



**Financial Report Package**

**November 2023**

**Prepared for**

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

**By**

**KPG Accounting Services, Inc.**

	Current Balance at 11/30/2023	Prior Month Balance at 10/31/2023	Change
<b>Assets</b>			
<b>OPERATING ASSETS</b>			
10-1010-00-00 VNB OP 3468	\$ 34,724.65	\$ 47,147.70	\$ (12,423.05)
<b>Total OPERATING ASSETS:</b>	<b>\$ 34,724.65</b>	<b>\$ 47,147.70</b>	<b>\$ (12,423.05)</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 106.00	\$ 106.00	\$ -
<b>Total CURRENT ASSETS:</b>	<b>\$ 106.00</b>	<b>\$ 106.00</b>	<b>\$ -</b>
<b>Total Assets:</b>	<b>\$ 34,830.65</b>	<b>\$ 47,253.70</b>	<b>\$ (12,423.05)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ 2,670.23	\$ 1,920.00	\$ 750.23
20-2015-00-00 PPD Maintenance Fees	2,928.00	1,319.00	1,609.00
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 5,598.23</b>	<b>\$ 3,239.00</b>	<b>\$ 2,359.23</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>\$ (37,962.73)</b>	<b>\$ (23,180.45)</b>	<b>\$ (14,782.28)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 34,830.65</b>	<b>\$ 47,253.70</b>	<b>\$ (12,423.05)</b>

	Current Balance at 11/30/2023	Prior Month Balance at 10/31/2023	Change
<b>Assets</b>			
<b>MART 1 RESERVE ASSETS</b>			
11-1210-01-00 VNB RSV 1 1963	\$ 96,394.72	\$ 99,631.42	\$ (3,236.70)
<b>Total MART 1 RESERVE ASSETS:</b>	<b>\$ 96,394.72</b>	<b>\$ 99,631.42</b>	<b>\$ (3,236.70)</b>
<b>MART 2 RESERVE ASSETS</b>			
12-1211-02-00 VNB RSV 2 1971	\$ 94,093.47	\$ 97,336.79	\$ (3,243.32)
<b>Total MART 2 RESERVE ASSETS:</b>	<b>\$ 94,093.47</b>	<b>\$ 97,336.79</b>	<b>\$ (3,243.32)</b>
<b>MART 3 RESERVE ASSETS</b>			
13-1212-03-00 VNB RSV 3 1998	\$ 74,310.65	\$ 77,610.79	\$ (3,300.14)
<b>Total MART 3 RESERVE ASSETS:</b>	<b>\$ 74,310.65</b>	<b>\$ 77,610.79</b>	<b>\$ (3,300.14)</b>
<b>Total Assets:</b>	<b>\$ 264,798.84</b>	<b>\$ 274,579.00</b>	<b>\$ (9,780.16)</b>
<b>Liabilities &amp; Equity</b>			
<b>MART 1 RESERVE EQUITY</b>			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 3,161.05	\$ 2,877.75	\$ 283.30
25-3002-01-00 RSV - Painting Mart 1	31,843.11	31,843.11	-
25-3003-01-00 RSV 1 - Roof Mart 1	32,856.86	32,856.86	-
25-3004-01-00 RSV - Garage Roof - Mart 1	21,681.64	25,201.64	(3,520.00)
25-3005-01-00 RSV - Storage Mart 1	6,852.06	6,852.06	-
<b>Total MART 1 RESERVE EQUITY:</b>	<b>\$ 96,394.72</b>	<b>\$ 99,631.42</b>	<b>\$ (3,236.70)</b>
<b>MART 2 RESERVE EQUITY</b>			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 3,113.10	\$ 2,836.42	\$ 276.68
26-3002-02-00 RSV - Painting Mart 2	31,847.12	31,847.12	-
26-3003-02-00 RSV 1 - Roof Mart 2	32,146.82	32,146.82	-
26-3004-02-00 RSV - Garage Roof - Mart 2	22,118.50	25,638.50	(3,520.00)
26-3005-02-00 RSV - Storage Mart 2	4,867.93	4,867.93	-
<b>Total MART 2 RESERVE EQUITY:</b>	<b>\$ 94,093.47</b>	<b>\$ 97,336.79</b>	<b>\$ (3,243.32)</b>
<b>MART 3 RESERVE EQUITY</b>			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 2,266.76	\$ 2,046.90	\$ 219.86
27-3002-03-00 RSV - Painting Mart 3	31,846.62	31,846.62	-
27-3003-03-00 RSV 1 - Roof Mart 3	21,875.61	21,875.61	-
27-3004-03-00 RSV - Garage Roof - Mart 3	6,710.55	10,230.55	(3,520.00)
27-3005-03-00 RSV - Storage Mart 3	1,611.11	1,611.11	-
27-3009-03-00 RSV - Fire Equipment - Mart 3	10,000.00	10,000.00	-
<b>Total MART 3 RESERVE EQUITY:</b>	<b>\$ 74,310.65</b>	<b>\$ 77,610.79</b>	<b>\$ (3,300.14)</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 264,798.84</b>	<b>\$ 274,579.00</b>	<b>\$ (9,780.16)</b>

