



**Financial Report Package**

**October 2023**

**Prepared for**

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

**By**

**KPG Accounting Services, Inc.**

	Current Balance at 10/31/2023	Prior Month Balance at 09/30/2023	Change
<b>Assets</b>			
<b>OPERATING ASSETS</b>			
10-1010-00-00 VNB OP 3468	\$ 47,147.70	\$ 49,561.42	\$ (2,413.72)
<b>Total OPERATING ASSETS:</b>	<b>\$ 47,147.70</b>	<b>\$ 49,561.42</b>	<b>\$ (2,413.72)</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>\$ -</b>	<b>\$ 106.00</b>
<b>Total Assets:</b>	<b>\$ 47,253.70</b>	<b>\$ 49,561.42</b>	<b>\$ (2,307.72)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ 1,920.00	\$ -	\$ 1,920.00
20-2015-00-00 PPD Maintenance Fees	1,319.00	43,313.00	(41,994.00)
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 3,239.00</b>	<b>\$ 43,313.00</b>	<b>\$ (40,074.00)</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>\$ (23,180.45)</b>	<b>\$ (60,946.73)</b>	<b>\$ 37,766.28</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 47,253.70</b>	<b>\$ 49,561.42</b>	<b>\$ (2,307.72)</b>

	Current Balance at 10/31/2023	Prior Month Balance at 09/30/2023	Change
<b>Assets</b>			
<b>MART 1 RESERVE ASSETS</b>			
11-1210-01-00 VNB RSV 1 1963	\$ 99,631.42	\$ 96,017.68	\$ 3,613.74
<b>Total MART 1 RESERVE ASSETS:</b>	<b>\$ 99,631.42</b>	<b>\$ 96,017.68</b>	<b>\$ 3,613.74</b>
<b>MART 2 RESERVE ASSETS</b>			
12-1211-02-00 VNB RSV 2 1971	\$ 97,336.79	\$ 93,671.14	\$ 3,665.65
<b>Total MART 2 RESERVE ASSETS:</b>	<b>\$ 97,336.79</b>	<b>\$ 93,671.14</b>	<b>\$ 3,665.65</b>
<b>MART 3 RESERVE ASSETS</b>			
13-1212-03-00 VNB RSV 3 1998	\$ 77,610.79	\$ 73,856.73	\$ 3,754.06
<b>Total MART 3 RESERVE ASSETS:</b>	<b>\$ 77,610.79</b>	<b>\$ 73,856.73</b>	<b>\$ 3,754.06</b>
<b>Total Assets:</b>	<b>\$ 274,579.00</b>	<b>\$ 263,545.55</b>	<b>\$ 11,033.45</b>
<b>Liabilities &amp; Equity</b>			
<b>MART 1 RESERVE EQUITY</b>			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 2,877.75	\$ 2,576.01	\$ 301.74
25-3002-01-00 RSV - Painting Mart 1	31,843.11	29,805.11	2,038.00
25-3003-01-00 RSV 1 - Roof Mart 1	32,856.86	31,725.86	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	6,852.06	6,709.06	143.00
<b>Total MART 1 RESERVE EQUITY:</b>	<b>\$ 99,631.42</b>	<b>\$ 96,017.68</b>	<b>\$ 3,613.74</b>
<b>MART 2 RESERVE EQUITY</b>			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 2,836.42	\$ 2,541.77	\$ 294.65
26-3002-02-00 RSV - Painting Mart 2	31,847.12	29,808.12	2,039.00
26-3003-02-00 RSV 1 - Roof Mart 2	32,146.82	31,011.82	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	4,867.93	4,670.93	197.00
<b>Total MART 2 RESERVE EQUITY:</b>	<b>\$ 97,336.79</b>	<b>\$ 93,671.14</b>	<b>\$ 3,665.65</b>
<b>MART 3 RESERVE EQUITY</b>			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 2,046.90	\$ 1,812.84	\$ 234.06
27-3002-03-00 RSV - Painting Mart 3	31,846.62	29,808.12	2,038.50
27-3003-03-00 RSV 1 - Roof Mart 3	21,875.61	20,682.61	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	1,611.11	1,322.61	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>\$ 77,610.79</b>	<b>\$ 73,856.73</b>	<b>\$ 3,754.06</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 274,579.00</b>	<b>\$ 263,545.55</b>	<b>\$ 11,033.45</b>

