



**Financial Report Package**

**August 2023**

**Prepared for**

**The Martinique at Tarpon Cove Condo Assn., Inc.**

**By**

**KPG Accounting Services, Inc.**

	Current Balance at 8/31/2023	Prior Month Balance at 07/31/2023	Change
<b>Assets</b>			
<b>OPERATING ASSETS</b>			
10-1010-00-00 VNB OP 3468	\$ 138,761.33	\$ 140,923.23	\$ (2,161.90)
<b>Total OPERATING ASSETS:</b>	<b>\$ 138,761.33</b>	<b>\$ 140,923.23</b>	<b>\$ (2,161.90)</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 106.00	\$ 3,453.74	\$ (3,347.74)
<b>Total CURRENT ASSETS:</b>	<b>\$ 106.00</b>	<b>\$ 3,453.74</b>	<b>\$ (3,347.74)</b>
<b>Total Assets:</b>	<b>\$ 138,867.33</b>	<b>\$ 144,376.97</b>	<b>\$ (5,509.64)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2015-00-00 PPD Maintenance Fees	\$ 6,216.83	\$ 4,607.83	\$ 1,609.00
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 6,216.83</b>	<b>\$ 4,607.83</b>	<b>\$ 1,609.00</b>
<b>OPERATING EQUITY</b>			
30-3900-01-00 Retained Earnings - Mart 1	\$ 13,644.35	\$ 13,644.35	\$ -
30-3900-02-00 Retained Earnings - Mart 2	33,826.87	33,826.87	-
30-3900-03-00 Retained Earnings - Mart 3	19,723.93	19,723.93	-
<b>Total OPERATING EQUITY:</b>	<b>\$ 67,195.15</b>	<b>\$ 67,195.15</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 65,455.35</b>	<b>\$ 72,573.99</b>	<b>\$ (7,118.64)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 138,867.33</b>	<b>\$ 144,376.97</b>	<b>\$ (5,509.64)</b>

	Current Balance at 8/31/2023	Prior Month Balance at 07/31/2023	Change
<b>Assets</b>			
<b>MART 1 RESERVE ASSETS</b>			
11-1210-01-00 VNB RSV 1 1963	\$ 97,261.61	\$ 96,972.93	\$ 288.68
<b>Total MART 1 RESERVE ASSETS:</b>	<b>\$ 97,261.61</b>	<b>\$ 96,972.93</b>	<b>\$ 288.68</b>
<b>MART 2 RESERVE ASSETS</b>			
12-1211-02-00 VNB RSV 2 1971	\$ 94,921.58	\$ 94,639.85	\$ 281.73
<b>Total MART 2 RESERVE ASSETS:</b>	<b>\$ 94,921.58</b>	<b>\$ 94,639.85</b>	<b>\$ 281.73</b>
<b>MART 3 RESERVE ASSETS</b>			
13-1212-03-00 VNB RSV 3 1998	\$ 75,162.19	\$ 74,939.11	\$ 223.08
<b>Total MART 3 RESERVE ASSETS:</b>	<b>\$ 75,162.19</b>	<b>\$ 74,939.11</b>	<b>\$ 223.08</b>
<b>Total Assets:</b>	<b>\$ 267,345.38</b>	<b>\$ 266,551.89</b>	<b>\$ 793.49</b>
<b>Liabilities &amp; Equity</b>			
<b>MART 1 RESERVE EQUITY</b>			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 2,307.94	\$ 2,019.26	\$ 288.68
25-3002-01-00 RSV - Painting Mart 1	29,805.11	29,805.11	-
25-3003-01-00 RSV 1 - Roof Mart 1	33,237.86	33,237.86	-
25-3004-01-00 RSV - Garage Roof - Mart 1	25,201.64	25,201.64	-
25-3005-01-00 RSV - Storage Mart 1	6,709.06	6,709.06	-
<b>Total MART 1 RESERVE EQUITY:</b>	<b>\$ 97,261.61</b>	<b>\$ 96,972.93</b>	<b>\$ 288.68</b>
<b>MART 2 RESERVE EQUITY</b>			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 2,280.21	\$ 1,998.48	\$ 281.73
26-3002-02-00 RSV - Painting Mart 2	29,808.12	29,808.12	-
26-3003-02-00 RSV 1 - Roof Mart 2	32,523.82	32,523.82	-
26-3004-02-00 RSV - Garage Roof - Mart 2	25,638.50	25,638.50	-
26-3005-02-00 RSV - Storage Mart 2	4,670.93	4,670.93	-
<b>Total MART 2 RESERVE EQUITY:</b>	<b>\$ 94,921.58</b>	<b>\$ 94,639.85</b>	<b>\$ 281.73</b>
<b>MART 3 RESERVE EQUITY</b>			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 1,606.30	\$ 1,383.22	\$ 223.08
27-3002-03-00 RSV - Painting Mart 3	29,808.12	29,808.12	-
27-3003-03-00 RSV 1 - Roof Mart 3	22,194.61	22,194.61	-
27-3004-03-00 RSV - Garage Roof - Mart 3	10,230.55	10,230.55	-
27-3005-03-00 RSV - Storage Mart 3	1,322.61	1,322.61	-
27-3009-03-00 RSV - Fire Equipment - Mart 3	10,000.00	10,000.00	-
<b>Total MART 3 RESERVE EQUITY:</b>	<b>\$ 75,162.19</b>	<b>\$ 74,939.11</b>	<b>\$ 223.08</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 267,345.38</b>	<b>\$ 266,551.89</b>	<b>\$ 793.49</b>