**Assets**

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$34,724.65

Total OPERATING ASSETS:

\$34,724.65

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 96,394.72

Total MART 1 RESERVE ASSETS:

\$96,394.72

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 94,093.47

Total MART 2 RESERVE ASSETS:

\$94,093.47

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 74,310.65

Total MART 3 RESERVE ASSETS:

\$74,310.65

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 106.00

Total CURRENT ASSETS:

\$106.00

**Total Assets:**

**\$299,629.49**

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 2,670.23

20-2015-00-00 PPD Maintenance Fees 2,928.00

Total CURRENT LIABILITIES:

\$5,598.23

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 3,161.05

25-3002-01-00 RSV - Painting Mart 1 31,843.11

25-3003-01-00 RSV 1 - Roof Mart 1 32,856.86

25-3004-01-00 RSV - Garage Roof - Mart 1 21,681.64

25-3005-01-00 RSV - Storage Mart 1 6,852.06

Total MART 1 RESERVE EQUITY:

\$96,394.72

MART 2 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 3,113.10

26-3002-02-00 RSV - Painting Mart 2 31,847.12

26-3003-02-00 RSV 1 - Roof Mart 2 32,146.82

26-3004-02-00 RSV - Garage Roof - Mart 2 22,118.50

26-3005-02-00 RSV - Storage Mart 2 4,867.93

Total MART 2 RESERVE EQUITY:

\$94,093.47

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 2,266.76

27-3002-03-00 RSV - Painting Mart 3 31,846.62

27-3003-03-00 RSV 1 - Roof Mart 3 21,875.61

27-3004-03-00 RSV - Garage Roof - Mart 3 6,710.55

27-3005-03-00 RSV - Storage Mart 3 1,611.11

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

Total MART 3 RESERVE EQUITY:

