



## **Financial Report Package**

**May 2023**

**Prepared for**

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

**By**

**KPG Accounting Services, Inc.**

	Current Balance at 5/31/2023	Prior Month Balance at 04/30/2023	Change
<b>Assets</b>			
<b>OPERATING ASSETS</b>			
10-1010-00-00 VNB OP 3468	\$ 118,292.53	\$ 129,915.26	\$ (11,622.73)
<b>Total OPERATING ASSETS:</b>	<b>\$ 118,292.53</b>	<b>\$ 129,915.26</b>	<b>\$ (11,622.73)</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 894.00	\$ 488.00	\$ 406.00
<b>Total CURRENT ASSETS:</b>	<b>\$ 894.00</b>	<b>\$ 488.00</b>	<b>\$ 406.00</b>
<b>Total Assets:</b>	<b>\$ 119,186.53</b>	<b>\$ 130,403.26</b>	<b>\$ (11,216.73)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ 10,287.80	\$ 187.80	\$ 10,100.00
20-2015-00-00 PPD Maintenance Fees	6,622.00	12,074.00	(5,452.00)
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 16,909.80</b>	<b>\$ 12,261.80</b>	<b>\$ 4,648.00</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	33,639.07	33,639.07	-
30-3900-03-00 Retained Earnings - Mart 3	19,723.93	19,723.93	-
<b>Total OPERATING EQUITY:</b>	<b>\$ 67,007.35</b>	<b>\$ 67,007.35</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 42,519.38</b>	<b>\$ 51,134.11</b>	<b>\$ (8,614.73)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 126,436.53</b>	<b>\$ 130,403.26</b>	<b>\$ (3,966.73)</b>

	Current Balance at 5/31/2023	Prior Month Balance at 04/30/2023	Change
<b>Assets</b>			
<b>MART 1 RESERVE ASSETS</b>			
11-1210-01-00 VNB RSV 1 1963	\$ 93,108.06	\$ 92,901.67	\$ 206.39
<b>Total MART 1 RESERVE ASSETS:</b>	<b>\$ 93,108.06</b>	<b>\$ 92,901.67</b>	<b>\$ 206.39</b>
<b>MART 2 RESERVE ASSETS</b>			
12-1211-02-00 VNB RSV 2 1971	\$ 90,729.82	\$ 90,526.86	\$ 202.96
<b>Total MART 2 RESERVE ASSETS:</b>	<b>\$ 90,729.82</b>	<b>\$ 90,526.86</b>	<b>\$ 202.96</b>
<b>MART 3 RESERVE ASSETS</b>			
13-1212-03-00 VNB RSV 3 1998	\$ 78,244.85	\$ 85,443.99	\$ (7,199.14)
<b>Total MART 3 RESERVE ASSETS:</b>	<b>\$ 78,244.85</b>	<b>\$ 85,443.99</b>	<b>\$ (7,199.14)</b>
<b>Total Assets:</b>	<b>\$ 262,082.73</b>	<b>\$ 268,872.52</b>	<b>\$ (6,789.79)</b>
<b>Liabilities &amp; Equity</b>			
<b>MART 1 RESERVE EQUITY</b>			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 1,466.39	\$ 1,260.00	\$ 206.39
25-3002-01-00 RSV - Painting Mart 1	27,767.11	27,767.11	-
25-3003-01-00 RSV 1 - Roof Mart 1	32,106.86	32,106.86	-
25-3004-01-00 RSV - Garage Roof - Mart 1	25,201.64	25,201.64	-
25-3005-01-00 RSV - Storage Mart 1	6,566.06	6,566.06	-
<b>Total MART 1 RESERVE EQUITY:</b>	<b>\$ 93,108.06</b>	<b>\$ 92,901.67</b>	<b>\$ 206.39</b>
<b>MART 2 RESERVE EQUITY</b>			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 1,459.45	\$ 1,256.49	\$ 202.96
26-3002-02-00 RSV - Painting Mart 2	27,769.12	27,769.12	-
26-3003-02-00 RSV 1 - Roof Mart 2	31,388.82	31,388.82	-
26-3004-02-00 RSV - Garage Roof - Mart 2	25,638.50	25,638.50	-
26-3005-02-00 RSV - Storage Mart 2	4,473.93	4,473.93	-
<b>Total MART 2 RESERVE EQUITY:</b>	<b>\$ 90,729.82</b>	<b>\$ 90,526.86</b>	<b>\$ 202.96</b>
<b>MART 3 RESERVE EQUITY</b>			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 958.96	\$ 783.10	\$ 175.86
27-3002-03-00 RSV - Painting Mart 3	27,769.62	27,769.62	-
27-3003-03-00 RSV 1 - Roof Mart 3	21,001.61	21,001.61	-
27-3004-03-00 RSV - Garage Roof - Mart 3	10,230.55	24,855.55	(14,625.00)
27-3005-03-00 RSV - Storage Mart 3	1,034.11	1,034.11	-
27-3009-03-00 RSV - Fire Equipment - Mart 3	10,000.00	10,000.00	-
<b>Total MART 3 RESERVE EQUITY:</b>	<b>\$ 70,994.85</b>	<b>\$ 85,443.99</b>	<b>\$ (14,449.14)</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 254,832.73</b>	<b>\$ 268,872.52</b>	<b>\$ (14,039.79)</b>

