.00	249.90	-249.90	1,500.00
6007 · Division Filing Fees	0.00	10.42	-10.42	0.00	20.80	-20.80	375.00
6009 · Auditing/Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	320.00
6011 · Office Expense	27.62	125.01	-97.39	101.62	249.90	-148.28	1,500.00
6013 · Website Expense	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
6015 · Insurance	0.00	0.00	0.00	0.00	0.00	0.00	44,997.00
6017 · Flood Insurance	0.00	0.00	0.00	2,255.00	3,527.67	-1,272.67	24,999.00
Total ADMINISTRATIVE	27.62	260.44	-232.82	2,356.62	5,048.27	-2,691.65	74,691.00
MAINTENANCE							
6201 · General Maintenance	0.00	2,499.75	-2,499.75	0.00	4,999.50	-4,999.50	29,997.00
6202 · Fire Alarm/Extinguisher	0.00	174.99	-174.99	2,118.60	350.10	1,768.50	2,100.00
6203 · Fire Equipment Repairs	870.64	416.76	453.88	1,206.72	833.40	373.32	5,001.00
6204 · Termite Warranty	0.00	75.00	-75.00	0.00	150.00	-150.00	1,350.00
Total MAINTENANCE	870.64	3,166.50	-2,295.86	3,325.32	6,333.00	-3,007.68	38,448.00
UTILITIES							
6601 · Electric	127.81	150.00	-22.19	260.85	300.00	-39.15	1,800.00
6605 · Water/Sewer	3,911.40	4,580.01	-668.61	7,449.28	9,160.90	-1,711.62	54,991.00
Total UTILITIES	4,039.21	4,730.01	-690.80	7,710.13	9,460.90	-1,750.77	56,791.00
Total Expense	4,937.47	8,156.95	-3,219.48	13,392.07	20,842.17	-7,450.10	169,930.00
Net Ordinary Income	-4,970.83	-8,156.95	3,186.12	92,519.27	84,429.08	8,090.19	251,155.00
Other Income/Expense							
Other Expense							
TRANSFER EXPENSES							

2:05 PM

03/01/20

Accrual Basis

Martinique at Tarpon Cove
Profit & Loss Budget Performance
February 2020

	<u>Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
9001 · Master Association	0.00	0.00	0.00	52,755.00	52,755.00	0.00	211,020.00
9005 · Transfer to Reserve	0.00	0.00	0.00	10,031.75	10,031.75	0.00	40,127.00
Total TRANSFER EXPENSES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>62,786.75</u>	<u>62,786.75</u>	<u>0.00</u>	<u>251,147.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>62,786.75</u>	<u>62,786.75</u>	<u>0.00</u>	<u>251,147.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-62,786.75</u>	<u>-62,786.75</u>	<u>0.00</u>	<u>-251,147.00</u>
Net Income	<u>-4,970.83</u>	<u>-8,156.95</u>	<u>3,186.12</u>	<u>29,732.52</u>	<u>21,642.33</u>	<u>8,090.19</u>	<u>8.00</u>

2:05 PM

03/01/20

Accrual Basis

Martinique at Tarpon Cove
P&L Budget Performance Mart 1
February 2020

	<u>Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
9001 · Master Association	0.00	0.00	0.00	17,585.00	17,585.00	0.00	70,340.00
9005 · Transfer to Reserve	0.00	0.00	0.00	3,062.75	3,062.75	0.00	12,251.00
Total TRANSFER EXPENSES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,647.75</u>	<u>20,647.75</u>	<u>0.00</u>	<u>82,591.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,647.75</u>	<u>20,647.75</u>	<u>0.00</u>	<u>82,591.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-20,647.75</u>	<u>-20,647.75</u>	<u>0.00</u>	<u>-82,591.00</u>
Net Income	<u>-1,630.78</u>	<u>-2,701.93</u>	<u>1,071.15</u>	<u>10,929.83</u>	<u>7,676.80</u>	<u>3,253.03</u>	<u>0.00</u>