\$74,310.65

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



**Balance Sheet**

The Martinique at Tarpon Cove Condo Assn., Inc.  
End Date: 11/30/2023

Date: 12/6/2023

Time: 8:47 pm

Page: 2

Total OPERATING EQUITY:	<hr/>	\$67,195.15
Net Income Gain / Loss	<hr/>	(37,962.73)
		<hr/>
		(37,962.73)
		<hr/>
<b>Total Liabilities &amp; Equity:</b>		<b>\$299,629.49</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	\$-	\$-	\$-	\$76,512.00	\$76,493.00	\$19.00	\$76,493.00
4010 Background Check - Mart 1	(39.00)	-	(39.00)	24.34	-	24.34	-
4025 Late Fees - 1	-	-	-	29.50	-	29.50	-
4050 Master Assoc Fees - Mart 1	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4060 Rental Application Fee - Mart 1	-	-	-	450.00	-	450.00	-
<b>TOTAL INCOME</b>	<b>(\$39.00)</b>	<b>\$-</b>	<b>(\$39.00)</b>	<b>\$154,967.84</b>	<b>\$154,427.00</b>	<b>\$540.84</b>	<b>\$154,427.00</b>
<b>TOTAL INCOME</b>	<b>(\$39.00)</b>	<b>\$-</b>	<b>(\$39.00)</b>	<b>\$154,967.84</b>	<b>\$154,427.00</b>	<b>\$540.84</b>	<b>\$154,427.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 1	-	27.75	27.75	690.00	305.25	(384.75)	333.00
5110 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	107.25	(17.75)	117.00
5118 Division Filing Fees - 1	-	9.67	9.67	20.42	106.37	85.95	116.00
5457 Office Expense - 1	-	27.75	27.75	745.81	305.25	(440.56)	333.00
5458 Website Expense - 1	-	30.58	30.58	-	336.38	336.38	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$105.50</b>	<b>\$105.50</b>	<b>\$1,581.23</b>	<b>\$1,160.50</b>	<b>(\$420.73)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 1	-	2,222.00	2,222.00	37,470.15	24,442.00	(13,028.15)	26,664.00
5551 Flood Insurance - Mart 1	2,433.00	566.75	(1,866.25)	7,478.00	6,234.25	(1,243.75)	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$2,433.00</b>	<b>\$2,788.75</b>	<b>\$355.75</b>	<b>\$44,948.15</b>	<b>\$30,676.25</b>	<b>(\$14,271.90)</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 1	43.46	50.00	6.54	475.45	550.00	74.55	600.00
5880 Water / Sewer - 1	1,194.09	972.17	(221.92)	13,442.92	10,693.87	(2,749.05)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,237.55</b>	<b>\$1,022.17</b>	<b>(\$215.38)</b>	<b>\$13,918.37</b>	<b>\$11,243.87</b>	<b>(\$2,674.50)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 1	450.00	624.92	174.92	13,149.35	6,874.12	(6,275.23)	7,499.00
6202 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	916.63	281.35	1,000.00
6203 Fire Alarm / Exting Service - 1	500.14	83.33	(416.81)	500.14	916.63	416.49	1,000.00
6204 Termite Warranty - 1	-	37.50	37.50	-	412.50	412.50	450.00
6205 Janitorial - Contract 1	400.00	400.00	-	4,400.00	4,400.00	-	4,800.00
6206 Roof Cleaning - Contract 1	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$1,350.14</b>	<b>\$1,354.08</b>	<b>\$3.94</b>	<b>\$18,684.77</b>	<b>\$14,894.88</b>	<b>(\$3,789.89)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$5,020.69</b>	<b>\$5,270.50</b>	<b>\$249.81</b>	<b>\$79,132.52</b>	<b>\$57,975.50</b>	<b>(\$21,157.02)</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$5,059.69)</b>	<b>(\$5,270.50)</b>	<b>\$210.81</b>	<b>\$75,835.32</b>	<b>\$96,451.50</b>	<b>(\$20,616.18)</b>	<b>\$91,181.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 1	-	-	-	77,934.00	77,934.00	-	77,934.00