**Assets**

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$118,292.53

Total OPERATING ASSETS: \$118,292.53

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 93,108.06

Total MART 1 RESERVE ASSETS: \$93,108.06

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 90,729.82

Total MART 2 RESERVE ASSETS: \$90,729.82

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 78,244.85

Total MART 3 RESERVE ASSETS: \$78,244.85

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 894.00

Total CURRENT ASSETS: \$894.00

**Total Assets:** \$381,269.26

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 10,287.80

20-2015-00-00 PPD Maintenance Fees 6,622.00

Total CURRENT LIABILITIES: \$16,909.80

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 1,466.39

25-3002-01-00 RSV - Painting Mart 1 27,767.11

25-3003-01-00 RSV 1 - Roof Mart 1 32,106.86

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

25-3005-01-00 RSV - Storage Mart 1 6,566.06

Total MART 1 RESERVE EQUITY: \$93,108.06

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 1,459.45

26-3002-02-00 RSV - Painting Mart 2 27,769.12

26-3003-02-00 RSV 1 - Roof Mart 2 31,388.82

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

26-3005-02-00 RSV - Storage Mart 2 4,473.93

Total MART 1 RESERVE EQUITY: \$90,729.82

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 958.96

27-3002-03-00 RSV - Painting Mart 3 27,769.62

27-3003-03-00 RSV 1 - Roof Mart 3 21,001.61

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

27-3005-03-00 RSV - Storage Mart 3 1,034.11

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

Total MART 3 RESERVE EQUITY: \$70,994.85

OPERATING EQUITY

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

30-3900-02-00 Retained Earnings - Mart 2 33,639.07

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	\$-	\$-	\$-	\$38,256.00	\$38,246.50	\$9.50	\$76,493.00
4010 Background Check - Mart 1	(8.33)	-	(8.33)	(36.66)	-	(36.66)	-
4025 Late Fees - 1	29.50	-	29.50	29.50	-	29.50	-
4050 Master Assoc Fees - Mart 1	-	-	-	38,976.00	38,967.00	9.00	77,934.00
4060 Rental Application Fee - Mart 1	-	-	-	150.00	-	150.00	-
<b>TOTAL INCOME</b>	<b>\$21.17</b>	<b>\$-</b>	<b>\$21.17</b>	<b>\$77,374.84</b>	<b>\$77,213.50</b>	<b>\$161.34</b>	<b>\$154,427.00</b>
<b>TOTAL INCOME</b>	<b>\$21.17</b>	<b>\$-</b>	<b>\$21.17</b>	<b>\$77,374.84</b>	<b>\$77,213.50</b>	<b>\$161.34</b>	<b>\$154,427.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 1	-	27.75	27.75	690.00	138.75	(551.25)	333.00
5110 Audit /Accounting Fees - 1	-	9.75	9.75	-	48.75	48.75	117.00
5118 Division Filing Fees - 1	-	9.67	9.67	20.42	48.35	27.93	116.00
5457 Office Expense - 1	-	27.75	27.75	684.77	138.75	(546.02)	333.00
5458 Website Expense - 1	-	30.58	30.58	-	152.90	152.90	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$105.50</b>	<b>\$105.50</b>	<b>\$1,395.19</b>	<b>\$527.50</b>	<b>(\$867.69)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 1	-	2,222.00	2,222.00	-	11,110.00	11,110.00	26,664.00
