



**Financial Report Package**

**July 2023**

**Prepared for**

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

**By**

**KPG Accounting Services, Inc.**

	Current Balance at 7/31/2023	Prior Month Balance at 06/30/2023	Change
<b>Assets</b>			
<b>OPERATING ASSETS</b>			
10-1010-00-00 VNB OP 3468	\$ 140,923.23	\$ 133,892.79	\$ 7,030.44
<b>Total OPERATING ASSETS:</b>	<b>\$ 140,923.23</b>	<b>\$ 133,892.79</b>	<b>\$ 7,030.44</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 3,453.74	\$ 235.00	\$ 3,218.74
<b>Total CURRENT ASSETS:</b>	<b>\$ 3,453.74</b>	<b>\$ 235.00</b>	<b>\$ 3,218.74</b>
<b>Total Assets:</b>	<b>\$ 144,376.97</b>	<b>\$ 134,127.79</b>	<b>\$ 10,249.18</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ -	\$ 562.80	\$ (562.80)
20-2015-00-00 PPD Maintenance Fees	4,607.83	33,752.00	(29,144.17)
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 4,607.83</b>	<b>\$ 34,314.80</b>	<b>\$ (29,706.97)</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	33,639.07	187.80
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>\$ 67,007.35</b>	<b>\$ 187.80</b>
<b>Net Income / (Loss)</b>	<b>\$ 72,573.99</b>	<b>\$ 32,805.64</b>	<b>\$ 39,768.35</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 144,376.97</b>	<b>\$ 134,127.79</b>	<b>\$ 10,249.18</b>

	Current Balance at 7/31/2023	Prior Month Balance at 06/30/2023	Change
<b>Assets</b>			
<b>MART 1 RESERVE ASSETS</b>			
11-1210-01-00 VNB RSV 1 1963	\$ 96,972.93	\$ 93,376.28	\$ 3,596.65
<b>Total MART 1 RESERVE ASSETS:</b>	<b>\$ 96,972.93</b>	<b>\$ 93,376.28</b>	<b>\$ 3,596.65</b>
<b>MART 2 RESERVE ASSETS</b>			
12-1211-02-00 VNB RSV 2 1971	\$ 94,639.85	\$ 90,991.19	\$ 3,648.66
<b>Total MART 2 RESERVE ASSETS:</b>	<b>\$ 94,639.85</b>	<b>\$ 90,991.19</b>	<b>\$ 3,648.66</b>
<b>MART 3 RESERVE ASSETS</b>			
13-1212-03-00 VNB RSV 3 1998	\$ 74,939.11	\$ 71,200.06	\$ 3,739.05
<b>Total MART 3 RESERVE ASSETS:</b>	<b>\$ 74,939.11</b>	<b>\$ 71,200.06</b>	<b>\$ 3,739.05</b>
<b>Total Assets:</b>	<b>\$ 266,551.89</b>	<b>\$ 255,567.53</b>	<b>\$ 10,984.36</b>
<b>Liabilities &amp; Equity</b>			
<b>MART 1 RESERVE EQUITY</b>			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 2,019.26	\$ 1,734.61	\$ 284.65
25-3002-01-00 RSV - Painting Mart 1	29,805.11	27,767.11	2,038.00
25-3003-01-00 RSV 1 - Roof Mart 1	33,237.86	32,106.86	1,131.00
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	6,566.06	143.00
<b>Total MART 1 RESERVE EQUITY:</b>	<b>\$ 96,972.93</b>	<b>\$ 93,376.28</b>	<b>\$ 3,596.65</b>
<b>MART 2 RESERVE EQUITY</b>			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 1,998.48	\$ 1,720.82	\$ 277.66
26-3002-02-00 RSV - Painting Mart 2	29,808.12	27,769.12	2,039.00
26-3003-02-00 RSV 1 - Roof Mart 2	32,523.82	31,388.82	1,135.00
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	4,473.93	197.00
<b>Total MART 2 RESERVE EQUITY:</b>	<b>\$ 94,639.85</b>	<b>\$ 90,991.19</b>	<b>\$ 3,648.66</b>
<b>MART 3 RESERVE EQUITY</b>			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 1,383.22	\$ 1,164.17	\$ 219.05
27-3002-03-00 RSV - Painting Mart 3	29,808.12	27,769.62	2,038.50
27-3003-03-00 RSV 1 - Roof Mart 3	22,194.61	21,001.61	1,193.00
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	1,034.11	288.50
27-3009-03-00 RSV - Fire Equipment - Mart 3	10,000.00	10,000.00	-
<b>Total MART 3 RESERVE EQUITY:</b>	<b>\$ 74,939.11</b>	<b>\$ 71,200.06</b>	<b>\$ 3,739.05</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 266,551.89</b>	<b>\$ 255,567.53</b>	<b>\$ 10,984.36</b>