**Assets**

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$47,147.70

Total OPERATING ASSETS:

\$47,147.70

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 99,631.42

Total MART 1 RESERVE ASSETS:

\$99,631.42

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 97,336.79

Total MART 2 RESERVE ASSETS:

\$97,336.79

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 77,610.79

Total MART 3 RESERVE ASSETS:

\$77,610.79

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 106.00

Total CURRENT ASSETS:

\$106.00

**Total Assets:**

**\$321,832.70**

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 1,920.00

20-2015-00-00 PPD Maintenance Fees 1,319.00

Total CURRENT LIABILITIES:

\$3,239.00

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 2,877.75

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 25,201.64

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

Total MART 1 RESERVE EQUITY:

\$99,631.42

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 2,836.42

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 25,638.50

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

Total MART 1 RESERVE EQUITY:

\$97,336.79

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 2,046.90

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 10,230.55

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:

\$77,610.79

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	\$76,512.00	\$76,493.00	\$19.00	\$76,493.00
4010 Background Check - Mart 1	100.00	-	100.00	63.34	-	63.34	-
4025 Late Fees - 1	-	-	-	29.50	-	29.50	-
4050 Master Assoc Fees - Mart 1	19,488.00	19,483.50	4.50	77,952.00	77,934.00	18.00	77,934.00
4060 Rental Application Fee - Mart 1	150.00	-	150.00	450.00	-	450.00	-
<b>TOTAL INCOME</b>	<b>\$38,866.00</b>	<b>\$38,606.75</b>	<b>\$259.25</b>	<b>\$155,006.84</b>	<b>\$154,427.00</b>	<b>\$579.84</b>	<b>\$154,427.00</b>
<b>TOTAL INCOME</b>	<b>\$38,866.00</b>	<b>\$38,606.75</b>	<b>\$259.25</b>	<b>\$155,006.84</b>	<b>\$154,427.00</b>	<b>\$579.84</b>	<b>\$154,427.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 1	-	27.75	27.75	690.00	277.50	(412.50)	333.00
5110 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	97.50	(27.50)	117.00
5118 Division Filing Fees - 1	-	9.67	9.67	20.42	96.70	76.28	116.00
5457 Office Expense - 1	2.60	27.75	25.15	745.81	277.50	(468.31)	333.00
5458 Website Expense - 1	-	30.58	30.58	-	305.80	305.80	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$2.60</b>	<b>\$105.50</b>	<b>\$102.90</b>	<b>\$1,581.23</b>	<b>\$1,055.00</b>	<b>(\$526.23)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 1	-	2,222.00	2,222.00	37,470.15	22,220.00	(15,250.15)	26,664.00
5551 Flood Insurance - Mart 1	151.00	566.75	415.75	5,045.00	5,667.50	622.50	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$151.00</b>	<b>\$2,788.75</b>	<b>\$2,637.75</b>	<b>\$42,515.15</b>	<b>\$27,887.50</b>	<b>(\$14,627.65)</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 1	43.16	50.00	6.84	431.99	500.00	68.01	600.00