**Assets**

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$138,761.33

Total OPERATING ASSETS: \$138,761.33

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 97,261.61

Total MART 1 RESERVE ASSETS: \$97,261.61

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 94,921.58

Total MART 2 RESERVE ASSETS: \$94,921.58

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 75,162.19

Total MART 3 RESERVE ASSETS: \$75,162.19

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 106.00

Total CURRENT ASSETS: \$106.00

**Total Assets:** \$406,212.71

**Liabilities & Equity**

CURRENT LIABILITIES

20-2015-00-00 PPD Maintenance Fees 6,216.83

Total CURRENT LIABILITIES: \$6,216.83

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 2,307.94

25-3002-01-00 RSV - Painting Mart 1 29,805.11

25-3003-01-00 RSV 1 - Roof Mart 1 33,237.86

25-3004-01-00 RSV - Garage Roof - Mart 1 25,201.64

25-3005-01-00 RSV - Storage Mart 1 6,709.06

Total MART 1 RESERVE EQUITY: \$97,261.61

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 2,280.21

26-3002-02-00 RSV - Painting Mart 2 29,808.12

26-3003-02-00 RSV 1 - Roof Mart 2 32,523.82

26-3004-02-00 RSV - Garage Roof - Mart 2 25,638.50

26-3005-02-00 RSV - Storage Mart 2 4,670.93

Total MART 1 RESERVE EQUITY: \$94,921.58

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 1,606.30

27-3002-03-00 RSV - Painting Mart 3 29,808.12

27-3003-03-00 RSV 1 - Roof Mart 3 22,194.61

27-3004-03-00 RSV - Garage Roof - Mart 3 10,230.55

27-3005-03-00 RSV - Storage Mart 3 1,322.61

27-3009-03-00 RSV - Fire Equipment - Mart 3 10,000.00

Total MART 3 RESERVE EQUITY: \$75,162.19

OPERATING EQUITY

30-3900-01-00 Retained Earnings - Mart 1 13,644.35

30-3900-02-00 Retained Earnings - Mart 2 33,826.87

30-3900-03-00 Retained Earnings - Mart 3 19,723.93

Total OPERATING EQUITY:	<hr/>	\$67,195.15
Net Income Gain / Loss	<hr/>	\$65,455.35
		<hr/>
		\$65,455.35
<b>Total Liabilities &amp; Equity:</b>		<b>\$406,212.71</b>
		<hr/> <hr/>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
<b>INCOME</b>							
4000 Maint/ Rsv Fees - 1	\$-	\$-	\$-	\$57,384.00	\$57,369.75	\$14.25	\$76,493.00
4010 Background Check - Mart 1	-	-	-	(36.66)	-	(36.66)	-
4025 Late Fees - 1	-	-	-	29.50	-	29.50	-
4050 Master Assoc Fees - Mart 1	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4060 Rental Application Fee - Mart 1	150.00	-	150.00	300.00	-	300.00	-
<b>TOTAL INCOME</b>	<b>\$150.00</b>	<b>\$-</b>	<b>\$150.00</b>	<b>\$116,140.84</b>	<b>\$115,820.25</b>	<b>\$320.59</b>	<b>\$154,427.00</b>
<b>TOTAL INCOME</b>	<b>\$150.00</b>	<b>\$-</b>	<b>\$150.00</b>	<b>\$116,140.84</b>	<b>\$115,820.25</b>	<b>\$320.59</b>	<b>\$154,427.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 1	-	27.75	27.75	690.00	222.00	(468.00)	333.00
5110 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	78.00	(47.00)	117.00
5118 Division Filing Fees - 1	-	9.67	9.67	20.42	77.36	56.94	116.00