**Assets**

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$140,923.23

Total OPERATING ASSETS:

\$140,923.23

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 96,972.93

Total MART 1 RESERVE ASSETS:

\$96,972.93

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 94,639.85

Total MART 2 RESERVE ASSETS:

\$94,639.85

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 74,939.11

Total MART 3 RESERVE ASSETS:

\$74,939.11

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 3,453.74

Total CURRENT ASSETS:

\$3,453.74

**Total Assets:**

**\$410,928.86**

**Liabilities & Equity**

CURRENT LIABILITIES

20-2015-00-00 PPD Maintenance Fees 4,607.83

Total CURRENT LIABILITIES:

\$4,607.83

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 2,019.26

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:

\$96,972.93

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 1,998.48

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:

\$94,639.85

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 1,383.22

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:

\$74,939.11

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



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	\$19,128.00	\$19,123.25	\$4.75	\$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	19,488.00	19,483.50	4.50	58,464.00	58,450.50	13.50	77,934.00
4060 Rental Application Fee - Mart 1	-	-	-	150.00	-	150.00	-
<b>TOTAL INCOME</b>	<b>\$38,616.00</b>	<b>\$38,606.75</b>	<b>\$9.25</b>	<b>\$115,990.84</b>	<b>\$115,820.25</b>	<b>\$170.59</b>	<b>\$154,427.00</b>
<b>TOTAL INCOME</b>	<b>\$38,616.00</b>	<b>\$38,606.75</b>	<b>\$9.25</b>	<b>\$115,990.84</b>	<b>\$115,820.25</b>	<b>\$170.59</b>	<b>\$154,427.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 1	-	27.75	27.75	690.00	194.25	(495.75)	333.00
5110 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	68.25	(56.75)	117.00
5118 Division Filing Fees - 1	-	9.67	9.67	20.42	67.69	47.27	116.00
5457 Office Expense - 1	28.84	27.75	(1.09)	713.61	194.25	(519.36)	333.00
5458 Website Expense - 1	-	30.58	30.58	-	214.06	214.06	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$28.84</b>	<b>\$105.50</b>	<b>\$76.66</b>	<b>\$1,549.03</b>	<b>\$738.50</b>	<b>(\$810.53)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 1	-	2,222.00	2,222.00	-	15,554.00	15,554.00	26,664.00
5551 Flood Insurance - Mart 1	54.00	566.75	512.75	54.00	3,967.25	3,913.25	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$54.00</b>	<b>\$2,788.75</b>	<b>\$2,734.75</b>	<b>\$54.00</b>	<b>\$19,521.25</b>	<b>\$19,467.25</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 1	43.04	50.00	6.96	308.10	350.00	41.90	600.00
5880 Water / Sewer - 1	1,088.18	972.17	(116.01)	8,839.90	6,805.19	(2,034.71)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,131.22</b>	<b>\$1,022.17</b>	<b>(\$109.05)</b>	<b>\$9,148.00</b>	<b>\$7,155.19</b>	<b>(\$1,992.81)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 1	790.00	624.92	(165.08)	8,212.35	4,374.44	(3,837.91)	7,499.00
6202 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	583.31	(51.97)	1,000.00
6203 Fire Alarm / Exting Service - 1	-	83.33	83.33	-	583.31	583.31	1,000.00
6204 Termite Warranty - 1	-	37.50	37.50	-	262.50	262.50	450.00
6205 Janitorial - Contract 1	400.00	400.00	-	2,800.00	2,800.00	-	4,800.00