5551 Flood Insurance - Mart 1	-	566.75	566.75	-	2,833.75	2,833.75	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$2,788.75</b>	<b>\$2,788.75</b>	<b>\$-</b>	<b>\$13,943.75</b>	<b>\$13,943.75</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 1	39.73	50.00	10.27	222.59	250.00	27.41	600.00
5880 Water / Sewer - 1	1,258.99	972.17	(286.82)	6,663.54	4,860.85	(1,802.69)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,298.72</b>	<b>\$1,022.17</b>	<b>(\$276.55)</b>	<b>\$6,886.13</b>	<b>\$5,110.85</b>	<b>(\$1,775.28)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 1	1,100.00	624.92	(475.08)	7,272.35	3,124.60	(4,147.75)	7,499.00
6202 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	416.65	(218.63)	1,000.00
6203 Fire Alarm / Exting Service - 1	-	83.33	83.33	-	416.65	416.65	1,000.00
6204 Termite Warranty - 1	-	37.50	37.50	-	187.50	187.50	450.00
6205 Janitorial - Contract 1	400.00	400.00	-	2,000.00	2,000.00	-	4,800.00
6206 Roof Cleaning - Contract 1	-	125.00	125.00	-	625.00	625.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$1,500.00</b>	<b>\$1,354.08</b>	<b>(\$145.92)</b>	<b>\$9,907.63</b>	<b>\$6,770.40</b>	<b>(\$3,137.23)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,798.72</b>	<b>\$5,270.50</b>	<b>\$2,471.78</b>	<b>\$18,188.95</b>	<b>\$26,352.50</b>	<b>\$8,163.55</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$2,777.55)</b>	<b>(\$5,270.50)</b>	<b>\$2,492.95</b>	<b>\$59,185.89</b>	<b>\$50,861.00</b>	<b>\$8,324.89</b>	<b>\$91,181.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 1	-	-	-	38,967.00	38,967.00	-	77,934.00
9005 Transfer to Reserves - 1	-	-	-	6,624.00	6,624.00	-	13,248.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$45,591.00</b>	<b>\$45,591.00</b>	<b>\$-</b>	<b>\$91,182.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$45,591.00</b>	<b>\$45,591.00</b>	<b>\$-</b>	<b>\$91,182.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$45,591.00)</b>	<b>(\$45,591.00)</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	\$-	\$-	\$-	\$38,352.00	\$38,364.50	(\$12.50)	\$76,729.00
4010 Background Check - Mart 2	(8.33)	-	(8.33)	63.34	-	63.34	-
4025 Late Fees - 2	29.50	-	29.50	29.50	-	29.50	-
4050 Master Assoc Fees - Mart 2	-	-	-	38,976.00	38,967.00	9.00	77,934.00
4060 Rental Application Fee - Mart 2	-	-	-	300.00	-	300.00	-
<b>TOTAL INCOME</b>	<b>\$21.17</b>	<b>\$-</b>	<b>\$21.17</b>	<b>\$77,720.84</b>	<b>\$77,331.50</b>	<b>\$389.34</b>	<b>\$154,663.00</b>
<b>TOTAL INCOME</b>	<b>\$21.17</b>	<b>\$-</b>	<b>\$21.17</b>	<b>\$77,720.84</b>	<b>\$77,331.50</b>	<b>\$389.34</b>	<b>\$154,663.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 2	-	27.75	27.75	690.00	138.75	(551.25)	333.00
5110 Audit /Accounting Fees - 2	-	9.75	9.75	-	48.75	48.75	117.00
5118 Division Filing Fee - 2	-	9.67	9.67	20.42	48.35	27.93	116.00
5457 Office Expense - 2	-	27.75	27.75	683.80	138.75	(545.05)	333.00