2:05 PM

03/01/20

Accrual Basis

Martinique at Tarpon Cove
P&L Budget Performance Mart 2
February 2020

	<u>Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
INCOME							
4000 · Maintenance/Reserve Fees	0.00	0.00	0.00	17,143.00	17,138.50	4.50	68,554.00
4050 · Master Association Fees	0.00	0.00	0.00	17,585.00	17,585.00	0.00	70,340.00
4075 · Rental Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4076 · Sales Application Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00
4077 · Capital Contribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4099 · Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4109 · Returned Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total INCOME	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>34,828.00</u>	<u>34,723.50</u>	<u>104.50</u>	<u>138,894.00</u>
Total Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>34,828.00</u>	<u>34,723.50</u>	<u>104.50</u>	<u>138,894.00</u>
Gross Profit	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>34,828.00</u>	<u>34,723.50</u>	<u>104.50</u>	<u>138,894.00</u>
Expense							
ADMINISTRATIVE							
6005 · Legal	0.00	41.67	-41.67	0.00	83.30	-83.30	500.00
6007 · Division Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	125.00
6009 · Auditing/Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	110.00
6011 · Office Expense	9.21	41.67	-32.46	35.11	83.30	-48.19	500.00
6013 · Website Expense	0.00	0.00	0.00	0.00	334.00	-334.00	334.00
6015 · Insurance	0.00	0.00	0.00	0.00	0.00	0.00	14,999.00
6017 · Flood Insurance	0.00	0.00	0.00	0.00	0.00	0.00	8,333.00
Total ADMINISTRATIVE	<u>9.21</u>	<u>83.34</u>	<u>-74.13</u>	<u>35.11</u>	<u>500.60</u>	<u>-465.49</u>	<u>24,901.00</u>
MAINTENANCE							
6201 · General Maintenance	0.00	833.25	-833.25	0.00	1,666.50	-1,666.50	9,999.00
6202 · Fire Alarm/Extinguisher	0.00	58.33	-58.33	706.20	116.70	589.50	700.00
6203 · Fire Equipment Repairs	290.21	138.92	151.29	290.21	277.80	12.41	1,667.00
6204 · Termite Warranty	0.00	37.50	-37.50	0.00	75.00	-75.00	450.00
Total MAINTENANCE	<u>290.21</u>	<u>1,068.00</u>	<u>-777.79</u>	<u>996.41</u>	<u>2,136.00</u>	<u>-1,139.59</u>	<u>12,816.00</u>
UTILITIES							
6601 · Electric	21.32	50.00	-28.68	43.23	100.00	-56.77	600.00
6605 · Water/Sewer	1,336.28	1,524.67	-188.39	2,550.76	3,052.30	-501.54	18,329.00
Total UTILITIES	<u>1,357.60</u>	<u>1,574.67</u>	<u>-217.07</u>	<u>2,593.99</u>	<u>3,152.30</u>	<u>-558.31</u>	<u>18,929.00</u>
Total Expense	<u>1,657.02</u>	<u>2,726.01</u>	<u>-1,068.99</u>	<u>3,625.51</u>	<u>5,788.90</u>	<u>-2,163.39</u>	<u>56,646.00</u>
Net Ordinary Income	<u>-1,657.02</u>	<u>-2,726.01</u>	<u>1,068.99</u>	<u>31,202.49</u>	<u>28,934.60</u>	<u>2,267.89</u>	<u>82,248.00</u>
Other Income/Expense							
Other Expense							
TRANSFER EXPENSES							

2:05 PM

03/01/20

Accrual Basis

Martinique at Tarpon Cove
P&L Budget Performance Mart 2
February 2020

	<u>Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
9001 · Master Association	0.00	0.00	0.00	17,585.00	17,585.00	0.00	70,340.00
9005 · Transfer to Reserve	0.00	0.00	0.00	2,977.00	2,977.00	0.00	11,908.00
Total TRANSFER EXPENSES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,562.00</u>	<u>20,562.00</u>	<u>0.00</u>	<u>82,248.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,562.00</u>	<u>20,562.00</u>	<u>0.00</u>	<u>82,248.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-20,562.00</u>	<u>-20,562.00</u>	<u>0.00</u>	<u>-82,248.00</u>
Net Income	<u>-1,657.02</u>	<u>-2,726.01</u>	<u>1,068.99</u>	<u>10,640.49</u>	<u>8,372.60</u>	<u>2,267.89</u>	<u>0.00</u>