5457 Office Expense - 1	-	27.75	27.75	713.61	222.00	(491.61)	333.00
5458 Website Expense - 1	-	30.58	30.58	-	244.64	244.64	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$105.50</b>	<b>\$105.50</b>	<b>\$1,549.03</b>	<b>\$844.00</b>	<b>(\$705.03)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 1	188.33	2,222.00	2,033.67	188.33	17,776.00	17,587.67	26,664.00
5551 Flood Insurance - Mart 1	-	566.75	566.75	54.00	4,534.00	4,480.00	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$188.33</b>	<b>\$2,788.75</b>	<b>\$2,600.42</b>	<b>\$242.33</b>	<b>\$22,310.00</b>	<b>\$22,067.67</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 1	39.67	50.00	10.33	347.77	400.00	52.23	600.00
5880 Water / Sewer - 1	1,126.68	972.17	(154.51)	9,966.58	7,777.36	(2,189.22)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,166.35</b>	<b>\$1,022.17</b>	<b>(\$144.18)</b>	<b>\$10,314.35</b>	<b>\$8,177.36</b>	<b>(\$2,136.99)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 1	726.00	624.92	(101.08)	8,938.35	4,999.36	(3,938.99)	7,499.00
6202 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	666.64	31.36	1,000.00
6203 Fire Alarm / Exting Service - 1	-	83.33	83.33	-	666.64	666.64	1,000.00
6204 Termite Warranty - 1	-	37.50	37.50	-	300.00	300.00	450.00
6205 Janitorial - Contract 1	400.00	400.00	-	3,200.00	3,200.00	-	4,800.00
6206 Roof Cleaning - Contract 1	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$1,126.00</b>	<b>\$1,354.08</b>	<b>\$228.08</b>	<b>\$12,773.63</b>	<b>\$10,832.64</b>	<b>(\$1,940.99)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,480.68</b>	<b>\$5,270.50</b>	<b>\$2,789.82</b>	<b>\$24,879.34</b>	<b>\$42,164.00</b>	<b>\$17,284.66</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$2,330.68)</b>	<b>(\$5,270.50)</b>	<b>\$2,939.82</b>	<b>\$91,261.50</b>	<b>\$73,656.25</b>	<b>\$17,605.25</b>	<b>\$91,181.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 1	-	-	-	58,450.50	58,450.50	-	77,934.00
9005 Transfer to Reserves - 1	-	-	-	9,936.00	9,936.00	-	13,248.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$68,386.50</b>	<b>\$68,386.50</b>	<b>\$-</b>	<b>\$91,182.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$68,386.50</b>	<b>\$68,386.50</b>	<b>\$-</b>	<b>\$91,182.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$68,386.50)</b>	<b>(\$68,386.50)</b>	<b>\$-</b>	<b>(\$91,182.00)</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
<b>INCOME</b>							
4000 Maint / Rsv Fees - 2	\$-	\$-	\$-	\$57,528.00	\$57,546.75	(\$18.75)	\$76,729.00
4010 Background Check - Mart 2	-	-	-	63.34	-	63.34	-
4025 Late Fees - 2	-	-	-	127.84	-	127.84	-
4050 Master Assoc Fees - Mart 2	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4060 Rental Application Fee - Mart 2	-	-	-	300.00	-	300.00	-
<b>TOTAL INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$116,483.18</b>	<b>\$115,997.25</b>	<b>\$485.93</b>	<b>\$154,663.00</b>