5458 Website Expense - 2	-	30.58	30.58	-	152.90	152.90	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$105.50</b>	<b>\$105.50</b>	<b>\$1,394.22</b>	<b>\$527.50</b>	<b>(\$866.72)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 2	-	2,222.00	2,222.00	-	11,110.00	11,110.00	26,664.00
5551 Flood Insurance - Mart 2	-	566.75	566.75	4,734.00	2,833.75	(1,900.25)	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$2,788.75</b>	<b>\$2,788.75</b>	<b>\$4,734.00</b>	<b>\$13,943.75</b>	<b>\$9,209.75</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 2	32.74	50.00	17.26	166.22	250.00	83.78	600.00
5880 Water / Sewer - 2	1,312.93	972.17	(340.76)	6,879.30	4,860.85	(2,018.45)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,345.67</b>	<b>\$1,022.17</b>	<b>(\$323.50)</b>	<b>\$7,045.52</b>	<b>\$5,110.85</b>	<b>(\$1,934.67)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 2	1,100.00	624.92	(475.08)	4,247.35	3,124.60	(1,122.75)	7,499.00
6202 Fire Equipment Repairs - 2	-	83.33	83.33	-	416.65	416.65	1,000.00
6203 Fire Alarm / Exting Service - 2	-	83.33	83.33	-	416.65	416.65	1,000.00
6204 Termite Warranty - 2	-	37.50	37.50	-	187.50	187.50	450.00
6205 Janitorial - Contract 2	400.00	400.00	-	2,000.00	2,000.00	-	4,800.00
6206 Roof Cleaning - Contract 2	-	125.00	125.00	-	625.00	625.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$1,500.00</b>	<b>\$1,354.08</b>	<b>(\$145.92)</b>	<b>\$6,247.35</b>	<b>\$6,770.40</b>	<b>\$523.05</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,845.67</b>	<b>\$5,270.50</b>	<b>\$2,424.83</b>	<b>\$19,421.09</b>	<b>\$26,352.50</b>	<b>\$6,931.41</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$2,824.50)</b>	<b>(\$5,270.50)</b>	<b>\$2,446.00</b>	<b>\$58,299.75</b>	<b>\$50,979.00</b>	<b>\$7,320.75</b>	<b>\$91,417.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 2	-	-	-	38,967.00	38,967.00	-	77,934.00
9005 Transfer to Reserves - 2	-	-	-	6,742.00	6,742.50	0.50	13,485.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$45,709.00</b>	<b>\$45,709.50</b>	<b>\$0.50</b>	<b>\$91,419.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$45,709.00</b>	<b>\$45,709.50</b>	<b>\$0.50</b>	<b>\$91,419.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$45,709.00)</b>	<b>(\$45,709.50)</b>	<b>\$0.50</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	\$-	\$-	\$-	\$39,648.00	\$39,662.00	(\$14.00)	\$79,324.00
4010 Background Check - Mart 3	(8.34)	-	(8.34)	(86.68)	-	(86.68)	-
4025 Late Fees - 3	29.50	-	29.50	29.50	-	29.50	-
4050 Master Assoc Fees - Mart 3	-	-	-	38,976.00	38,967.00	9.00	77,934.00
4060 Rental Application Fee - Mart 3	-	-	-	150.00	-	150.00	-
<b>TOTAL INCOME</b>	<b>\$21.16</b>	<b>\$-</b>	<b>\$21.16</b>	<b>\$78,716.82</b>	<b>\$78,629.00</b>	<b>\$87.82</b>	<b>\$157,258.00</b>
<b>TOTAL INCOME</b>	<b>\$21.16</b>	<b>\$-</b>	<b>\$21.16</b>	<b>\$78,716.82</b>	<b>\$78,629.00</b>	<b>\$87.82</b>	<b>\$157,258.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 3	-	27.75	27.75	690.00	138.75	(551.25)	333.00