2:05 PM

03/01/20

Accrual Basis

Martinique at Tarpon Cove
P&L Budget Performance Mart 3
February 2020

	<u>Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
9001 · Master Association	0.00	0.00	0.00	17,585.00	17,585.00	0.00	70,340.00
9005 · Transfer to Reserve	0.00	0.00	0.00	3,992.00	3,992.00	0.00	15,968.00
Total TRANSFER EXPENSES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>21,577.00</u>	<u>21,577.00</u>	<u>0.00</u>	<u>86,308.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>21,577.00</u>	<u>21,577.00</u>	<u>0.00</u>	<u>86,308.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-21,577.00</u>	<u>-21,577.00</u>	<u>0.00</u>	<u>-86,308.00</u>
Net Income	<u>-1,683.03</u>	<u>-2,729.01</u>	<u>1,045.98</u>	<u>8,128.84</u>	<u>5,592.93</u>	<u>2,535.91</u>	<u>8.00</u>

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

	Mart 1	Mart 2	Mart 3
Ordinary Income/Expense			
Income			
INCOME			
4000 · Maintenance/Reserve Fees	17,215.00	17,143.00	18,151.00
4050 · Master Association Fees	17,585.00	17,585.00	17,585.00
4075 · Rental Application Fees	200.00	0.00	100.00
4076 · Sales Application Fees	200.00	100.00	0.00
4099 · Late Fees	0.00	0.00	13.98
Total INCOME	<u>35,200.00</u>	<u>34,828.00</u>	<u>35,849.98</u>
Total Income	<u>35,200.00</u>	<u>34,828.00</u>	<u>35,849.98</u>
Gross Profit	<u>35,200.00</u>	<u>34,828.00</u>	<u>35,849.98</u>
Expense			
ADMINISTRATIVE			
6011 · Office Expense	41.01	35.11	25.50
6017 · Flood Insurance	0.00	0.00	2,255.00
Total ADMINISTRATIVE	<u>41.01</u>	<u>35.11</u>	<u>2,280.50</u>
MAINTENANCE			
6202 · Fire Alarm/Extinguisher	706.20	706.20	706.20
6203 · Fire Equipment Repairs	290.21	290.21	626.30
Total MAINTENANCE	<u>996.41</u>	<u>996.41</u>	<u>1,332.50</u>
UTILITIES			
6601 · Electric	74.84	43.23	142.78
6605 · Water/Sewer	2,510.16	2,550.76	2,388.36
Total UTILITIES	<u>2,585.00</u>	<u>2,593.99</u>	<u>2,531.14</u>
Total Expense	<u>3,622.42</u>	<u>3,625.51</u>	<u>6,144.14</u>
Net Ordinary Income	<u>31,577.58</u>	<u>31,202.49</u>	<u>29,705.84</u>
Other Income/Expense			
Other Expense			
TRANSFER EXPENSES			
9001 · Master Association	17,585.00	17,585.00	17,585.00
9005 · Transfer to Reserve	3,062.75	2,977.00	3,992.00
Total TRANSFER EXPENSES	<u>20,647.75</u>	<u>20,562.00</u>	<u>21,577.00</u>
Total Other Expense	<u>20,647.75</u>	<u>20,562.00</u>	<u>21,577.00</u>
Net Other Income	<u>-20,647.75</u>	<u>-20,562.00</u>	<u>-21,577.00</u>
Net Income	<u><u>10,929.83</u></u>	<u><u>10,640.49</u></u>	<u><u>8,128.84</u></u>

