



Financial Report Package

September 2023

Prepared for

The Martinique at Tarpon Cove Condo Assn., Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 9/30/2023	Prior Month Balance at 08/31/2023	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3468	\$ 49,561.42	\$ 138,761.33	\$ (89,199.91)
Total OPERATING ASSETS:	\$ 49,561.42	\$ 138,761.33	\$ (89,199.91)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ -	\$ 106.00	\$ (106.00)
Total CURRENT ASSETS:	\$ -	\$ 106.00	\$ (106.00)
Total Assets:	\$ 49,561.42	\$ 138,867.33	\$ (89,305.91)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maintenance Fees	\$ 43,313.00	\$ 6,216.83	\$ 37,096.17
Total CURRENT LIABILITIES:	\$ 43,313.00	\$ 6,216.83	\$ 37,096.17
OPERATING EQUITY			
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	-
Total OPERATING EQUITY:	\$ 67,195.15	\$ 67,195.15	\$ -
Net Income / (Loss)	\$ (60,946.73)	\$ 65,455.35	\$ (126,402.08)
Total Liabilities & Equity:	\$ 49,561.42	\$ 138,867.33	\$ (89,305.91)

	Current Balance at 9/30/2023	Prior Month Balance at 08/31/2023	Change
Assets			
MART 1 RESERVE ASSETS			
11-1210-01-00 VNB RSV 1 1963	\$ 96,017.68	\$ 97,261.61	\$ (1,243.93)
Total MART 1 RESERVE ASSETS:	\$ 96,017.68	\$ 97,261.61	\$ (1,243.93)
MART 2 RESERVE ASSETS			
12-1211-02-00 VNB RSV 2 1971	\$ 93,671.14	\$ 94,921.58	\$ (1,250.44)
Total MART 2 RESERVE ASSETS:	\$ 93,671.14	\$ 94,921.58	\$ (1,250.44)
MART 3 RESERVE ASSETS			
13-1212-03-00 VNB RSV 3 1998	\$ 73,856.73	\$ 75,162.19	\$ (1,305.46)
Total MART 3 RESERVE ASSETS:	\$ 73,856.73	\$ 75,162.19	\$ (1,305.46)
Total Assets:	\$ 263,545.55	\$ 267,345.38	\$ (3,799.83)
Liabilities & Equity			
MART 1 RESERVE EQUITY			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 2,576.01	\$ 2,307.94	\$ 268.07
25-3002-01-00 RSV - Painting Mart 1	29,805.11	29,805.11	-
25-3003-01-00 RSV 1 - Roof Mart 1	31,725.86	33,237.86	(1,512.00)
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	6,709.06	-
Total MART 1 RESERVE EQUITY:	\$ 96,017.68	\$ 97,261.61	\$ (1,243.93)
MART 2 RESERVE EQUITY			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 2,541.77	\$ 2,280.21	\$ 261.56
26-3002-02-00 RSV - Painting Mart 2	29,808.12	29,808.12	-
26-3003-02-00 RSV 1 - Roof Mart 2	31,011.82	32,523.82	(1,512.00)
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	4,670.93	-
Total MART 2 RESERVE EQUITY:	\$ 93,671.14	\$ 94,921.58	\$ (1,250.44)
MART 3 RESERVE EQUITY			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 1,812.84	\$ 1,606.30	\$ 206.54
27-3002-03-00 RSV - Painting Mart 3	29,808.12	29,808.12	-
27-3003-03-00 RSV 1 - Roof Mart 3	20,682.61	22,194.61	(1,512.00)
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	1,322.61	-
27-3009-03-00 RSV - Fire Equipment - Mart 3	10,000.00	10,000.00	-
Total MART 3 RESERVE EQUITY:	\$ 73,856.73	\$ 75,162.19	\$ (1,305.46)
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 263,545.55	\$ 267,345.38	\$ (3,799.83)

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$49,561.42

Total OPERATING ASSETS:

\$49,561.42

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 96,017.68

Total MART 1 RESERVE ASSETS:

\$96,017.68

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 93,671.14

Total MART 2 RESERVE ASSETS:

\$93,671.14

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 73,856.73

Total MART 3 RESERVE ASSETS:

\$73,856.73

Total Assets:

\$313,106.97

Liabilities & Equity

CURRENT LIABILITIES

20-2015-00-00 PPD Maintenance Fees 43,313.00

Total CURRENT LIABILITIES:

\$43,313.00

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 2,576.01

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

25-3003-01-00 RSV 1 - Roof Mart 1 31,725.86

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:

\$96,017.68

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 2,541.77

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

26-3003-02-00 RSV 1 - Roof Mart 2 31,011.82

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:

\$93,671.14

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 1,812.84

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

27-3003-03-00 RSV 1 - Roof Mart 3 20,682.61

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:

\$73,856.73

OPERATING EQUITY

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

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

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

Total OPERATING EQUITY:

\$67,195.15

Net Income Gain / Loss

(60,946.73)

(\$60,946.73)

Total Liabilities & Equity:

\$313,106.97

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint/ Rsv Fees - 1	\$-	\$-	\$-	\$57,384.00	\$57,369.75	\$14.25	\$76,493.00
4010 Background Check - Mart 1	-	-	-	(36.66)	-	(36.66)	-
4025 Late Fees - 1	-	-	-	29.50	-	29.50	-
4050 Master Assoc Fees - Mart 1	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4060 Rental Application Fee - Mart 1	-	-	-	300.00	-	300.00	-
TOTAL INCOME	\$-	\$-	\$-	\$116,140.84	\$115,820.25	\$320.59	\$154,427.00
TOTAL INCOME	\$0.00	\$-	\$-	\$116,140.84	\$115,820.25	\$320.59	\$154,427.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 1	-	27.75	27.75	690.00	249.75	(440.25)	333.00
5110 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	87.75	(37.25)	117.00
5118 Division Filing Fees - 1	-	9.67	9.67	20.42	87.03	66.61	116.00
5457 Office Expense - 1	29.60	27.75	(1.85)	743.21	249.75	(493.46)	333.00
5458 Website Expense - 1	-	30.58	30.58	-	275.22	275.22	367.00
TOTAL ADMINISTRATIVE	\$29.60	\$105.50	\$75.90	\$1,578.63	\$949.50	(\$629.13)	\$1,266.00
INSURANCE							
5550 Insurance - Mart 1	37,281.82	2,222.00	(35,059.82)	37,470.15	19,998.00	(17,472.15)	26,664.00
5551 Flood Insurance - Mart 1	4,840.00	566.75	(4,273.25)	4,894.00	5,100.75	206.75	6,801.00
TOTAL INSURANCE	\$42,121.82	\$2,788.75	(\$39,333.07)	\$42,364.15	\$25,098.75	(\$17,265.40)	\$33,465.00
UTILITIES							
5801 Electricity - 1	41.06	50.00	8.94	388.83	450.00	61.17	600.00
5880 Water / Sewer - 1	1,155.57	972.17	(183.40)	11,122.15	8,749.53	(2,372.62)	11,666.00
TOTAL UTILITIES	\$1,196.63	\$1,022.17	(\$174.46)	\$11,510.98	\$9,199.53	(\$2,311.45)	\$12,266.00
MAINTENANCE							
6201 General Maintenance - 1	1,891.00	624.92	(1,266.08)	10,829.35	5,624.28	(5,205.07)	7,499.00
6202 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	749.97	114.69	1,000.00
6203 Fire Alarm / Exting Service - 1	-	83.33	83.33	-	749.97	749.97	1,000.00
6204 Termite Warranty - 1	-	37.50	37.50	-	337.50	337.50	450.00
6205 Janitorial - Contract 1	400.00	400.00	-	3,600.00	3,600.00	-	4,800.00
6206 Roof Cleaning - Contract 1	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
TOTAL MAINTENANCE	\$2,291.00	\$1,354.08	(\$936.92)	\$15,064.63	\$12,186.72	(\$2,877.91)	\$16,249.00