6206 Roof Cleaning - Contract 1	-	125.00	125.00	-	875.00	875.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$1,190.00</b>	<b>\$1,354.08</b>	<b>\$164.08</b>	<b>\$11,647.63</b>	<b>\$9,478.56</b>	<b>(\$2,169.07)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,404.06</b>	<b>\$5,270.50</b>	<b>\$2,866.44</b>	<b>\$22,398.66</b>	<b>\$36,893.50</b>	<b>\$14,494.84</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>\$36,211.94</b>	<b>\$33,336.25</b>	<b>\$2,875.69</b>	<b>\$93,592.18</b>	<b>\$78,926.75</b>	<b>\$14,665.43</b>	<b>\$91,181.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 1	19,483.50	19,483.50	-	58,450.50	58,450.50	-	77,934.00
9005 Transfer to Reserves - 1	3,312.00	3,312.00	-	9,936.00	9,936.00	-	13,248.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$22,795.50</b>	<b>\$22,795.50</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>\$22,795.50</b>	<b>\$22,795.50</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>(\$22,795.50)</b>	<b>(\$22,795.50)</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	\$19,176.00	\$19,182.25	(\$6.25)	\$57,528.00	\$57,546.75	(\$18.75)	\$76,729.00
4010 Background Check - Mart 2	-	-	-	63.34	-	63.34	-
4025 Late Fees - 2	98.34	-	98.34	127.84	-	127.84	-
4050 Master Assoc Fees - Mart 2	19,488.00	19,483.50	4.50	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>\$38,762.34</b>	<b>\$38,665.75</b>	<b>\$96.59</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>\$38,762.34</b>	<b>\$38,665.75</b>	<b>\$96.59</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	194.25	(495.75)	333.00
5110 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	68.25	(56.75)	117.00
5118 Division Filing Fee - 2	-	9.67	9.67	20.42	67.69	47.27	116.00
5457 Office Expense - 2	28.84	27.75	(1.09)	712.64	194.25	(518.39)	333.00
5458 Website Expense - 2	-	30.58	30.58	-	214.06	214.06	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$28.84</b>	<b>\$105.50</b>	<b>\$76.66</b>	<b>\$1,548.06</b>	<b>\$738.50</b>	<b>(\$809.56)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 2	-	2,222.00	2,222.00	-	15,554.00	15,554.00	26,664.00
5551 Flood Insurance - Mart 2	87.00	566.75	479.75	4,821.00	3,967.25	(853.75)	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$87.00</b>	<b>\$2,788.75</b>	<b>\$2,701.75</b>	<b>\$4,821.00</b>	<b>\$19,521.25</b>	<b>\$14,700.25</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 2	32.29	50.00	17.71	231.20	350.00	118.80	600.00
5880 Water / Sewer - 2	1,097.17	972.17	(125.00)	9,368.26	6,805.19	(2,563.07)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,129.46</b>	<b>\$1,022.17</b>	<b>(\$107.29)</b>	<b>\$9,599.46</b>	<b>\$7,155.19</b>	<b>(\$2,444.27)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 2	1,770.00	624.92	(1,145.08)	7,147.35	4,374.44	(2,772.91)	7,499.00
6202 Fire Equipment Repairs - 2	-	83.33	83.33	-	583.31	583.31	1,000.00
6203 Fire Alarm / Exting Service - 2	-	83.33	83.33	-	583.31	583.31	1,000.00
6204 Termite Warranty - 2	-	37.50	37.50	-	262.50	262.50	450.00
6205 Janitorial - Contract 2	400.00	400.00	-	2,800.00	2,800.00	-	4,800.00
6206 Roof Cleaning - Contract 2	-	125.00	125.00	-	875.00	875.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$2,170.00</b>	<b>\$1,354.08</b>	<b>(\$815.92)</b>	<b>\$9,947.35</b>	<b>\$9,478.56</b>	<b>(\$468.79)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$3,415.30</b>	<b>\$5,270.50</b>	<b>\$1,855.20</b>	<b>\$25,915.87</b>	<b>\$36,893.50</b>	<b>\$10,977.63</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>\$35,347.04</b>	<b>\$33,395.25</b>	<b>\$1,951.79</b>	<b>\$90,567.31</b>	<b>\$79,103.75</b>	<b>\$11,463.56</b>	<b>\$91,417.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 2	19,483.50	19,483.50	-	58,450.50	58,450.50	-	77,934.00