2:05 PM

03/01/20

Accrual Basis

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

	Unclassified	TOTAL
Ordinary Income/Expense		
Income		
INCOME		
4000 · Maintenance/Reserve Fees	0.00	52,509.00
4050 · Master Association Fees	0.00	52,755.00
4075 · Rental Application Fees	0.00	300.00
4076 · Sales Application Fees	0.00	300.00
4099 · Late Fees	33.36	47.34
Total INCOME	33.36	105,911.34
Total Income	33.36	105,911.34
Gross Profit	33.36	105,911.34
Expense		
ADMINISTRATIVE		
6011 · Office Expense	0.00	101.62
6017 · Flood Insurance	0.00	2,255.00
Total ADMINISTRATIVE	0.00	2,356.62
MAINTENANCE		
6202 · Fire Alarm/Extinguisher	0.00	2,118.60
6203 · Fire Equipment Repairs	0.00	1,206.72
Total MAINTENANCE	0.00	3,325.32
UTILITIES		
6601 · Electric	0.00	260.85
6605 · Water/Sewer	0.00	7,449.28
Total UTILITIES	0.00	7,710.13
Total Expense	0.00	13,392.07
Net Ordinary Income	33.36	92,519.27
Other Income/Expense		
Other Expense		
TRANSFER EXPENSES		
9001 · Master Association	0.00	52,755.00
9005 · Transfer to Reserve	0.00	10,031.75
Total TRANSFER EXPENSES	0.00	62,786.75
Total Other Expense	0.00	62,786.75
Net Other Income	0.00	-62,786.75
Net Income	33.36	29,732.52

2:05 PM

03/01/20

Martinique at Tarpon Cove
Owner Balance Report
As of February 29, 2020

	<u>Feb 29, 20</u>
Mart 2	679.00
Mart 3	446.70
Mart 1	174.00
965-102	1.00
1025-102	-0.70
975-204	-3.00
1025-203	-9.00
1005-201	-74.00
965-203	-87.00
995-204	-100.00
1025-104	-437.00
985-104	-589.00
TOTAL	<u>1.00</u>

Martinique at Tarpon Cove
General Ledger
As of February 29, 2020

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
OPERATING ACCOUNTS								127,272.84
1000-1 · Mart 1 Iberia Operating								0.00
Total 1000-1 · Mart 1 Iberia Operating								0.00
1000-2 · Mart 2 Iberia Operating								127,272.84
Deposit	02/03/2020			Deposit	12000 · Undep...	466.00		127,738.84
Bill Pmt -Check	02/06/2020	1111	American Property ...		20000 · Accou...		64.00	127,674.84
Bill Pmt -Check	02/06/2020	1112	Wayne Automatic Fi...		20000 · Accou...		2,118.60	125,556.24
Deposit	02/06/2020			Deposit	12000 · Undep...	74.00		125,630.24
Deposit	02/10/2020			Deposit	12000 · Undep...	74.00		125,704.24
Bill Pmt -Check	02/12/2020	1113	KPG Accounting Ser...		20000 · Accou...		27.62	125,676.62
Bill Pmt -Check	02/12/2020	1114	Wayne Automatic Fi...		20000 · Accou...		870.64	124,805.98
Check	02/12/2020	EFT	Collier County Utility...	995	6605 · Water/S...		467.08	124,338.90
Check	02/12/2020	EFT	Collier County Utility...	1005	6605 · Water/S...		410.24	123,928.66
Check	02/12/2020	EFT	Collier County Utility...	1015	6605 · Water/S...		418.36	123,510.30
Check	02/12/2020	EFT	Collier County Utility...	965	6605 · Water/S...		418.36	123,091.94
Check	02/12/2020	EFT	Collier County Utility...	975	6605 · Water/S...		515.80	122,576.14
Check	02/12/2020	EFT	Collier County Utility...	985	6605 · Water/S...		402.12	122,174.02
Check	02/12/2020	EFT	Collier County Utility...	1025	6605 · Water/S...		450.84	121,723.18
Check	02/12/2020	EFT	Collier County Utility...	1035	6605 · Water/S...		426.48	121,296.70
Check	02/12/2020	EFT	Collier County Utility...	1045	6605 · Water/S...		402.12	120,894.58
Check	02/12/2020	EFT	FPL	985	6601 · Electric		21.32	120,873.26
Deposit	02/14/2020			Deposit	12000 · Undep...	528.00		121,401.26
Check	02/21/2020	EFT	FPL	1005	6601 · Electric		35.68	121,365.58
Check	02/21/2020	EFT	FPL	1025	6601 · Electric		23.44	121,342.14
Check	02/21/2020	EFT	FPL	1035	6601 · Electric		24.22	121,317.92
Check	02/21/2020	EFT	FPL	1045	6601 · Electric		23.15	121,294.77
Deposit	02/25/2020			Deposit	12000 · Undep...	1,536.34		122,831.11
Deposit	02/27/2020			Deposit	12000 · Undep...	1,450.00		124,281.11
Total 1000-2 · Mart 2 Iberia Operating						4,128.34	7,120.07	124,281.11
1000-3 · Mart 3 Iberia Operating								0.00
Total 1000-3 · Mart 3 Iberia Operating								0.00
OPERATING ACCOUNTS - Other								0.00
Total OPERATING ACCOUNTS - Other								0.00
Total OPERATING ACCOUNTS						4,128.34	7,120.07	124,281.11
RESERVE ACCOUNTS								160,646.57
1100-1 · Mart 1 Iberia Reserve								58,237.26
Deposit	02/29/2020			Interest	3099 · Unalloc...	25.66		58,262.92
Total 1100-1 · Mart 1 Iberia Reserve						25.66	0.00	58,262.92
1100-2 · Mart 2 Iberia Reserve								59,259.74
Deposit	02/29/2020			Interest	3099 · Unalloc...	23.48		59,283.22