9005 Transfer to Reserves - 1	-	-	-	13,248.00	13,248.00	-	13,248.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$91,182.00</b>	<b>\$91,182.00</b>	<b>\$-</b>	<b>\$91,182.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$91,182.00</b>	<b>\$91,182.00</b>	<b>\$-</b>	<b>\$91,182.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$91,182.00)</b>	<b>(\$91,182.00)</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	\$-	\$-	\$-	\$76,704.00	\$76,729.00	(\$25.00)	\$76,729.00
4010 Background Check - Mart 2	(39.00)	-	(39.00)	74.34	-	74.34	-
4025 Late Fees - 2	-	-	-	127.84	-	127.84	-
4050 Master Assoc Fees - Mart 2	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4060 Rental Application Fee - Mart 2	-	-	-	600.00	-	600.00	-
<b>TOTAL INCOME</b>	<b>(\$39.00)</b>	<b>\$-</b>	<b>(\$39.00)</b>	<b>\$155,458.18</b>	<b>\$154,663.00</b>	<b>\$795.18</b>	<b>\$154,663.00</b>
<b>TOTAL INCOME</b>	<b>(\$39.00)</b>	<b>\$-</b>	<b>(\$39.00)</b>	<b>\$155,458.18</b>	<b>\$154,663.00</b>	<b>\$795.18</b>	<b>\$154,663.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 2	-	27.75	27.75	690.00	305.25	(384.75)	333.00
5110 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	107.25	(17.75)	117.00
5118 Division Filing Fee - 2	-	9.67	9.67	20.42	106.37	85.95	116.00
5457 Office Expense - 2	-	27.75	27.75	744.84	305.25	(439.59)	333.00
5458 Website Expense - 2	-	30.58	30.58	-	336.38	336.38	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$105.50</b>	<b>\$105.50</b>	<b>\$1,580.26</b>	<b>\$1,160.50</b>	<b>(\$419.76)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 2	-	2,222.00	2,222.00	37,470.15	24,442.00	(13,028.15)	26,664.00
5551 Flood Insurance - Mart 2	2,433.00	566.75	(1,866.25)	7,297.00	6,234.25	(1,062.75)	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$2,433.00</b>	<b>\$2,788.75</b>	<b>\$355.75</b>	<b>\$44,767.15</b>	<b>\$30,676.25</b>	<b>(\$14,090.90)</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 2	32.59	50.00	17.41	360.97	550.00	189.03	600.00
5880 Water / Sewer - 2	1,271.13	972.17	(298.96)	14,115.73	10,693.87	(3,421.86)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,303.72</b>	<b>\$1,022.17</b>	<b>(\$281.55)</b>	<b>\$14,476.70</b>	<b>\$11,243.87</b>	<b>(\$3,232.83)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 2	1,200.00	624.92	(575.08)	11,609.35	6,874.12	(4,735.23)	7,499.00
6202 Fire Equipment Repairs - 2	-	83.33	83.33	-	916.63	916.63	1,000.00
6203 Fire Alarm / Exting Service - 2	500.00	83.33	(416.67)	500.00	916.63	416.63	1,000.00
6204 Termite Warranty - 2	-	37.50	37.50	-	412.50	412.50	450.00
6205 Janitorial - Contract 2	400.00	400.00	-	4,400.00	4,400.00	-	4,800.00
6206 Roof Cleaning - Contract 2	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$2,100.00</b>	<b>\$1,354.08</b>	<b>(\$745.92)</b>	<b>\$16,509.35</b>	<b>\$14,894.88</b>	<b>(\$1,614.47)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$5,836.72</b>	<b>\$5,270.50</b>	<b>(\$566.22)</b>	<b>\$77,333.46</b>	<b>\$57,975.50</b>	<b>(\$19,357.96)</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$5,875.72)</b>	<b>(\$5,270.50)</b>	<b>(\$605.22)</b>	<b>\$78,124.72</b>	<b>\$96,687.50</b>	<b>(\$18,562.78)</b>	<b>\$91,417.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 2	-	-	-	77,934.00	77,934.00	-	77,934.00
9005 Transfer to Reserves - 2	-	-	-	13,484.00	13,485.00	1.00	13,485.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$91,418.00</b>	<b>\$91,419.00</b>	<b>\$1.00</b>	<b>\$91,419.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$91,418.00</b>	<b>\$91,419.00</b>	<b>\$1.00</b>	<b>\$91,419.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$91,418.00)</b>	<b>(\$91,419.00)</b>	<b>\$1.00</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	\$-	\$-	\$-	\$79,296.00	\$79,324.00	(\$28.00)	\$79,324.00