5110 Audit /Accounting Fees - 3	-	9.75	9.75	-	48.75	48.75	117.00
5118 Division Filing Fee - 3	-	9.67	9.67	20.41	48.35	27.94	116.00
5457 Office Expense - 3	-	27.75	27.75	683.78	138.75	(545.03)	333.00
5458 Website Expense - 3	-	30.58	30.58	-	152.90	152.90	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$105.50</b>	<b>\$105.50</b>	<b>\$1,394.19</b>	<b>\$527.50</b>	<b>(\$866.69)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 3	-	2,222.00	2,222.00	-	11,110.00	11,110.00	26,664.00
5551 Flood Insurance - Mart 3	-	566.75	566.75	2,092.00	2,833.75	741.75	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$2,788.75</b>	<b>\$2,788.75</b>	<b>\$2,092.00</b>	<b>\$13,943.75</b>	<b>\$11,851.75</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 3	102.82	50.00	(52.82)	522.73	250.00	(272.73)	600.00
5880 Water / Sewer - 3	1,232.02	972.17	(259.85)	6,420.81	4,860.85	(1,559.96)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,334.84</b>	<b>\$1,022.17</b>	<b>(\$312.67)</b>	<b>\$6,943.54</b>	<b>\$5,110.85</b>	<b>(\$1,832.69)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 3	1,299.00	624.92	(674.08)	3,946.35	3,124.60	(821.75)	7,499.00
6202 Fire Equipment Repairs - 3	-	83.33	83.33	-	416.65	416.65	1,000.00
6203 Fire Alarm / Exting Service - 3	-	83.33	83.33	-	416.65	416.65	1,000.00
6204 Termite Warranty - 3	-	37.50	37.50	-	187.50	187.50	450.00
6205 Janitorial - Contract 3	400.00	400.00	-	2,000.00	2,000.00	-	4,800.00
6206 Roof Cleaning - Contract 3	-	125.00	125.00	-	625.00	625.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$1,699.00</b>	<b>\$1,354.08</b>	<b>(\$344.92)</b>	<b>\$5,946.35</b>	<b>\$6,770.40</b>	<b>\$824.05</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$3,033.84</b>	<b>\$5,270.50</b>	<b>\$2,236.66</b>	<b>\$16,376.08</b>	<b>\$26,352.50</b>	<b>\$9,976.42</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$3,012.68)</b>	<b>(\$5,270.50)</b>	<b>\$2,257.82</b>	<b>\$62,340.74</b>	<b>\$52,276.50</b>	<b>\$10,064.24</b>	<b>\$94,012.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 3	-	-	-	38,967.00	38,967.00	-	77,934.00
9005 Transfer to Reserves - 3	-	-	-	7,040.00	7,040.00	-	14,080.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$46,007.00</b>	<b>\$46,007.00</b>	<b>\$-</b>	<b>\$92,014.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$46,007.00</b>	<b>\$46,007.00</b>	<b>\$-</b>	<b>\$92,014.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$46,007.00)</b>	<b>(\$46,007.00)</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	\$-	\$-	\$-	\$38,256.00	\$38,246.50	\$9.50	\$76,493.00
4000-02-00 Maint / Rsv Fees - 2	-	-	-	38,352.00	38,364.50	(12.50)	76,729.00
4000-03-00 Maint / Rsv Fees - 3	-	-	-	39,648.00	39,662.00	(14.00)	79,324.00
4010-01-00 Background Check - Mart 1	(8.33)	-	(8.33)	(36.66)	-	(36.66)	-
4010-02-00 Background Check - Mart 2	(8.33)	-	(8.33)	63.34	-	63.34	-
4010-03-00 Background Check - Mart 3	(8.34)	-	(8.34)	(86.68)	-	(86.68)	-
4025-01-00 Late Fees - 1	29.50	-	29.50	29.50	-	29.50	-