2:05 PM

03/01/20

Accrual Basis

Martinique at Tarpon Cove General Ledger As of February 29, 2020

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total 1100-2 · Mart 2 Iberia Reserve						23.48	0.00	59,283.22
1100-3 · Mart 3 Iberia Reserve								43,149.57
Deposit	02/29/2020			Interest	3099 · Unalloc...	9.20		43,158.77
Total 1100-3 · Mart 3 Iberia Reserve						9.20	0.00	43,158.77
1110-1 · Mart 1 FCB MM								0.00
Total 1110-1 · Mart 1 FCB MM								0.00
1110-2 · Mart 2 FCB MM								0.00
Total 1110-2 · Mart 2 FCB MM								0.00
1110-3 · Mart 3 FCB MM								0.00
Total 1110-3 · Mart 3 FCB MM								0.00
1112 · First Florida Integrity Bank								0.00
Total 1112 · First Florida Integrity Bank								0.00
RESERVE ACCOUNTS - Other								0.00
Total RESERVE ACCOUNTS - Other								0.00
Total RESERVE ACCOUNTS						58.34	0.00	160,704.91
1200 · Accounts Receivable								3,651.70
Payment	02/03/2020	199854	1025-104		12000 · Undep...		466.00	3,185.70
Payment	02/06/2020	0	1005-201		12000 · Undep...		74.00	3,111.70
Payment	02/10/2020	2102	1005-201		12000 · Undep...		74.00	3,037.70
Credit Memo	02/11/2020	1350	1025-104		-SPLIT-		33.36	3,004.34
Payment	02/14/2020	8558	1025-104		12000 · Undep...		528.00	2,476.34
Payment	02/25/2020	0	1045-201		12000 · Undep...		1,536.34	940.00
Payment	02/27/2020	0	1005-204		12000 · Undep...		1,450.00	-510.00
General Journal	02/29/2020	53	Mart 3		2200 · Prepaid ...	437.00		-73.00
General Journal	02/29/2020	54	Mart 1		2200 · Prepaid ...	74.00		1.00
Total 1200 · Accounts Receivable						511.00	4,161.70	1.00
12000 · Undeposited Funds								0.00
Payment	02/03/2020	199854	1025-104		1200 · Account...	466.00		466.00
Deposit	02/03/2020	199854	1025-104	Deposit	1000-2 · Mart 2...		466.00	0.00
Payment	02/06/2020	0	1005-201		1200 · Account...	74.00		74.00
Deposit	02/06/2020	0	1005-201	Deposit	1000-2 · Mart 2...		74.00	0.00
Payment	02/10/2020	2102	1005-201		1200 · Account...	74.00		74.00
Deposit	02/10/2020	2102	1005-201	Deposit	1000-2 · Mart 2...		74.00	0.00
Payment	02/14/2020	8558	1025-104		1200 · Account...	528.00		528.00
Deposit	02/14/2020	8558	1025-104	Deposit	1000-2 · Mart 2...		528.00	0.00
Payment	02/25/2020	0	1045-201		1200 · Account...	1,536.34		1,536.34
Deposit	02/25/2020	0	1045-201	Deposit	1000-2 · Mart 2...		1,536.34	0.00
Payment	02/27/2020	0	1005-204		1200 · Account...	1,450.00		1,450.00
Deposit	02/27/2020	0	1005-204	Deposit	1000-2 · Mart 2...		1,450.00	0.00