<b>TOTAL INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$116,483.18</b>	<b>\$115,997.25</b>	<b>\$485.93</b>	<b>\$154,663.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 2	-	27.75	27.75	690.00	222.00	(468.00)	333.00
5110 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	78.00	(47.00)	117.00
5118 Division Filing Fee - 2	-	9.67	9.67	20.42	77.36	56.94	116.00
5457 Office Expense - 2	-	27.75	27.75	712.64	222.00	(490.64)	333.00
5458 Website Expense - 2	-	30.58	30.58	-	244.64	244.64	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$105.50</b>	<b>\$105.50</b>	<b>\$1,548.06</b>	<b>\$844.00</b>	<b>(\$704.06)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 2	188.33	2,222.00	2,033.67	188.33	17,776.00	17,587.67	26,664.00
5551 Flood Insurance - Mart 2	-	566.75	566.75	4,821.00	4,534.00	(287.00)	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$188.33</b>	<b>\$2,788.75</b>	<b>\$2,600.42</b>	<b>\$5,009.33</b>	<b>\$22,310.00</b>	<b>\$17,300.67</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 2	32.36	50.00	17.64	263.56	400.00	136.44	600.00
5880 Water / Sewer - 2	1,165.20	972.17	(193.03)	10,533.46	7,777.36	(2,756.10)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,197.56</b>	<b>\$1,022.17</b>	<b>(\$175.39)</b>	<b>\$10,797.02</b>	<b>\$8,177.36</b>	<b>(\$2,619.66)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 2	726.00	624.92	(101.08)	7,873.35	4,999.36	(2,873.99)	7,499.00
6202 Fire Equipment Repairs - 2	-	83.33	83.33	-	666.64	666.64	1,000.00
6203 Fire Alarm / Exting Service - 2	-	83.33	83.33	-	666.64	666.64	1,000.00
6204 Termite Warranty - 2	-	37.50	37.50	-	300.00	300.00	450.00
6205 Janitorial - Contract 2	400.00	400.00	-	3,200.00	3,200.00	-	4,800.00
6206 Roof Cleaning - Contract 2	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$1,126.00</b>	<b>\$1,354.08</b>	<b>\$228.08</b>	<b>\$11,073.35</b>	<b>\$10,832.64</b>	<b>(\$240.71)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,511.89</b>	<b>\$5,270.50</b>	<b>\$2,758.61</b>	<b>\$28,427.76</b>	<b>\$42,164.00</b>	<b>\$13,736.24</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$2,511.89)</b>	<b>(\$5,270.50)</b>	<b>\$2,758.61</b>	<b>\$88,055.42</b>	<b>\$73,833.25</b>	<b>\$14,222.17</b>	<b>\$91,417.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 2	-	-	-	58,450.50	58,450.50	-	77,934.00
9005 Transfer to Reserves - 2	-	-	-	10,113.00	10,113.75	0.75	13,485.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$68,563.50</b>	<b>\$68,564.25</b>	<b>\$0.75</b>	<b>\$91,419.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$68,563.50</b>	<b>\$68,564.25</b>	<b>\$0.75</b>	<b>\$91,419.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$68,563.50)</b>	<b>(\$68,564.25)</b>	<b>\$0.75</b>	<b>(\$91,419.00)</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
<b>INCOME</b>							
4000 Maint / Rsv Fees - 3	\$-	\$-	\$-	\$59,472.00	\$59,493.00	(\$21.00)	\$79,324.00
4010 Background Check - Mart 3	-	-	-	(86.68)	-	(86.68)	-
4025 Late Fees - 3	-	-	-	79.07	-	79.07	-