4010 Background Check - Mart 3	(39.00)	-	(39.00)	(125.68)	-	(125.68)	-
4025 Late Fees - 3	-	-	-	79.07	-	79.07	-
4050 Master Assoc Fees - Mart 3	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4060 Rental Application Fee - Mart 3	-	-	-	450.00	-	450.00	-
<b>TOTAL INCOME</b>	<b>(\$39.00)</b>	<b>\$-</b>	<b>(\$39.00)</b>	<b>\$157,651.39</b>	<b>\$157,258.00</b>	<b>\$393.39</b>	<b>\$157,258.00</b>
<b>TOTAL INCOME</b>	<b>(\$39.00)</b>	<b>\$-</b>	<b>(\$39.00)</b>	<b>\$157,651.39</b>	<b>\$157,258.00</b>	<b>\$393.39</b>	<b>\$157,258.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 3	-	27.75	27.75	690.00	305.25	(384.75)	333.00
5110 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	107.25	(17.75)	117.00
5118 Division Filing Fee - 3	-	9.67	9.67	20.41	106.37	85.96	116.00
5457 Office Expense - 3	-	27.75	27.75	744.83	305.25	(439.58)	333.00
5458 Website Expense - 3	-	30.58	30.58	-	336.38	336.38	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$105.50</b>	<b>\$105.50</b>	<b>\$1,580.24</b>	<b>\$1,160.50</b>	<b>(\$419.74)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 3	-	2,222.00	2,222.00	37,470.15	24,442.00	(13,028.15)	26,664.00
5551 Flood Insurance - Mart 3	-	566.75	566.75	5,535.00	6,234.25	699.25	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$2,788.75</b>	<b>\$2,788.75</b>	<b>\$43,005.15</b>	<b>\$30,676.25</b>	<b>(\$12,328.90)</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 3	103.32	50.00	(53.32)	1,140.37	550.00	(590.37)	600.00
5880 Water / Sewer - 3	1,184.46	972.17	(212.29)	13,117.36	10,693.87	(2,423.49)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,287.78</b>	<b>\$1,022.17</b>	<b>(\$265.61)</b>	<b>\$14,257.73</b>	<b>\$11,243.87</b>	<b>(\$3,013.86)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 3	450.00	624.92	174.92	7,928.35	6,874.12	(1,054.23)	7,499.00
6202 Fire Equipment Repairs - 3	1,170.09	83.33	(1,086.76)	1,170.09	916.63	(253.46)	1,000.00
6203 Fire Alarm / Exting Service - 3	500.00	83.33	(416.67)	2,618.60	916.63	(1,701.97)	1,000.00
6204 Termite Warranty - 3	-	37.50	37.50	-	412.50	412.50	450.00
6205 Janitorial - Contract 3	400.00	400.00	-	4,400.00	4,400.00	-	4,800.00
6206 Roof Cleaning - Contract 3	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$2,520.09</b>	<b>\$1,354.08</b>	<b>(\$1,166.01)</b>	<b>\$16,117.04</b>	<b>\$14,894.88</b>	<b>(\$1,222.16)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$3,807.87</b>	<b>\$5,270.50</b>	<b>\$1,462.63</b>	<b>\$74,960.16</b>	<b>\$57,975.50</b>	<b>(\$16,984.66)</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$3,846.87)</b>	<b>(\$5,270.50)</b>	<b>\$1,423.63</b>	<b>\$82,691.23</b>	<b>\$99,282.50</b>	<b>(\$16,591.27)</b>	<b>\$94,012.00</b>
<b>EXPENSES</b>							
<b>TRANSFER EXPENSES</b>							
9001 Master Assoc Transfer Exp - 3	-	-	-	77,934.00	77,934.00	-	77,934.00
9005 Transfer to Reserves - 3	-	-	-	14,080.00	14,080.00	-	14,080.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$92,014.00</b>	<b>\$92,014.00</b>	<b>\$-</b>	<b>\$92,014.00</b>
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$92,014.00</b>	<b>\$92,014.00</b>	<b>\$-</b>	<b>\$92,014.00</b>