TOTAL EXPENSES	\$45,639.05	\$5,270.50	(\$40,368.55)	\$70,518.39	\$47,434.50	(\$23,083.89)	\$63,246.00
NET ORDINARY INCOME	(\$45,639.05)	(\$5,270.50)	(\$40,368.55)	\$45,622.45	\$68,385.75	(\$22,763.30)	\$91,181.00
EXPENSES							
TRANSFER EXPENSES							
9001 Master Assoc Transfer Exp - 1	-	-	-	58,450.50	58,450.50	-	77,934.00
9005 Transfer to Reserves - 1	-	-	-	9,936.00	9,936.00	-	13,248.00
TOTAL TRANSFER EXPENSES	\$-	\$-	\$-	\$68,386.50	\$68,386.50	\$-	\$91,182.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$68,386.50	\$68,386.50	\$-	\$91,182.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$68,386.50)	(\$68,386.50)	\$-	(\$91,182.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - 2	\$-	\$-	\$-	\$57,528.00	\$57,546.75	(\$18.75)	\$76,729.00
4010 Background Check - Mart 2	-	-	-	63.34	-	63.34	-
4025 Late Fees - 2	-	-	-	127.84	-	127.84	-
4050 Master Assoc Fees - Mart 2	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4060 Rental Application Fee - Mart 2	150.00	-	150.00	450.00	-	450.00	-
TOTAL INCOME	\$150.00	\$-	\$150.00	\$116,633.18	\$115,997.25	\$635.93	\$154,663.00
TOTAL INCOME	\$150.00	\$-	\$150.00	\$116,633.18	\$115,997.25	\$635.93	\$154,663.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 2	-	27.75	27.75	690.00	249.75	(440.25)	333.00
5110 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	87.75	(37.25)	117.00
5118 Division Filing Fee - 2	-	9.67	9.67	20.42	87.03	66.61	116.00
5457 Office Expense - 2	29.60	27.75	(1.85)	742.24	249.75	(492.49)	333.00
5458 Website Expense - 2	-	30.58	30.58	-	275.22	275.22	367.00
TOTAL ADMINISTRATIVE	\$29.60	\$105.50	\$75.90	\$1,577.66	\$949.50	(\$628.16)	\$1,266.00
INSURANCE							
5550 Insurance - Mart 2	37,281.82	2,222.00	(35,059.82)	37,470.15	19,998.00	(17,472.15)	26,664.00
5551 Flood Insurance - Mart 2	43.00	566.75	523.75	4,864.00	5,100.75	236.75	6,801.00
TOTAL INSURANCE	\$37,324.82	\$2,788.75	(\$34,536.07)	\$42,334.15	\$25,098.75	(\$17,235.40)	\$33,465.00
UTILITIES							
5801 Electricity - 2	32.23	50.00	17.77	295.79	450.00	154.21	600.00
5880 Water / Sewer - 2	1,165.20	972.17	(193.03)	11,698.66	8,749.53	(2,949.13)	11,666.00
TOTAL UTILITIES	\$1,197.43	\$1,022.17	(\$175.26)	\$11,994.45	\$9,199.53	(\$2,794.92)	\$12,266.00
MAINTENANCE							
6201 General Maintenance - 2	2,286.00	624.92	(1,661.08)	10,159.35	5,624.28	(4,535.07)	7,499.00
6202 Fire Equipment Repairs - 2	-	83.33	83.33	-	749.97	749.97	1,000.00
6203 Fire Alarm / Exting Service - 2	-	83.33	83.33	-	749.97	749.97	1,000.00
6204 Termite Warranty - 2	-	37.50	37.50	-	337.50	337.50	450.00
6205 Janitorial - Contract 2	400.00	400.00	-	3,600.00	3,600.00	-	4,800.00
6206 Roof Cleaning - Contract 2	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
TOTAL MAINTENANCE	\$2,686.00	\$1,354.08	(\$1,331.92)	\$13,759.35	\$12,186.72	(\$1,572.63)	\$16,249.00
TOTAL EXPENSES	\$41,237.85	\$5,270.50	(\$35,967.35)	\$69,665.61	\$47,434.50	(\$22,231.11)	\$63,246.00
NET ORDINARY INCOME	(\$41,087.85)	(\$5,270.50)	(\$35,817.35)	\$46,967.57	\$68,562.75	(\$21,595.18)	\$91,417.00
EXPENSES							
TRANSFER EXPENSES							
9001 Master Assoc Transfer Exp - 2	-	-	-	58,450.50	58,450.50	-	77,934.00
9005 Transfer to Reserves - 2	-	-	-	10,113.00	10,113.75	0.75	13,485.00