4050 Master Assoc Fees - Mart 3	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4060 Rental Application Fee - Mart 3	-	-	-	150.00	-	150.00	-
<b>TOTAL INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$118,078.39</b>	<b>\$117,943.50</b>	<b>\$134.89</b>	<b>\$157,258.00</b>
<b>TOTAL INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$118,078.39</b>	<b>\$117,943.50</b>	<b>\$134.89</b>	<b>\$157,258.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 3	-	27.75	27.75	690.00	222.00	(468.00)	333.00
5110 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	78.00	(47.00)	117.00
5118 Division Filing Fee - 3	-	9.67	9.67	20.41	77.36	56.95	116.00
5457 Office Expense - 3	-	27.75	27.75	712.62	222.00	(490.62)	333.00
5458 Website Expense - 3	-	30.58	30.58	-	244.64	244.64	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$105.50</b>	<b>\$105.50</b>	<b>\$1,548.03</b>	<b>\$844.00</b>	<b>(\$704.03)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 3	188.34	2,222.00	2,033.66	188.34	17,776.00	17,587.66	26,664.00
5551 Flood Insurance - Mart 3	-	566.75	566.75	2,191.00	4,534.00	2,343.00	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$188.34</b>	<b>\$2,788.75</b>	<b>\$2,600.41</b>	<b>\$2,379.34</b>	<b>\$22,310.00</b>	<b>\$19,930.66</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 3	105.08	50.00	(55.08)	831.97	400.00	(431.97)	600.00
5880 Water / Sewer - 3	856.65	972.17	115.52	9,689.17	7,777.36	(1,911.81)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$961.73</b>	<b>\$1,022.17</b>	<b>\$60.44</b>	<b>\$10,521.14</b>	<b>\$8,177.36</b>	<b>(\$2,343.78)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 3	726.00	624.92	(101.08)	6,212.35	4,999.36	(1,212.99)	7,499.00
6202 Fire Equipment Repairs - 3	-	83.33	83.33	-	666.64	666.64	1,000.00
6203 Fire Alarm / Exting Service - 3	-	83.33	83.33	2,118.60	666.64	(1,451.96)	1,000.00
6204 Termite Warranty - 3	-	37.50	37.50	-	300.00	300.00	450.00
6205 Janitorial - Contract 3	400.00	400.00	-	3,200.00	3,200.00	-	4,800.00
6206 Roof Cleaning - Contract 3	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$1,126.00</b>	<b>\$1,354.08</b>	<b>\$228.08</b>	<b>\$11,530.95</b>	<b>\$10,832.64</b>	<b>(\$698.31)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,276.07</b>	<b>\$5,270.50</b>	<b>\$2,994.43</b>	<b>\$25,979.46</b>	<b>\$42,164.00</b>	<b>\$16,184.54</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$2,276.07)</b>	<b>(\$5,270.50)</b>	<b>\$2,994.43</b>	<b>\$92,098.93</b>	<b>\$75,779.50</b>	<b>\$16,319.43</b>	<b>\$94,012.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 3	-	-	-	58,450.50	58,450.50	-	77,934.00
9005 Transfer to Reserves - 3	-	-	-	10,560.00	10,560.00	-	14,080.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$69,010.50</b>	<b>\$69,010.50</b>	<b>\$-</b>	<b>\$92,014.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$69,010.50</b>	<b>\$69,010.50</b>	<b>\$-</b>	<b>\$92,014.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$69,010.50)</b>	<b>(\$69,010.50)</b>	<b>\$-</b>	<b>(\$92,014.00)</b>