2:05 PM

03/01/20

Accrual Basis

**Martinique at Tarpon Cove
General Ledger
As of February 29, 2020**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total 12000 · Undeposited Funds						4,128.34	4,128.34	0.00
12100 · Inventory Asset								0.00
Total 12100 · Inventory Asset								0.00
1400 · Prepaid Expenses								0.00
Total 1400 · Prepaid Expenses								0.00
15000 · Furniture and Equipment								0.00
Total 15000 · Furniture and Equipment								0.00
17000 · Accumulated Depreciation								0.00
Total 17000 · Accumulated Depreciation								0.00
1350 · Due (To)/From Reserves								0.00
Total 1350 · Due (To)/From Reserves								0.00
20000 · Accounts Payable								-2,370.40
Bill	02/01/2020	Janua...	KPG Accounting Ser...		-SPLIT-		27.62	-2,398.02
Bill	02/01/2020	787164	Wayne Automatic Fi...		-SPLIT-		870.64	-3,268.66
Bill Pmt -Check	02/06/2020	1111	American Property ...		1000-2 · Mart 2...	64.00		-3,204.66
Bill Pmt -Check	02/06/2020	1112	Wayne Automatic Fi...		1000-2 · Mart 2...	2,118.60		-1,086.06
Bill Pmt -Check	02/12/2020	1113	KPG Accounting Ser...		1000-2 · Mart 2...	27.62		-1,058.44
Bill Pmt -Check	02/12/2020	1114	Wayne Automatic Fi...		1000-2 · Mart 2...	870.64		-187.80
Total 20000 · Accounts Payable						3,080.86	898.26	-187.80
2212 · Inter Fund								0.00
Total 2212 · Inter Fund								0.00
2210 · Due To/(From)Operating								0.00
Total 2210 · Due To/(From)Operating								0.00
2205 · Deferred Maintenance Fees								0.00
Total 2205 · Deferred Maintenance Fees								0.00
2200 · Prepaid Maintenance Fees								-2,415.58
General Journal	02/29/2020	53	Mart 3		1200 · Account...		437.00	-2,852.58
General Journal	02/29/2020	54	Mart 1		1200 · Account...		74.00	-2,926.58
Total 2200 · Prepaid Maintenance Fees						0.00	511.00	-2,926.58
Clearing Account								0.00
Total Clearing Account								0.00
RESERVES								-160,646.56
3001 · Carport								-294.25
Total 3001 · Carport								-294.25
3002 · Painting Reserve								-23,533.85