<b>NET OTHER INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-</b>	<b>(\$92,014.00)</b>	<b>(\$92,014.00)</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	\$-	\$-	\$-	\$76,512.00	\$76,493.00	\$19.00	\$76,493.00
4000-02-00 Maint / Rsv Fees - 2	-	-	-	76,704.00	76,729.00	(25.00)	76,729.00
4000-03-00 Maint / Rsv Fees - 3	-	-	-	79,296.00	79,324.00	(28.00)	79,324.00
4010-01-00 Background Check - Mart 1	(39.00)	-	(39.00)	24.34	-	24.34	-
4010-02-00 Background Check - Mart 2	(39.00)	-	(39.00)	74.34	-	74.34	-
4010-03-00 Background Check - Mart 3	(39.00)	-	(39.00)	(125.68)	-	(125.68)	-
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	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4050-02-00 Master Assoc Fees - Mart 2	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4050-03-00 Master Assoc Fees - Mart 3	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4060-01-00 Rental Application Fee - Mart 1	-	-	-	450.00	-	450.00	-
4060-02-00 Rental Application Fee - Mart 2	-	-	-	600.00	-	600.00	-
4060-03-00 Rental Application Fee - Mart 3	-	-	-	450.00	-	450.00	-
<b>Total INCOME</b>	<b>(\$117.00)</b>	<b>\$-</b>	<b>(\$117.00)</b>	<b>\$468,077.41</b>	<b>\$466,348.00</b>	<b>\$1,729.41</b>	<b>\$466,348.00</b>
<b>Total OPERATING INCOME</b>	<b>(\$117.00)</b>	<b>\$-</b>	<b>(\$117.00)</b>	<b>\$468,077.41</b>	<b>\$466,348.00</b>	<b>\$1,729.41</b>	<b>\$466,348.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5030-01-00 Legal - 1	-	27.75	27.75	690.00	305.25	(384.75)	333.00
5030-02-00 Legal - 2	-	27.75	27.75	690.00	305.25	(384.75)	333.00
5030-03-00 Legal - 3	-	27.75	27.75	690.00	305.25	(384.75)	333.00
5110-01-00 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	107.25	(17.75)	117.00
5110-02-00 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	107.25	(17.75)	117.00
5110-03-00 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	107.25	(17.75)	117.00
5118-01-00 Division Filing Fees - 1	-	9.67	9.67	20.42	106.37	85.95	116.00
5118-02-00 Division Filing Fee - 2	-	9.67	9.67	20.42	106.37	85.95	116.00
5118-03-00 Division Filing Fee - 3	-	9.67	9.67	20.41	106.37	85.96	116.00
5457-01-00 Office Expense - 1	-	27.75	27.75	745.81	305.25	(440.56)	333.00
5457-02-00 Office Expense - 2	-	27.75	27.75	744.84	305.25	(439.59)	333.00
5457-03-00 Office Expense - 3	-	27.75	27.75	744.83	305.25	(439.58)	333.00
5458-01-00 Website Expense - 1	-	30.58	30.58	-	336.38	336.38	367.00
5458-02-00 Website Expense - 2	-	30.58	30.58	-	336.38	336.38	367.00
5458-03-00 Website Expense - 3	-	30.58	30.58	-	336.38	336.38	367.00
<b>Total ADMINISTRATIVE</b>	<b>\$-</b>	<b>\$316.50</b>	<b>\$316.50</b>	<b>\$4,741.73</b>	<b>\$3,481.50</b>	<b>(\$1,260.23)</b>	<b>\$3,798.00</b>
<b>INSURANCE</b>							
5550-01-00 Insurance - Mart 1	-	2,222.00	2,222.00	37,470.15	24,442.00	(13,028.15)	26,664.00
5550-02-00 Insurance - Mart 2	-	2,222.00	2,222.00	37,470.15	24,442.00	(13,028.15)	26,664.00
5550-03-00 Insurance - Mart 3	-	2,222.00	2,222.00	37,470.15	24,442.00	(13,028.15)	26,664.00
5551-01-00 Flood Insurance - Mart 1	2,433.00	566.75	(1,866.25)	7,478.00	6,234.25	(1,243.75)	6,801.00
5551-02-00 Flood Insurance - Mart 2	2,433.00	566.75	(1,866.25)	7,297.00	6,234.25	(1,062.75)	6,801.00
5551-03-00 Flood Insurance - Mart 3	-	566.75	566.75	5,535.00	6,234.25	699.25	6,801.00
<b>Total INSURANCE</b>	<b>\$4,866.00</b>	<b>\$8,366.25</b>	<b>\$3,500.25</b>	<b>\$132,720.45</b>	<b>\$92,028.75</b>	<b>(\$40,691.70)</b>	<b>\$100,395.00</b>
<b>UTILITIES</b>							
5801-01-00 Electricity - 1	43.46	50.00	6.54	475.45	550.00	74.55	600.00