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4000-01-00 Maint/ Rsv Fees - 1	\$-	\$-	\$-	\$57,384.00	\$57,369.75	\$14.25	\$76,493.00
4000-02-00 Maint / Rsv Fees - 2	-	-	-	57,528.00	57,546.75	(18.75)	76,729.00
4000-03-00 Maint / Rsv Fees - 3	-	-	-	59,472.00	59,493.00	(21.00)	79,324.00
4010-01-00 Background Check - Mart 1	-	-	-	(36.66)	-	(36.66)	-
4010-02-00 Background Check - Mart 2	-	-	-	63.34	-	63.34	-
4010-03-00 Background Check - Mart 3	-	-	-	(86.68)	-	(86.68)	-
4025-01-00 Late Fees - 1	-	-	-	29.50	-	29.50	-
4025-02-00 Late Fees - 2	-	-	-	127.84	-	127.84	-
4025-03-00 Late Fees - 3	-	-	-	79.07	-	79.07	-
4050-01-00 Master Assoc Fees - Mart 1	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4050-02-00 Master Assoc Fees - Mart 2	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4050-03-00 Master Assoc Fees - Mart 3	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4060-01-00 Rental Application Fee - Mart 1	150.00	-	150.00	300.00	-	300.00	-
4060-02-00 Rental Application Fee - Mart 2	-	-	-	300.00	-	300.00	-
4060-03-00 Rental Application Fee - Mart 3	-	-	-	150.00	-	150.00	-
<b>Total INCOME</b>	<b>\$150.00</b>	<b>\$-</b>	<b>\$150.00</b>	<b>\$350,702.41</b>	<b>\$349,761.00</b>	<b>\$941.41</b>	<b>\$466,348.00</b>
<b>Total OPERATING INCOME</b>	<b>\$150.00</b>	<b>\$-</b>	<b>\$150.00</b>	<b>\$350,702.41</b>	<b>\$349,761.00</b>	<b>\$941.41</b>	<b>\$466,348.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5030-01-00 Legal - 1	-	27.75	27.75	690.00	222.00	(468.00)	333.00
5030-02-00 Legal - 2	-	27.75	27.75	690.00	222.00	(468.00)	333.00
5030-03-00 Legal - 3	-	27.75	27.75	690.00	222.00	(468.00)	333.00
5110-01-00 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	78.00	(47.00)	117.00
5110-02-00 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	78.00	(47.00)	117.00
5110-03-00 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	78.00	(47.00)	117.00
5118-01-00 Division Filing Fees - 1	-	9.67	9.67	20.42	77.36	56.94	116.00
5118-02-00 Division Filing Fee - 2	-	9.67	9.67	20.42	77.36	56.94	116.00
5118-03-00 Division Filing Fee - 3	-	9.67	9.67	20.41	77.36	56.95	116.00
5457-01-00 Office Expense - 1	-	27.75	27.75	713.61	222.00	(491.61)	333.00
5457-02-00 Office Expense - 2	-	27.75	27.75	712.64	222.00	(490.64)	333.00
5457-03-00 Office Expense - 3	-	27.75	27.75	712.62	222.00	(490.62)	333.00
5458-01-00 Website Expense - 1	-	30.58	30.58	-	244.64	244.64	367.00
5458-02-00 Website Expense - 2	-	30.58	30.58	-	244.64	244.64	367.00
5458-03-00 Website Expense - 3	-	30.58	30.58	-	244.64	244.64	367.00
<b>Total ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$316.50</b>	<b>\$316.50</b>	<b>\$4,645.12</b>	<b>\$2,532.00</b>	<b>(\$2,113.12)</b>	<b>\$3,798.00</b>
<b>INSURANCE</b>							
5550-01-00 Insurance - Mart 1	188.33	2,222.00	2,033.67	188.33	17,776.00	17,587.67	26,664.00
5550-02-00 Insurance - Mart 2	188.33	2,222.00	2,033.67	188.33	17,776.00	17,587.67	26,664.00
5550-03-00 Insurance - Mart 3	188.34	2,222.00	2,033.66	188.34	17,776.00	17,587.66	26,664.00
5551-01-00 Flood Insurance - Mart 1	-	566.75	566.75	54.00	4,534.00	4,480.00	6,801.00
5551-02-00 Flood Insurance - Mart 2	-	566.75	566.75	4,821.00	4,534.00	(287.00)	6,801.00
5551-03-00 Flood Insurance - Mart 3	-	566.75	566.75	2,191.00	4,534.00	2,343.00	6,801.00
<b>Total INSURANCE</b>	<b>\$565.00</b>	<b>\$8,366.25</b>	<b>\$7,801.25</b>	<b>\$7,631.00</b>	<b>\$66,930.00</b>	<b>\$59,299.00</b>	<b>\$100,395.00</b>