9005 Transfer to Reserves - 2	3,371.00	3,371.25	0.25	10,113.00	10,113.75	0.75	13,485.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$22,854.50</b>	<b>\$22,854.75</b>	<b>\$0.25</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>\$22,854.50</b>	<b>\$22,854.75</b>	<b>\$0.25</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>(\$22,854.50)</b>	<b>(\$22,854.75)</b>	<b>\$0.25</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	\$19,824.00	\$19,831.00	(\$7.00)	\$59,472.00	\$59,493.00	(\$21.00)	\$79,324.00
4010 Background Check - Mart 3	-	-	-	(86.68)	-	(86.68)	-
4025 Late Fees - 3	49.57	-	49.57	79.07	-	79.07	-
4050 Master Assoc Fees - Mart 3	19,488.00	19,483.50	4.50	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>\$39,361.57</b>	<b>\$39,314.50</b>	<b>\$47.07</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>\$39,361.57</b>	<b>\$39,314.50</b>	<b>\$47.07</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	194.25	(495.75)	333.00
5110 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	68.25	(56.75)	117.00
5118 Division Filing Fee - 3	-	9.67	9.67	20.41	67.69	47.28	116.00
5457 Office Expense - 3	28.84	27.75	(1.09)	712.62	194.25	(518.37)	333.00
5458 Website Expense - 3	-	30.58	30.58	-	214.06	214.06	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$28.84</b>	<b>\$105.50</b>	<b>\$76.66</b>	<b>\$1,548.03</b>	<b>\$738.50</b>	<b>(\$809.53)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 3	-	2,222.00	2,222.00	-	15,554.00	15,554.00	26,664.00
5551 Flood Insurance - Mart 3	99.00	566.75	467.75	2,191.00	3,967.25	1,776.25	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$99.00</b>	<b>\$2,788.75</b>	<b>\$2,689.75</b>	<b>\$2,191.00</b>	<b>\$19,521.25</b>	<b>\$17,330.25</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 3	101.67	50.00	(51.67)	726.89	350.00	(376.89)	600.00
5880 Water / Sewer - 3	1,079.19	972.17	(107.02)	8,832.52	6,805.19	(2,027.33)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,180.86</b>	<b>\$1,022.17</b>	<b>(\$158.69)</b>	<b>\$9,559.41</b>	<b>\$7,155.19</b>	<b>(\$2,404.22)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 3	790.00	624.92	(165.08)	5,486.35	4,374.44	(1,111.91)	7,499.00
6202 Fire Equipment Repairs - 3	-	83.33	83.33	-	583.31	583.31	1,000.00
6203 Fire Alarm / Exting Service - 3	-	83.33	83.33	2,118.60	583.31	(1,535.29)	1,000.00
6204 Termite Warranty - 3	-	37.50	37.50	-	262.50	262.50	450.00
6205 Janitorial - Contract 3	400.00	400.00	-	2,800.00	2,800.00	-	4,800.00
6206 Roof Cleaning - Contract 3	-	125.00	125.00	-	875.00	875.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$1,190.00</b>	<b>\$1,354.08</b>	<b>\$164.08</b>	<b>\$10,404.95</b>	<b>\$9,478.56</b>	<b>(\$926.39)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,498.70</b>	<b>\$5,270.50</b>	<b>\$2,771.80</b>	<b>\$23,703.39</b>	<b>\$36,893.50</b>	<b>\$13,190.11</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>\$36,862.87</b>	<b>\$34,044.00</b>	<b>\$2,818.87</b>	<b>\$94,375.00</b>	<b>\$81,050.00</b>	<b>\$13,325.00</b>	<b>\$94,012.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 3	19,483.50	19,483.50	-	58,450.50	58,450.50	-	77,934.00
9005 Transfer to Reserves - 3	3,520.00	3,520.00	-	10,560.00	10,560.00	-	14,080.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$23,003.50</b>	<b>\$23,003.50</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>\$23,003.50</b>	<b>\$23,003.50</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>(\$23,003.50)</b>	<b>(\$23,003.50)</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	\$19,128.00	\$19,123.25	\$4.75	\$57,384.00	\$57,369.75	\$14.25	\$76,493.00
4000-02-00 Maint / Rsv Fees - 2	19,176.00	19,182.25	(6.25)	57,528.00	57,546.75	(18.75)	76,729.00
4000-03-00 Maint / Rsv Fees - 3	19,824.00	19,831.00	(7.00)	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	98.34	-	98.34	127.84	-	127.84	-
4025-03-00 Late Fees - 3	49.57	-	49.57	79.07	-	79.07	-