TOTAL TRANSFER EXPENSES	\$-	\$-	\$-	\$68,563.50	\$68,564.25	\$0.75	\$91,419.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$68,563.50	\$68,564.25	\$0.75	\$91,419.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$68,563.50)	(\$68,564.25)	\$0.75	(\$91,419.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - 3	\$-	\$-	\$-	\$59,472.00	\$59,493.00	(\$21.00)	\$79,324.00
4010 Background Check - Mart 3	-	-	-	(86.68)	-	(86.68)	-
4025 Late Fees - 3	-	-	-	79.07	-	79.07	-
4050 Master Assoc Fees - Mart 3	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4060 Rental Application Fee - Mart 3	300.00	-	300.00	450.00	-	450.00	-
TOTAL INCOME	\$300.00	\$-	\$300.00	\$118,378.39	\$117,943.50	\$434.89	\$157,258.00
TOTAL INCOME	\$300.00	\$-	\$300.00	\$118,378.39	\$117,943.50	\$434.89	\$157,258.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 3	-	27.75	27.75	690.00	249.75	(440.25)	333.00
5110 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	87.75	(37.25)	117.00
5118 Division Filing Fee - 3	-	9.67	9.67	20.41	87.03	66.62	116.00
5457 Office Expense - 3	29.61	27.75	(1.86)	742.23	249.75	(492.48)	333.00
5458 Website Expense - 3	-	30.58	30.58	-	275.22	275.22	367.00
TOTAL ADMINISTRATIVE	\$29.61	\$105.50	\$75.89	\$1,577.64	\$949.50	(\$628.14)	\$1,266.00
INSURANCE							
5550 Insurance - Mart 3	37,281.81	2,222.00	(35,059.81)	37,470.15	19,998.00	(17,472.15)	26,664.00
5551 Flood Insurance - Mart 3	-	566.75	566.75	2,191.00	5,100.75	2,909.75	6,801.00
TOTAL INSURANCE	\$37,281.81	\$2,788.75	(\$34,493.06)	\$39,661.15	\$25,098.75	(\$14,562.40)	\$33,465.00
UTILITIES							
5801 Electricity - 3	101.82	50.00	(51.82)	933.79	450.00	(483.79)	600.00
5880 Water / Sewer - 3	1,145.94	972.17	(173.77)	10,835.11	8,749.53	(2,085.58)	11,666.00
TOTAL UTILITIES	\$1,247.76	\$1,022.17	(\$225.59)	\$11,768.90	\$9,199.53	(\$2,569.37)	\$12,266.00
MAINTENANCE							
6201 General Maintenance - 3	1,016.00	624.92	(391.08)	7,228.35	5,624.28	(1,604.07)	7,499.00
6202 Fire Equipment Repairs - 3	-	83.33	83.33	-	749.97	749.97	1,000.00
6203 Fire Alarm / Exting Service - 3	-	83.33	83.33	2,118.60	749.97	(1,368.63)	1,000.00
6204 Termite Warranty - 3	-	37.50	37.50	-	337.50	337.50	450.00
6205 Janitorial - Contract 3	400.00	400.00	-	3,600.00	3,600.00	-	4,800.00
6206 Roof Cleaning - Contract 3	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
TOTAL MAINTENANCE	\$1,416.00	\$1,354.08	(\$61.92)	\$12,946.95	\$12,186.72	(\$760.23)	\$16,249.00
TOTAL EXPENSES	\$39,975.18	\$5,270.50	(\$34,704.68)	\$65,954.64	\$47,434.50	(\$18,520.14)	\$63,246.00
NET ORDINARY INCOME	(\$39,675.18)	(\$5,270.50)	(\$34,404.68)	\$52,423.75	\$70,509.00	(\$18,085.25)	\$94,012.00
EXPENSES							
TRANSFER EXPENSES							
9001 Master Assoc Transfer Exp - 3	-	-	-	58,450.50	58,450.50	-	77,934.00
9005 Transfer to Reserves - 3	-	-	-	10,560.00	10,560.00	-	14,080.00
TOTAL TRANSFER EXPENSES	\$-	\$-	\$-	\$69,010.50	\$69,010.50	\$-	\$92,014.00
TOTAL EXPENSES	\$0.00	\$-	\$-	\$69,010.50	\$69,010.50	\$-	\$92,014.00
NET OTHER INCOME	\$0.00	\$0.00	\$-	(\$69,010.50)	(\$69,010.50)	\$-	(\$92,014.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-01-00 Maint/ Rsv Fees - 1	\$-	\$-	\$-	\$57,384.00	\$57,369.75	\$14.25	\$76,493.00