4025-02-00 Late Fees - 2	29.50	-	29.50	29.50	-	29.50	-
4025-03-00 Late Fees - 3	29.50	-	29.50	29.50	-	29.50	-
4050-01-00 Master Assoc Fees - Mart 1	-	-	-	38,976.00	38,967.00	9.00	77,934.00
4050-02-00 Master Assoc Fees - Mart 2	-	-	-	38,976.00	38,967.00	9.00	77,934.00
4050-03-00 Master Assoc Fees - Mart 3	-	-	-	38,976.00	38,967.00	9.00	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>\$63.50</b>	<b>\$-</b>	<b>\$63.50</b>	<b>\$233,812.50</b>	<b>\$233,174.00</b>	<b>\$638.50</b>	<b>\$466,348.00</b>
<b>Total OPERATING INCOME</b>	<b>\$63.50</b>	<b>\$-</b>	<b>\$63.50</b>	<b>\$233,812.50</b>	<b>\$233,174.00</b>	<b>\$638.50</b>	<b>\$466,348.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5030-01-00 Legal - 1	-	27.75	27.75	690.00	138.75	(551.25)	333.00
5030-02-00 Legal - 2	-	27.75	27.75	690.00	138.75	(551.25)	333.00
5030-03-00 Legal - 3	-	27.75	27.75	690.00	138.75	(551.25)	333.00
5110-01-00 Audit /Accounting Fees - 1	-	9.75	9.75	-	48.75	48.75	117.00
5110-02-00 Audit /Accounting Fees - 2	-	9.75	9.75	-	48.75	48.75	117.00
5110-03-00 Audit /Accounting Fees - 3	-	9.75	9.75	-	48.75	48.75	117.00
5118-01-00 Division Filing Fees - 1	-	9.67	9.67	20.42	48.35	27.93	116.00
5118-02-00 Division Filing Fee - 2	-	9.67	9.67	20.42	48.35	27.93	116.00
5118-03-00 Division Filing Fee - 3	-	9.67	9.67	20.41	48.35	27.94	116.00
5457-01-00 Office Expense - 1	-	27.75	27.75	684.77	138.75	(546.02)	333.00
5457-02-00 Office Expense - 2	-	27.75	27.75	683.80	138.75	(545.05)	333.00
5457-03-00 Office Expense - 3	-	27.75	27.75	683.78	138.75	(545.03)	333.00
5458-01-00 Website Expense - 1	-	30.58	30.58	-	152.90	152.90	367.00
5458-02-00 Website Expense - 2	-	30.58	30.58	-	152.90	152.90	367.00
5458-03-00 Website Expense - 3	-	30.58	30.58	-	152.90	152.90	367.00
<b>Total ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$316.50</b>	<b>\$316.50</b>	<b>\$4,183.60</b>	<b>\$1,582.50</b>	<b>(\$2,601.10)</b>	<b>\$3,798.00</b>
<b>INSURANCE</b>							
5550-01-00 Insurance - Mart 1	-	2,222.00	2,222.00	-	11,110.00	11,110.00	26,664.00
5550-02-00 Insurance - Mart 2	-	2,222.00	2,222.00	-	11,110.00	11,110.00	26,664.00
5550-03-00 Insurance - Mart 3	-	2,222.00	2,222.00	-	11,110.00	11,110.00	26,664.00
5551-01-00 Flood Insurance - Mart 1	-	566.75	566.75	-	2,833.75	2,833.75	6,801.00
5551-02-00 Flood Insurance - Mart 2	-	566.75	566.75	4,734.00	2,833.75	(1,900.25)	6,801.00
5551-03-00 Flood Insurance - Mart 3	-	566.75	566.75	2,092.00	2,833.75	741.75	6,801.00
<b>Total INSURANCE</b>	<b>\$-</b>	<b>\$8,366.25</b>	<b>\$8,366.25</b>	<b>\$6,826.00</b>	<b>\$41,831.25</b>	<b>\$35,005.25</b>	<b>\$100,395.00</b>
<b>UTILITIES</b>							
5801-01-00 Electricity - 1	39.73	50.00	10.27	222.59	250.00	27.41	600.00
5801-02-00 Electricity - 2	32.74	50.00	17.26	166.22	250.00	83.78	600.00
5801-03-00 Electricity - 3	102.82	50.00	(52.82)	522.73	250.00	(272.73)	600.00
5880-01-00 Water / Sewer - 1	1,258.99	972.17	(286.82)	6,663.54	4,860.85	(1,802.69)	11,666.00