<b>UTILITIES</b>							
5801-01-00 Electricity - 1	39.67	50.00	10.33	347.77	400.00	52.23	600.00
5801-02-00 Electricity - 2	32.36	50.00	17.64	263.56	400.00	136.44	600.00
5801-03-00 Electricity - 3	105.08	50.00	(55.08)	831.97	400.00	(431.97)	600.00
5880-01-00 Water / Sewer - 1	1,126.68	972.17	(154.51)	9,966.58	7,777.36	(2,189.22)	11,666.00
5880-02-00 Water / Sewer - 2	1,165.20	972.17	(193.03)	10,533.46	7,777.36	(2,756.10)	11,666.00
5880-03-00 Water / Sewer - 3	856.65	972.17	115.52	9,689.17	7,777.36	(1,911.81)	11,666.00
<b>Total UTILITIES</b>	<b>\$3,325.64</b>	<b>\$3,066.51</b>	<b>(\$259.13)</b>	<b>\$31,632.51</b>	<b>\$24,532.08</b>	<b>(\$7,100.43)</b>	<b>\$36,798.00</b>
<b>MAINTENANCE</b>							
6201-01-00 General Maintenance - 1	726.00	624.92	(101.08)	8,938.35	4,999.36	(3,938.99)	7,499.00
6201-02-00 General Maintenance - 2	726.00	624.92	(101.08)	7,873.35	4,999.36	(2,873.99)	7,499.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6201-03-00 General Maintenance - 3	\$726.00	\$624.92	(\$101.08)	\$6,212.35	\$4,999.36	(\$1,212.99)	\$7,499.00
6202-01-00 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	666.64	31.36	1,000.00
6202-02-00 Fire Equipment Repairs - 2	-	83.33	83.33	-	666.64	666.64	1,000.00
6202-03-00 Fire Equipment Repairs - 3	-	83.33	83.33	-	666.64	666.64	1,000.00
6203-01-00 Fire Alarm / Exting Service - 1	-	83.33	83.33	-	666.64	666.64	1,000.00
6203-02-00 Fire Alarm / Exting Service - 2	-	83.33	83.33	-	666.64	666.64	1,000.00
6203-03-00 Fire Alarm / Exting Service - 3	-	83.33	83.33	2,118.60	666.64	(1,451.96)	1,000.00
6204-01-00 Termite Warranty - 1	-	37.50	37.50	-	300.00	300.00	450.00
6204-02-00 Termite Warranty - 2	-	37.50	37.50	-	300.00	300.00	450.00
6204-03-00 Termite Warranty - 3	-	37.50	37.50	-	300.00	300.00	450.00
6205-01-00 Janitorial - Contract 1	400.00	400.00	-	3,200.00	3,200.00	-	4,800.00
6205-02-00 Janitorial - Contract 2	400.00	400.00	-	3,200.00	3,200.00	-	4,800.00
6205-03-00 Janitorial - Contract 3	400.00	400.00	-	3,200.00	3,200.00	-	4,800.00
6206-01-00 Roof Cleaning - Contract 1	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6206-02-00 Roof Cleaning - Contract 2	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6206-03-00 Roof Cleaning - Contract 3	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
<b>Total MAINTENANCE</b>	<b>\$3,378.00</b>	<b>\$4,062.24</b>	<b>\$684.24</b>	<b>\$35,377.93</b>	<b>\$32,497.92</b>	<b>(\$2,880.01)</b>	<b>\$48,747.00</b>
<b>TRANSFER EXPENSES</b>							
9001-01-00 Master Assoc Transfer Exp - 1	-	-	-	58,450.50	58,450.50	-	77,934.00
9001-02-00 Master Assoc Transfer Exp - 2	-	-	-	58,450.50	58,450.50	-	77,934.00
9001-03-00 Master Assoc Transfer Exp - 3	-	-	-	58,450.50	58,450.50	-	77,934.00
9005-01-00 Transfer to Reserves - 1	-	-	-	9,936.00	9,936.00	-	13,248.00
9005-02-00 Transfer to Reserves - 2	-	-	-	10,113.00	10,113.75	0.75	13,485.00
9005-03-00 Transfer to Reserves - 3	-	-	-	10,560.00	10,560.00	-	14,080.00
<b>Total TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$205,960.50</b>	<b>\$205,961.25</b>	<b>\$0.75</b>	<b>\$274,615.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$7,268.64</b>	<b>\$15,811.50</b>	<b>\$8,542.86</b>	<b>\$285,247.06</b>	<b>\$332,453.25</b>	<b>\$47,206.19</b>	<b>\$464,353.00</b>
<b>Net Income:</b>	<b>(\$7,118.64)</b>	<b>(\$15,811.50)</b>	<b>\$8,692.86</b>	<b>\$65,455.35</b>	<b>\$17,307.75</b>	<b>\$48,147.60</b>	<b>\$1,995.00</b>