5880 Water / Sewer - 1	1,126.68	972.17	(154.51)	12,248.83	9,721.70	(2,527.13)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,169.84</b>	<b>\$1,022.17</b>	<b>(\$147.67)</b>	<b>\$12,680.82</b>	<b>\$10,221.70</b>	<b>(\$2,459.12)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 1	1,870.00	624.92	(1,245.08)	12,699.35	6,249.20	(6,450.15)	7,499.00
6202 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	833.30	198.02	1,000.00
6203 Fire Alarm / Exting Service - 1	-	83.33	83.33	-	833.30	833.30	1,000.00
6204 Termite Warranty - 1	-	37.50	37.50	-	375.00	375.00	450.00
6205 Janitorial - Contract 1	400.00	400.00	-	4,000.00	4,000.00	-	4,800.00
6206 Roof Cleaning - Contract 1	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$2,270.00</b>	<b>\$1,354.08</b>	<b>(\$915.92)</b>	<b>\$17,334.63</b>	<b>\$13,540.80</b>	<b>(\$3,793.83)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$3,593.44</b>	<b>\$5,270.50</b>	<b>\$1,677.06</b>	<b>\$74,111.83</b>	<b>\$52,705.00</b>	<b>(\$21,406.83)</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>\$35,272.56</b>	<b>\$33,336.25</b>	<b>\$1,936.31</b>	<b>\$80,895.01</b>	<b>\$101,722.00</b>	<b>(\$20,826.99)</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	-	77,934.00	77,934.00	-	77,934.00
9005 Transfer to Reserves - 1	3,312.00	3,312.00	-	13,248.00	13,248.00	-	13,248.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$22,795.50</b>	<b>\$22,795.50</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>\$22,795.50</b>	<b>\$22,795.50</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>(\$22,795.50)</b>	<b>(\$22,795.50)</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 Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>INCOME</b>							
4000 Maint / Rsv Fees - 2	\$19,176.00	\$19,182.25	(\$6.25)	\$76,704.00	\$76,729.00	(\$25.00)	\$76,729.00
4010 Background Check - Mart 2	50.00	-	50.00	113.34	-	113.34	-
4025 Late Fees - 2	-	-	-	127.84	-	127.84	-
4050 Master Assoc Fees - Mart 2	19,488.00	19,483.50	4.50	77,952.00	77,934.00	18.00	77,934.00
4060 Rental Application Fee - Mart 2	150.00	-	150.00	600.00	-	600.00	-
<b>TOTAL INCOME</b>	<b>\$38,864.00</b>	<b>\$38,665.75</b>	<b>\$198.25</b>	<b>\$155,497.18</b>	<b>\$154,663.00</b>	<b>\$834.18</b>	<b>\$154,663.00</b>
<b>TOTAL INCOME</b>	<b>\$38,864.00</b>	<b>\$38,665.75</b>	<b>\$198.25</b>	<b>\$155,497.18</b>	<b>\$154,663.00</b>	<b>\$834.18</b>	<b>\$154,663.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 2	-	27.75	27.75	690.00	277.50	(412.50)	333.00
5110 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	97.50	(27.50)	117.00
5118 Division Filing Fee - 2	-	9.67	9.67	20.42	96.70	76.28	116.00
5457 Office Expense - 2	2.60	27.75	25.15	744.84	277.50	(467.34)	333.00
5458 Website Expense - 2	-	30.58	30.58	-	305.80	305.80	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$2.60</b>	<b>\$105.50</b>	<b>\$102.90</b>	<b>\$1,580.26</b>	<b>\$1,055.00</b>	<b>(\$525.26)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 2	-	2,222.00	2,222.00	37,470.15	22,220.00	(15,250.15)	26,664.00