2:05 PM

03/01/20

Accrual Basis

**Martinique at Tarpon Cove
General Ledger
As of February 29, 2020**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total 3002 · Painting Reserve								-23,533.85
3003 · Roof Reserve								-30,137.69
Total 3003 · Roof Reserve								-30,137.69
3004 · Garage Roof Reserve								-71,674.68
Total 3004 · Garage Roof Reserve								-71,674.68
3005 · Storage Reserve								-27,663.60
Total 3005 · Storage Reserve								-27,663.60
3006 · Special Assessment								0.00
Total 3006 · Special Assessment								0.00
3009 · Fire Equipment								-6,500.00
Total 3009 · Fire Equipment								-6,500.00
3099 · Unallocated Interest								-842.49
Deposit	02/29/2020			Interest	1100-1 · Mart 1...		25.66	-868.15
Deposit	02/29/2020			Interest	1100-2 · Mart 2...		23.48	-891.63
Deposit	02/29/2020			Interest	1100-3 · Mart 3...		9.20	-900.83
Total 3099 · Unallocated Interest						0.00	58.34	-900.83
RESERVES - Other								0.00
Total RESERVES - Other								0.00
Total RESERVES						0.00	58.34	-160,704.90
30000 · Opening Balance Equity								0.00
Total 30000 · Opening Balance Equity								0.00
30100 · Capital Stock								0.00
Total 30100 · Capital Stock								0.00
30200 · Dividends Paid								0.00
Total 30200 · Dividends Paid								0.00
32000 · Retained Earnings								-91,435.22
Total 32000 · Retained Earnings								-91,435.22
4119 · Returned Check Charges								0.00
Total 4119 · Returned Check Charges								0.00
INCOME								-105,944.70
4000 · Maintenance/Reserve Fees								-52,509.00
Total 4000 · Maintenance/Reserve Fees								-52,509.00
4050 · Master Association Fees								-52,755.00
Total 4050 · Master Association Fees								-52,755.00
4075 · Rental Application Fees								-300.00

Martinique at Tarpon Cove
General Ledger
 As of February 29, 2020

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total 4075 · Rental Application Fees								-300.00
4076 · Sales Application Fees								-300.00
Total 4076 · Sales Application Fees								-300.00
4077 · Capital Contribution								0.00
Total 4077 · Capital Contribution								0.00
4099 · Late Fees								-80.70
Credit Memo	02/11/2020	1350	1025-104	Late Fees	1200 · Account...	25.00		-55.70
Credit Memo	02/11/2020	1350	1025-104	Finance Charge	1200 · Account...	8.36		-47.34
Total 4099 · Late Fees						33.36	0.00	-47.34
4109 · Returned Check Charges								0.00
Total 4109 · Returned Check Charges								0.00
INCOME - Other								0.00
Total INCOME - Other								0.00
Total INCOME						33.36	0.00	-105,911.34
50000 · Cost of Goods Sold								0.00
Total 50000 · Cost of Goods Sold								0.00
6615 · Bank Service Charges								0.00
Total 6615 · Bank Service Charges								0.00
ADMINISTRATIVE								2,329.00
6005 · Legal								0.00
Total 6005 · Legal								0.00
6007 · Division Filing Fees								0.00
Total 6007 · Division Filing Fees								0.00
6009 · Auditing/Accounting Fees								0.00
Total 6009 · Auditing/Accounting Fees								0.00
6011 · Office Expense								74.00
Bill	02/01/2020	Janua...	KPG Accounting Ser...	Envelopes, lat...	20000 · Accou...	9.21		83.21
Bill	02/01/2020	Janua...	KPG Accounting Ser...	Envelopes, lat...	20000 · Accou...	9.21		92.42
Bill	02/01/2020	Janua...	KPG Accounting Ser...	Envelopes, lat...	20000 · Accou...	9.20		101.62
Total 6011 · Office Expense						27.62	0.00	101.62
6013 · Website Expense								0.00
Total 6013 · Website Expense								0.00
6015 · Insurance								0.00
Total 6015 · Insurance								0.00
6017 · Flood Insurance								2,255.00