4050-01-00 Master Assoc Fees - Mart 1	19,488.00	19,483.50	4.50	58,464.00	58,450.50	13.50	77,934.00
4050-02-00 Master Assoc Fees - Mart 2	19,488.00	19,483.50	4.50	58,464.00	58,450.50	13.50	77,934.00
4050-03-00 Master Assoc Fees - Mart 3	19,488.00	19,483.50	4.50	58,464.00	58,450.50	13.50	77,934.00
4060-01-00 Rental Application Fee - Mart 1	-	-	-	150.00	-	150.00	-
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>\$116,739.91</b>	<b>\$116,587.00</b>	<b>\$152.91</b>	<b>\$350,552.41</b>	<b>\$349,761.00</b>	<b>\$791.41</b>	<b>\$466,348.00</b>
<b>Total OPERATING INCOME</b>	<b>\$116,739.91</b>	<b>\$116,587.00</b>	<b>\$152.91</b>	<b>\$350,552.41</b>	<b>\$349,761.00</b>	<b>\$791.41</b>	<b>\$466,348.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5030-01-00 Legal - 1	-	27.75	27.75	690.00	194.25	(495.75)	333.00
5030-02-00 Legal - 2	-	27.75	27.75	690.00	194.25	(495.75)	333.00
5030-03-00 Legal - 3	-	27.75	27.75	690.00	194.25	(495.75)	333.00
5110-01-00 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	68.25	(56.75)	117.00
5110-02-00 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	68.25	(56.75)	117.00
5110-03-00 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	68.25	(56.75)	117.00
5118-01-00 Division Filing Fees - 1	-	9.67	9.67	20.42	67.69	47.27	116.00
5118-02-00 Division Filing Fee - 2	-	9.67	9.67	20.42	67.69	47.27	116.00
5118-03-00 Division Filing Fee - 3	-	9.67	9.67	20.41	67.69	47.28	116.00
5457-01-00 Office Expense - 1	28.84	27.75	(1.09)	713.61	194.25	(519.36)	333.00
5457-02-00 Office Expense - 2	28.84	27.75	(1.09)	712.64	194.25	(518.39)	333.00
5457-03-00 Office Expense - 3	28.84	27.75	(1.09)	712.62	194.25	(518.37)	333.00
5458-01-00 Website Expense - 1	-	30.58	30.58	-	214.06	214.06	367.00
5458-02-00 Website Expense - 2	-	30.58	30.58	-	214.06	214.06	367.00
5458-03-00 Website Expense - 3	-	30.58	30.58	-	214.06	214.06	367.00
<b>Total ADMINISTRATIVE</b>	<b>\$86.52</b>	<b>\$316.50</b>	<b>\$229.98</b>	<b>\$4,645.12</b>	<b>\$2,215.50</b>	<b>(\$2,429.62)</b>	<b>\$3,798.00</b>
<b>INSURANCE</b>							
5550-01-00 Insurance - Mart 1	-	2,222.00	2,222.00	-	15,554.00	15,554.00	26,664.00
5550-02-00 Insurance - Mart 2	-	2,222.00	2,222.00	-	15,554.00	15,554.00	26,664.00
5550-03-00 Insurance - Mart 3	-	2,222.00	2,222.00	-	15,554.00	15,554.00	26,664.00
5551-01-00 Flood Insurance - Mart 1	54.00	566.75	512.75	54.00	3,967.25	3,913.25	6,801.00
5551-02-00 Flood Insurance - Mart 2	87.00	566.75	479.75	4,821.00	3,967.25	(853.75)	6,801.00
5551-03-00 Flood Insurance - Mart 3	99.00	566.75	467.75	2,191.00	3,967.25	1,776.25	6,801.00
<b>Total INSURANCE</b>	<b>\$240.00</b>	<b>\$8,366.25</b>	<b>\$8,126.25</b>	<b>\$7,066.00</b>	<b>\$58,563.75</b>	<b>\$51,497.75</b>	<b>\$100,395.00</b>
<b>UTILITIES</b>							
5801-01-00 Electricity - 1	43.04	50.00	6.96	308.10	350.00	41.90	600.00
5801-02-00 Electricity - 2	32.29	50.00	17.71	231.20	350.00	118.80	600.00
5801-03-00 Electricity - 3	101.67	50.00	(51.67)	726.89	350.00	(376.89)	600.00
5880-01-00 Water / Sewer - 1	1,088.18	972.17	(116.01)	8,839.90	6,805.19	(2,034.71)	11,666.00
5880-02-00 Water / Sewer - 2	1,097.17	972.17	(125.00)	9,368.26	6,805.19	(2,563.07)	11,666.00
5880-03-00 Water / Sewer - 3	1,079.19	972.17	(107.02)	8,832.52	6,805.19	(2,027.33)	11,666.00
<b>Total UTILITIES</b>	<b>\$3,441.54</b>	<b>\$3,066.51</b>	<b>(\$375.03)</b>	<b>\$28,306.87</b>	<b>\$21,465.57</b>	<b>(\$6,841.30)</b>	<b>\$36,798.00</b>
<b>MAINTENANCE</b>							
6201-01-00 General Maintenance - 1	790.00	624.92	(165.08)	8,212.35	4,374.44	(3,837.91)	7,499.00
6201-02-00 General Maintenance - 2	1,770.00	624.92	(1,145.08)	7,147.35	4,374.44	(2,772.91)	7,499.00