5801-02-00 Electricity - 2	32.59	50.00	17.41	360.97	550.00	189.03	600.00
5801-03-00 Electricity - 3	103.32	50.00	(53.32)	1,140.37	550.00	(590.37)	600.00
5880-01-00 Water / Sewer - 1	1,194.09	972.17	(221.92)	13,442.92	10,693.87	(2,749.05)	11,666.00
5880-02-00 Water / Sewer - 2	1,271.13	972.17	(298.96)	14,115.73	10,693.87	(3,421.86)	11,666.00
5880-03-00 Water / Sewer - 3	1,184.46	972.17	(212.29)	13,117.36	10,693.87	(2,423.49)	11,666.00
<b>Total UTILITIES</b>	<b>\$3,829.05</b>	<b>\$3,066.51</b>	<b>(\$762.54)</b>	<b>\$42,652.80</b>	<b>\$33,731.61</b>	<b>(\$8,921.19)</b>	<b>\$36,798.00</b>
<b>MAINTENANCE</b>							
6201-01-00 General Maintenance - 1	450.00	624.92	174.92	13,149.35	6,874.12	(6,275.23)	7,499.00
6201-02-00 General Maintenance - 2	1,200.00	624.92	(575.08)	11,609.35	6,874.12	(4,735.23)	7,499.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6201-03-00 General Maintenance - 3	\$450.00	\$624.92	\$174.92	\$7,928.35	\$6,874.12	(\$1,054.23)	\$7,499.00
6202-01-00 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	916.63	281.35	1,000.00
6202-02-00 Fire Equipment Repairs - 2	-	83.33	83.33	-	916.63	916.63	1,000.00
6202-03-00 Fire Equipment Repairs - 3	1,170.09	83.33	(1,086.76)	1,170.09	916.63	(253.46)	1,000.00
6203-01-00 Fire Alarm / Exting Service - 1	500.14	83.33	(416.81)	500.14	916.63	416.49	1,000.00
6203-02-00 Fire Alarm / Exting Service - 2	500.00	83.33	(416.67)	500.00	916.63	416.63	1,000.00
6203-03-00 Fire Alarm / Exting Service - 3	500.00	83.33	(416.67)	2,618.60	916.63	(1,701.97)	1,000.00
6204-01-00 Termite Warranty - 1	-	37.50	37.50	-	412.50	412.50	450.00
6204-02-00 Termite Warranty - 2	-	37.50	37.50	-	412.50	412.50	450.00
6204-03-00 Termite Warranty - 3	-	37.50	37.50	-	412.50	412.50	450.00
6205-01-00 Janitorial - Contract 1	400.00	400.00	-	4,400.00	4,400.00	-	4,800.00
6205-02-00 Janitorial - Contract 2	400.00	400.00	-	4,400.00	4,400.00	-	4,800.00
6205-03-00 Janitorial - Contract 3	400.00	400.00	-	4,400.00	4,400.00	-	4,800.00
6206-01-00 Roof Cleaning - Contract 1	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
6206-02-00 Roof Cleaning - Contract 2	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
6206-03-00 Roof Cleaning - Contract 3	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
<b>Total MAINTENANCE</b>	<b>\$5,970.23</b>	<b>\$4,062.24</b>	<b>(\$1,907.99)</b>	<b>\$51,311.16</b>	<b>\$44,684.64</b>	<b>(\$6,626.52)</b>	<b>\$48,747.00</b>
<b>TRANSFER EXPENSES</b>							
9001-01-00 Master Assoc Transfer Exp - 1	-	-	-	77,934.00	77,934.00	-	77,934.00
9001-02-00 Master Assoc Transfer Exp - 2	-	-	-	77,934.00	77,934.00	-	77,934.00
9001-03-00 Master Assoc Transfer Exp - 3	-	-	-	77,934.00	77,934.00	-	77,934.00
9005-01-00 Transfer to Reserves - 1	-	-	-	13,248.00	13,248.00	-	13,248.00
9005-02-00 Transfer to Reserves - 2	-	-	-	13,484.00	13,485.00	1.00	13,485.00
9005-03-00 Transfer to Reserves - 3	-	-	-	14,080.00	14,080.00	-	14,080.00
<b>Total TRANSFER EXPENSES</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$274,614.00</b>	<b>\$274,615.00</b>	<b>\$1.00</b>	<b>\$274,615.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$14,665.28</b>	<b>\$15,811.50</b>	<b>\$1,146.22</b>	<b>\$506,040.14</b>	<b>\$448,541.50</b>	<b>(\$57,498.64)</b>	<b>\$464,353.00</b>
<b>Net Income:</b>	<b>(\$14,782.28)</b>	<b>(\$15,811.50)</b>	<b>\$1,029.22</b>	<b>(\$37,962.73)</b>	<b>\$17,806.50</b>	<b>(\$55,769.23)</b>	<b>\$1,995.00</b>