**Martinique at Tarpon Cove
General Ledger
As of February 29, 2020**

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total 6017 · Flood Insurance								2,255.00
6019 · Contingency								0.00
Total 6019 · Contingency								0.00
ADMINISTRATIVE - Other								0.00
Total ADMINISTRATIVE - Other								0.00
Total ADMINISTRATIVE						27.62	0.00	2,356.62
MAINTENANCE								2,454.68
6201 · General Maintenance								0.00
Total 6201 · General Maintenance								0.00
6202 · Fire Alarm/Extinguisher								2,118.60
Total 6202 · Fire Alarm/Extinguisher								2,118.60
6203 · Fire Equipment Repairs								336.08
Bill	02/01/2020	787164	Wayne Automatic Fi...	Installed new ...	20000 · Accou...	290.21		626.29
Bill	02/01/2020	787164	Wayne Automatic Fi...	Installed new ...	20000 · Accou...	290.21		916.50
Bill	02/01/2020	787164	Wayne Automatic Fi...	Installed new ...	20000 · Accou...	290.22		1,206.72
Total 6203 · Fire Equipment Repairs						870.64	0.00	1,206.72
6204 · Termite Warranty								0.00
Total 6204 · Termite Warranty								0.00
MAINTENANCE - Other								0.00
Total MAINTENANCE - Other								0.00
Total MAINTENANCE						870.64	0.00	3,325.32
UTILITIES								3,670.92
6601 · Electric								133.04
Check	02/12/2020	EFT	FPL	985	1000-2 · Mart 2...	21.32		154.36
Check	02/21/2020	EFT	FPL	1005	1000-2 · Mart 2...	35.68		190.04
Check	02/21/2020	EFT	FPL	1025	1000-2 · Mart 2...	23.44		213.48
Check	02/21/2020	EFT	FPL	1035	1000-2 · Mart 2...	24.22		237.70
Check	02/21/2020	EFT	FPL	1045	1000-2 · Mart 2...	23.15		260.85
Total 6601 · Electric						127.81	0.00	260.85
6605 · Water/Sewer								3,537.88
Check	02/12/2020	EFT	Collier County Utility...	995	1000-2 · Mart 2...	467.08		4,004.96
Check	02/12/2020	EFT	Collier County Utility...	1005	1000-2 · Mart 2...	410.24		4,415.20
Check	02/12/2020	EFT	Collier County Utility...	1015	1000-2 · Mart 2...	418.36		4,833.56
Check	02/12/2020	EFT	Collier County Utility...	965	1000-2 · Mart 2...	418.36		5,251.92
Check	02/12/2020	EFT	Collier County Utility...	975	1000-2 · Mart 2...	515.80		5,767.72
Check	02/12/2020	EFT	Collier County Utility...	985	1000-2 · Mart 2...	402.12		6,169.84
Check	02/12/2020	EFT	Collier County Utility...	1025	1000-2 · Mart 2...	450.84		6,620.68
Check	02/12/2020	EFT	Collier County Utility...	1035	1000-2 · Mart 2...	426.48		7,047.16

2:05 PM

03/01/20

Accrual Basis

Martinique at Tarpon Cove
General Ledger
As of February 29, 2020

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Check	02/12/2020	EFT	Collier County Utility...	1045	1000-2 · Mart 2...	402.12		7,449.28
Total 6605 · Water/Sewer						3,911.40	0.00	7,449.28
UTILITIES - Other								0.00
Total UTILITIES - Other								0.00
Total UTILITIES						4,039.21	0.00	7,710.13
4110 · Special Assessment								0.00
Total 4110 · Special Assessment								0.00
4112 · S/A Trx to Reserve								0.00
Total 4112 · S/A Trx to Reserve								0.00
TRANSFER EXPENSES								62,786.75
9001 · Master Association								52,755.00
Total 9001 · Master Association								52,755.00
9005 · Transfer to Reserve								10,031.75
Total 9005 · Transfer to Reserve								10,031.75
TRANSFER EXPENSES - Other								0.00
Total TRANSFER EXPENSES - Other								0.00
Total TRANSFER EXPENSES								62,786.75
No acct								0.00
Total no acct								0.00
TOTAL						16,877.71	16,877.71	0.00