5551 Flood Insurance - Mart 2	-	566.75	566.75	4,864.00	5,667.50	803.50	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$2,788.75</b>	<b>\$2,788.75</b>	<b>\$42,334.15</b>	<b>\$27,887.50</b>	<b>(\$14,446.65)</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 2	32.59	50.00	17.41	328.38	500.00	171.62	600.00
5880 Water / Sewer - 2	1,145.94	972.17	(173.77)	12,844.60	9,721.70	(3,122.90)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,178.53</b>	<b>\$1,022.17</b>	<b>(\$156.36)</b>	<b>\$13,172.98</b>	<b>\$10,221.70</b>	<b>(\$2,951.28)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 2	250.00	624.92	374.92	10,409.35	6,249.20	(4,160.15)	7,499.00
6202 Fire Equipment Repairs - 2	-	83.33	83.33	-	833.30	833.30	1,000.00
6203 Fire Alarm / Exting Service - 2	-	83.33	83.33	-	833.30	833.30	1,000.00
6204 Termite Warranty - 2	-	37.50	37.50	-	375.00	375.00	450.00
6205 Janitorial - Contract 2	400.00	400.00	-	4,000.00	4,000.00	-	4,800.00
6206 Roof Cleaning - Contract 2	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$650.00</b>	<b>\$1,354.08</b>	<b>\$704.08</b>	<b>\$14,409.35</b>	<b>\$13,540.80</b>	<b>(\$868.55)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$1,831.13</b>	<b>\$5,270.50</b>	<b>\$3,439.37</b>	<b>\$71,496.74</b>	<b>\$52,705.00</b>	<b>(\$18,791.74)</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>\$37,032.87</b>	<b>\$33,395.25</b>	<b>\$3,637.62</b>	<b>\$84,000.44</b>	<b>\$101,958.00</b>	<b>(\$17,957.56)</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	-	77,934.00	77,934.00	-	77,934.00
9005 Transfer to Reserves - 2	3,371.00	3,371.25	0.25	13,484.00	13,485.00	1.00	13,485.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$22,854.50</b>	<b>\$22,854.75</b>	<b>\$0.25</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>\$22,854.50</b>	<b>\$22,854.75</b>	<b>\$0.25</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>(\$22,854.50)</b>	<b>(\$22,854.75)</b>	<b>\$0.25</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	\$19,824.00	\$19,831.00	(\$7.00)	\$79,296.00	\$79,324.00	(\$28.00)	\$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	19,488.00	19,483.50	4.50	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>\$39,312.00</b>	<b>\$39,314.50</b>	<b>(\$2.50)</b>	<b>\$157,690.39</b>	<b>\$157,258.00</b>	<b>\$432.39</b>	<b>\$157,258.00</b>
<b>TOTAL INCOME</b>	<b>\$39,312.00</b>	<b>\$39,314.50</b>	<b>(\$2.50)</b>	<b>\$157,690.39</b>	<b>\$157,258.00</b>	<b>\$432.39</b>	<b>\$157,258.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 3	-	27.75	27.75	690.00	277.50	(412.50)	333.00
5110 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	97.50	(27.50)	117.00
5118 Division Filing Fee - 3	-	9.67	9.67	20.41	96.70	76.29	116.00
5457 Office Expense - 3	2.60	27.75	25.15	744.83	277.50	(467.33)	333.00