**Income Statement - Operating**

The Martinique at Tarpon Cove Condo Assn., Inc.

07/31/2023

Date: 8/21/2023

Time: 11:16 am

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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6201-03-00 General Maintenance - 3	\$790.00	\$624.92	(\$165.08)	\$5,486.35	\$4,374.44	(\$1,111.91)	\$7,499.00
6202-01-00 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	583.31	(51.97)	1,000.00
6202-02-00 Fire Equipment Repairs - 2	-	83.33	83.33	-	583.31	583.31	1,000.00
6202-03-00 Fire Equipment Repairs - 3	-	83.33	83.33	-	583.31	583.31	1,000.00
6203-01-00 Fire Alarm / Exting Service - 1	-	83.33	83.33	-	583.31	583.31	1,000.00
6203-02-00 Fire Alarm / Exting Service - 2	-	83.33	83.33	-	583.31	583.31	1,000.00
6203-03-00 Fire Alarm / Exting Service - 3	-	83.33	83.33	2,118.60	583.31	(1,535.29)	1,000.00
6204-01-00 Termite Warranty - 1	-	37.50	37.50	-	262.50	262.50	450.00
6204-02-00 Termite Warranty - 2	-	37.50	37.50	-	262.50	262.50	450.00
6204-03-00 Termite Warranty - 3	-	37.50	37.50	-	262.50	262.50	450.00
6205-01-00 Janitorial - Contract 1	400.00	400.00	-	2,800.00	2,800.00	-	4,800.00
6205-02-00 Janitorial - Contract 2	400.00	400.00	-	2,800.00	2,800.00	-	4,800.00
6205-03-00 Janitorial - Contract 3	400.00	400.00	-	2,800.00	2,800.00	-	4,800.00
6206-01-00 Roof Cleaning - Contract 1	-	125.00	125.00	-	875.00	875.00	1,500.00
6206-02-00 Roof Cleaning - Contract 2	-	125.00	125.00	-	875.00	875.00	1,500.00
6206-03-00 Roof Cleaning - Contract 3	-	125.00	125.00	-	875.00	875.00	1,500.00
<b>Total MAINTENANCE</b>	<b>\$4,550.00</b>	<b>\$4,062.24</b>	<b>(\$487.76)</b>	<b>\$31,999.93</b>	<b>\$28,435.68</b>	<b>(\$3,564.25)</b>	<b>\$48,747.00</b>
<b>TRANSFER EXPENSES</b>							
9001-01-00 Master Assoc Transfer Exp - 1	19,483.50	19,483.50	-	58,450.50	58,450.50	-	77,934.00
9001-02-00 Master Assoc Transfer Exp - 2	19,483.50	19,483.50	-	58,450.50	58,450.50	-	77,934.00
9001-03-00 Master Assoc Transfer Exp - 3	19,483.50	19,483.50	-	58,450.50	58,450.50	-	77,934.00
9005-01-00 Transfer to Reserves - 1	3,312.00	3,312.00	-	9,936.00	9,936.00	-	13,248.00
9005-02-00 Transfer to Reserves - 2	3,371.00	3,371.25	0.25	10,113.00	10,113.75	0.75	13,485.00
9005-03-00 Transfer to Reserves - 3	3,520.00	3,520.00	-	10,560.00	10,560.00	-	14,080.00
<b>Total TRANSFER EXPENSES</b>	<b>\$68,653.50</b>	<b>\$68,653.75</b>	<b>\$0.25</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>\$76,971.56</b>	<b>\$84,465.25</b>	<b>\$7,493.69</b>	<b>\$277,978.42</b>	<b>\$316,641.75</b>	<b>\$38,663.33</b>	<b>\$464,353.00</b>
<b>Net Income:</b>	<b>\$39,768.35</b>	<b>\$32,121.75</b>	<b>\$7,646.60</b>	<b>\$72,573.99</b>	<b>\$33,119.25</b>	<b>\$39,454.74</b>	<b>\$1,995.00</b>