5880-02-00 Water / Sewer - 2	1,312.93	972.17	(340.76)	6,879.30	4,860.85	(2,018.45)	11,666.00
5880-03-00 Water / Sewer - 3	1,232.02	972.17	(259.85)	6,420.81	4,860.85	(1,559.96)	11,666.00
<b>Total UTILITIES</b>	<b>\$3,979.23</b>	<b>\$3,066.51</b>	<b>(\$912.72)</b>	<b>\$20,875.19</b>	<b>\$15,332.55</b>	<b>(\$5,542.64)</b>	<b>\$36,798.00</b>
<b>MAINTENANCE</b>							
6201-01-00 General Maintenance - 1	1,100.00	624.92	(475.08)	7,272.35	3,124.60	(4,147.75)	7,499.00
6201-02-00 General Maintenance - 2	1,100.00	624.92	(475.08)	4,247.35	3,124.60	(1,122.75)	7,499.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6201-03-00 General Maintenance - 3	\$1,299.00	\$624.92	(\$674.08)	\$3,946.35	\$3,124.60	(\$821.75)	\$7,499.00
6202-01-00 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	416.65	(218.63)	1,000.00
6202-02-00 Fire Equipment Repairs - 2	-	83.33	83.33	-	416.65	416.65	1,000.00
6202-03-00 Fire Equipment Repairs - 3	-	83.33	83.33	-	416.65	416.65	1,000.00
6203-01-00 Fire Alarm / Exting Service - 1	-	83.33	83.33	-	416.65	416.65	1,000.00
6203-02-00 Fire Alarm / Exting Service - 2	-	83.33	83.33	-	416.65	416.65	1,000.00
6203-03-00 Fire Alarm / Exting Service - 3	-	83.33	83.33	-	416.65	416.65	1,000.00
6204-01-00 Termite Warranty - 1	-	37.50	37.50	-	187.50	187.50	450.00
6204-02-00 Termite Warranty - 2	-	37.50	37.50	-	187.50	187.50	450.00
6204-03-00 Termite Warranty - 3	-	37.50	37.50	-	187.50	187.50	450.00
6205-01-00 Janitorial - Contract 1	400.00	400.00	-	2,000.00	2,000.00	-	4,800.00
6205-02-00 Janitorial - Contract 2	400.00	400.00	-	2,000.00	2,000.00	-	4,800.00
6205-03-00 Janitorial - Contract 3	400.00	400.00	-	2,000.00	2,000.00	-	4,800.00
6206-01-00 Roof Cleaning - Contract 1	-	125.00	125.00	-	625.00	625.00	1,500.00
6206-02-00 Roof Cleaning - Contract 2	-	125.00	125.00	-	625.00	625.00	1,500.00
6206-03-00 Roof Cleaning - Contract 3	-	125.00	125.00	-	625.00	625.00	1,500.00
<b>Total MAINTENANCE</b>	<b>\$4,699.00</b>	<b>\$4,062.24</b>	<b>(\$636.76)</b>	<b>\$22,101.33</b>	<b>\$20,311.20</b>	<b>(\$1,790.13)</b>	<b>\$48,747.00</b>
<b>TRANSFER EXPENSES</b>							
9001-01-00 Master Assoc Transfer Exp - 1	-	-	-	38,967.00	38,967.00	-	77,934.00
9001-02-00 Master Assoc Transfer Exp - 2	-	-	-	38,967.00	38,967.00	-	77,934.00
9001-03-00 Master Assoc Transfer Exp - 3	-	-	-	38,967.00	38,967.00	-	77,934.00
9005-01-00 Transfer to Reserves - 1	-	-	-	6,624.00	6,624.00	-	13,248.00
9005-02-00 Transfer to Reserves - 2	-	-	-	6,742.00	6,742.50	0.50	13,485.00
9005-03-00 Transfer to Reserves - 3	-	-	-	7,040.00	7,040.00	-	14,080.00
<b>Total TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$137,307.00</b>	<b>\$137,307.50</b>	<b>\$0.50</b>	<b>\$274,615.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$8,678.23</b>	<b>\$15,811.50</b>	<b>\$7,133.27</b>	<b>\$191,293.12</b>	<b>\$216,365.00</b>	<b>\$25,071.88</b>	<b>\$464,353.00</b>
<b>Net Income:</b>	<b>(\$8,614.73)</b>	<b>(\$15,811.50)</b>	<b>\$7,196.77</b>	<b>\$42,519.38</b>	<b>\$16,809.00</b>	<b>\$25,710.38</b>	<b>\$1,995.00</b>