5458 Website Expense - 3	-	30.58	30.58	-	305.80	305.80	367.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$2.60</b>	<b>\$105.50</b>	<b>\$102.90</b>	<b>\$1,580.24</b>	<b>\$1,055.00</b>	<b>(\$525.24)</b>	<b>\$1,266.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 3	-	2,222.00	2,222.00	37,470.15	22,220.00	(15,250.15)	26,664.00
5551 Flood Insurance - Mart 3	3,344.00	566.75	(2,777.25)	5,535.00	5,667.50	132.50	6,801.00
<b>TOTAL INSURANCE</b>	<b>\$3,344.00</b>	<b>\$2,788.75</b>	<b>(\$555.25)</b>	<b>\$43,005.15</b>	<b>\$27,887.50</b>	<b>(\$15,117.65)</b>	<b>\$33,465.00</b>
<b>UTILITIES</b>							
5801 Electricity - 3	103.26	50.00	(53.26)	1,037.05	500.00	(537.05)	600.00
5880 Water / Sewer - 3	1,097.79	972.17	(125.62)	11,932.90	9,721.70	(2,211.20)	11,666.00
<b>TOTAL UTILITIES</b>	<b>\$1,201.05</b>	<b>\$1,022.17</b>	<b>(\$178.88)</b>	<b>\$12,969.95</b>	<b>\$10,221.70</b>	<b>(\$2,748.25)</b>	<b>\$12,266.00</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 3	250.00	624.92	374.92	7,478.35	6,249.20	(1,229.15)	7,499.00
6202 Fire Equipment Repairs - 3	-	83.33	83.33	-	833.30	833.30	1,000.00
6203 Fire Alarm / Exting Service - 3	-	83.33	83.33	2,118.60	833.30	(1,285.30)	1,000.00
6204 Termite Warranty - 3	-	37.50	37.50	-	375.00	375.00	450.00
6205 Janitorial - Contract 3	400.00	400.00	-	4,000.00	4,000.00	-	4,800.00
6206 Roof Cleaning - Contract 3	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
<b>TOTAL MAINTENANCE</b>	<b>\$650.00</b>	<b>\$1,354.08</b>	<b>\$704.08</b>	<b>\$13,596.95</b>	<b>\$13,540.80</b>	<b>(\$56.15)</b>	<b>\$16,249.00</b>
<b>TOTAL EXPENSES</b>	<b>\$5,197.65</b>	<b>\$5,270.50</b>	<b>\$72.85</b>	<b>\$71,152.29</b>	<b>\$52,705.00</b>	<b>(\$18,447.29)</b>	<b>\$63,246.00</b>
<b>NET ORDINARY INCOME</b>	<b>\$34,114.35</b>	<b>\$34,044.00</b>	<b>\$70.35</b>	<b>\$86,538.10</b>	<b>\$104,553.00</b>	<b>(\$18,014.90)</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	-	77,934.00	77,934.00	-	77,934.00
9005 Transfer to Reserves - 3	3,520.00	3,520.00	-	14,080.00	14,080.00	-	14,080.00
<b>TOTAL TRANSFER EXPENSES</b>	<b>\$23,003.50</b>	<b>\$23,003.50</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>\$23,003.50</b>	<b>\$23,003.50</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>(\$23,003.50)</b>	<b>(\$23,003.50)</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	\$19,128.00	\$19,123.25	\$4.75	\$76,512.00	\$76,493.00	\$19.00	\$76,493.00
4000-02-00 Maint / Rsv Fees - 2	19,176.00	19,182.25	(6.25)	76,704.00	76,729.00	(25.00)	76,729.00
4000-03-00 Maint / Rsv Fees - 3	19,824.00	19,831.00	(7.00)	79,296.00	79,324.00	(28.00)	79,324.00
4010-01-00 Background Check - Mart 1	100.00	-	100.00	63.34	-	63.34	-
4010-02-00 Background Check - Mart 2	50.00	-	50.00	113.34	-	113.34	-
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	19,488.00	19,483.50	4.50	77,952.00	77,934.00	18.00	77,934.00
4050-02-00 Master Assoc Fees - Mart 2	19,488.00	19,483.50	4.50	77,952.00	77,934.00	18.00	77,934.00
4050-03-00 Master Assoc Fees - Mart 3	19,488.00	19,483.50	4.50	77,952.00	77,934.00	18.00	77,934.00
4060-01-00 Rental Application Fee - Mart 1	150.00	-	150.00	450.00	-	450.00	-
4060-02-00 Rental Application Fee - Mart 2	150.00	-	150.00	600.00	-	600.00	-
4060-03-00 Rental Application Fee - Mart 3	-	-	-	450.00	-	450.00	-
<b>Total INCOME</b>	<b>\$117,042.00</b>	<b>\$116,587.00</b>	<b>\$455.00</b>	<b>\$468,194.41</b>	<b>\$466,348.00</b>	<b>\$1,846.41</b>	<b>\$466,348.00</b>
<b>Total OPERATING INCOME</b>	<b>\$117,042.00</b>	<b>\$116,587.00</b>	<b>\$455.00</b>	<b>\$468,194.41</b>	<b>\$466,348.00</b>	<b>\$1,846.41</b>	<b>\$466,348.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5030-01-00 Legal - 1	-	27.75	27.75	690.00	277.50	(412.50)	333.00
5030-02-00 Legal - 2	-	27.75	27.75	690.00	277.50	(412.50)	333.00
5030-03-00 Legal - 3	-	27.75	27.75	690.00	277.50	(412.50)	333.00
5110-01-00 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	97.50	(27.50)	117.00
5110-02-00 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	97.50	(27.50)	117.00
5110-03-00 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	97.50	(27.50)	117.00
5118-01-00 Division Filing Fees - 1	-	9.67	9.67	20.42	96.70	76.28	116.00
5118-02-00 Division Filing Fee - 2	-	9.67	9.67	20.42	96.70	76.28	116.00
5118-03-00 Division Filing Fee - 3	-	9.67	9.67	20.41	96.70	76.29	116.00
5457-01-00 Office Expense - 1	2.60	27.75	25.15	745.81	277.50	(468.31)	333.00
5457-02-00 Office Expense - 2	2.60	27.75	25.15	744.84	277.50	(467.34)	333.00
5457-03-00 Office Expense - 3	2.60	27.75	25.15	744.83	277.50	(467.33)	333.00
5458-01-00 Website Expense - 1	-	30.58	30.58	-	305.80	305.80	367.00
5458-02-00 Website Expense - 2	-	30.58	30.58	-	305.80	305.80	367.00
5458-03-00 Website Expense - 3	-	30.58	30.58	-	305.80	305.80	367.00
<b>Total ADMINISTRATIVE</b>	<b>\$7.80</b>	<b>\$316.50</b>	<b>\$308.70</b>	<b>\$4,741.73</b>	<b>\$3,165.00</b>	<b>(\$1,576.73)</b>	<b>\$3,798.00</b>
<b>INSURANCE</b>							
5550-01-00 Insurance - Mart 1	-	2,222.00	2,222.00	37,470.15	22,220.00	(15,250.15)	26,664.00
5550-02-00 Insurance - Mart 2	-	2,222.00	2,222.00	37,470.15	22,220.00	(15,250.15)	26,664.00
5550-03-00 Insurance - Mart 3	-	2,222.00	2,222.00	37,470.15	22,220.00	(15,250.15)	26,664.00
5551-01-00 Flood Insurance - Mart 1	151.00	566.75	415.75	5,045.00	5,667.50	622.50	6,801.00
5551-02-00 Flood Insurance - Mart 2	-	566.75	566.75	4,864.00	5,667.50	803.50	6,801.00
5551-03-00 Flood Insurance - Mart 3	3,344.00	566.75	(2,777.25)	5,535.00	5,667.50	132.50	6,801.00
<b>Total INSURANCE</b>	<b>\$3,495.00</b>	<b>\$8,366.25</b>	<b>\$4,871.25</b>	<b>\$127,854.45</b>	<b>\$83,662.50</b>	<b>(\$44,191.95)</b>	<b>\$100,395.00</b>
<b>UTILITIES</b>							
5801-01-00 Electricity - 1	43.16	50.00	6.84	431.99	500.00	68.01	600.00
5801-02-00 Electricity - 2	32.59	50.00	17.41	328.38	500.00	171.62	600.00
5801-03-00 Electricity - 3	103.26	50.00	(53.26)	1,037.05	500.00	(537.05)	600.00
5880-01-00 Water / Sewer - 1	1,126.68	972.17	(154.51)	12,248.83	9,721.70	(2,527.13)	11,666.00
5880-02-00 Water / Sewer - 2	1,145.94	972.17	(173.77)	12,844.60	9,721.70	(3,122.90)	11,666.00
5880-03-00 Water / Sewer - 3	1,097.79	972.17	(125.62)	11,932.90	9,721.70	(2,211.20)	11,666.00
<b>Total UTILITIES</b>	<b>\$3,549.42</b>	<b>\$3,066.51</b>	<b>(\$482.91)</b>	<b>\$38,823.75</b>	<b>\$30,665.10</b>	<b>(\$8,158.65)</b>	<b>\$36,798.00</b>
<b>MAINTENANCE</b>							
6201-01-00 General Maintenance - 1	1,870.00	624.92	(1,245.08)	12,699.35	6,249.20	(6,450.15)	7,499.00
6201-02-00 General Maintenance - 2	250.00	624.92	374.92	10,409.35	6,249.20	(4,160.15)	7,499.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6201-03-00 General Maintenance - 3	\$250.00	\$624.92	\$374.92	\$7,478.35	\$6,249.20	(\$1,229.15)	\$7,499.00
6202-01-00 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	833.30	198.02	1,000.00
6202-02-00 Fire Equipment Repairs - 2	-	83.33	83.33	-	833.30	833.30	1,000.00
6202-03-00 Fire Equipment Repairs - 3	-	83.33	83.33	-	833.30	833.30	1,000.00
6203-01-00 Fire Alarm / Exting Service - 1	-	83.33	83.33	-	833.30	833.30	1,000.00
6203-02-00 Fire Alarm / Exting Service - 2	-	83.33	83.33	-	833.30	833.30	1,000.00
6203-03-00 Fire Alarm / Exting Service - 3	-	83.33	83.33	2,118.60	833.30	(1,285.30)	1,000.00
6204-01-00 Termite Warranty - 1	-	37.50	37.50	-	375.00	375.00	450.00
6204-02-00 Termite Warranty - 2	-	37.50	37.50	-	375.00	375.00	450.00
6204-03-00 Termite Warranty - 3	-	37.50	37.50	-	375.00	375.00	450.00
6205-01-00 Janitorial - Contract 1	400.00	400.00	-	4,000.00	4,000.00	-	4,800.00
6205-02-00 Janitorial - Contract 2	400.00	400.00	-	4,000.00	4,000.00	-	4,800.00
6205-03-00 Janitorial - Contract 3	400.00	400.00	-	4,000.00	4,000.00	-	4,800.00
6206-01-00 Roof Cleaning - Contract 1	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
6206-02-00 Roof Cleaning - Contract 2	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
6206-03-00 Roof Cleaning - Contract 3	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
<b>Total MAINTENANCE</b>	<b>\$3,570.00</b>	<b>\$4,062.24</b>	<b>\$492.24</b>	<b>\$45,340.93</b>	<b>\$40,622.40</b>	<b>(\$4,718.53)</b>	<b>\$48,747.00</b>
<b>TRANSFER EXPENSES</b>							
9001-01-00 Master Assoc Transfer Exp - 1	19,483.50	19,483.50	-	77,934.00	77,934.00	-	77,934.00
9001-02-00 Master Assoc Transfer Exp - 2	19,483.50	19,483.50	-	77,934.00	77,934.00	-	77,934.00
9001-03-00 Master Assoc Transfer Exp - 3	19,483.50	19,483.50	-	77,934.00	77,934.00	-	77,934.00
9005-01-00 Transfer to Reserves - 1	3,312.00	3,312.00	-	13,248.00	13,248.00	-	13,248.00
9005-02-00 Transfer to Reserves - 2	3,371.00	3,371.25	0.25	13,484.00	13,485.00	1.00	13,485.00
9005-03-00 Transfer to Reserves - 3	3,520.00	3,520.00	-	14,080.00	14,080.00	-	14,080.00
<b>Total TRANSFER EXPENSES</b>	<b>\$68,653.50</b>	<b>\$68,653.75</b>	<b>\$0.25</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>\$79,275.72</b>	<b>\$84,465.25</b>	<b>\$5,189.53</b>	<b>\$491,374.86</b>	<b>\$432,730.00</b>	<b>(\$58,644.86)</b>	<b>\$464,353.00</b>
<b>Net Income:</b>	<b>\$37,766.28</b>	<b>\$32,121.75</b>	<b>\$5,644.53</b>	<b>(\$23,180.45)</b>	<b>\$33,618.00</b>	<b>(\$56,798.45)</b>	<b>\$1,995.00</b>