4000-02-00 Maint / Rsv Fees - 2	-	-	-	57,528.00	57,546.75	(18.75)	76,729.00
4000-03-00 Maint / Rsv Fees - 3	-	-	-	59,472.00	59,493.00	(21.00)	79,324.00
4010-01-00 Background Check - Mart 1	-	-	-	(36.66)	-	(36.66)	-
4010-02-00 Background Check - Mart 2	-	-	-	63.34	-	63.34	-
4010-03-00 Background Check - Mart 3	-	-	-	(86.68)	-	(86.68)	-
4025-01-00 Late Fees - 1	-	-	-	29.50	-	29.50	-
4025-02-00 Late Fees - 2	-	-	-	127.84	-	127.84	-
4025-03-00 Late Fees - 3	-	-	-	79.07	-	79.07	-
4050-01-00 Master Assoc Fees - Mart 1	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4050-02-00 Master Assoc Fees - Mart 2	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4050-03-00 Master Assoc Fees - Mart 3	-	-	-	58,464.00	58,450.50	13.50	77,934.00
4060-01-00 Rental Application Fee - Mart 1	-	-	-	300.00	-	300.00	-
4060-02-00 Rental Application Fee - Mart 2	150.00	-	150.00	450.00	-	450.00	-
4060-03-00 Rental Application Fee - Mart 3	300.00	-	300.00	450.00	-	450.00	-
Total INCOME	\$450.00	\$-	\$450.00	\$351,152.41	\$349,761.00	\$1,391.41	\$466,348.00
Total OPERATING INCOME	\$450.00	\$-	\$450.00	\$351,152.41	\$349,761.00	\$1,391.41	\$466,348.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5030-01-00 Legal - 1	-	27.75	27.75	690.00	249.75	(440.25)	333.00
5030-02-00 Legal - 2	-	27.75	27.75	690.00	249.75	(440.25)	333.00
5030-03-00 Legal - 3	-	27.75	27.75	690.00	249.75	(440.25)	333.00
5110-01-00 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	87.75	(37.25)	117.00
5110-02-00 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	87.75	(37.25)	117.00
5110-03-00 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	87.75	(37.25)	117.00
5118-01-00 Division Filing Fees - 1	-	9.67	9.67	20.42	87.03	66.61	116.00
5118-02-00 Division Filing Fee - 2	-	9.67	9.67	20.42	87.03	66.61	116.00
5118-03-00 Division Filing Fee - 3	-	9.67	9.67	20.41	87.03	66.62	116.00
5457-01-00 Office Expense - 1	29.60	27.75	(1.85)	743.21	249.75	(493.46)	333.00
5457-02-00 Office Expense - 2	29.60	27.75	(1.85)	742.24	249.75	(492.49)	333.00
5457-03-00 Office Expense - 3	29.61	27.75	(1.86)	742.23	249.75	(492.48)	333.00
5458-01-00 Website Expense - 1	-	30.58	30.58	-	275.22	275.22	367.00
5458-02-00 Website Expense - 2	-	30.58	30.58	-	275.22	275.22	367.00
5458-03-00 Website Expense - 3	-	30.58	30.58	-	275.22	275.22	367.00
Total ADMINISTRATIVE	\$88.81	\$316.50	\$227.69	\$4,733.93	\$2,848.50	(\$1,885.43)	\$3,798.00
INSURANCE							
5550-01-00 Insurance - Mart 1	37,281.82	2,222.00	(35,059.82)	37,470.15	19,998.00	(17,472.15)	26,664.00
5550-02-00 Insurance - Mart 2	37,281.82	2,222.00	(35,059.82)	37,470.15	19,998.00	(17,472.15)	26,664.00
5550-03-00 Insurance - Mart 3	37,281.81	2,222.00	(35,059.81)	37,470.15	19,998.00	(17,472.15)	26,664.00
5551-01-00 Flood Insurance - Mart 1	4,840.00	566.75	(4,273.25)	4,894.00	5,100.75	206.75	6,801.00
5551-02-00 Flood Insurance - Mart 2	43.00	566.75	523.75	4,864.00	5,100.75	236.75	6,801.00
5551-03-00 Flood Insurance - Mart 3	-	566.75	566.75	2,191.00	5,100.75	2,909.75	6,801.00
Total INSURANCE	\$116,728.45	\$8,366.25	(\$108,362.20)	\$124,359.45	\$75,296.25	(\$49,063.20)	\$100,395.00
UTILITIES							
5801-01-00 Electricity - 1	41.06	50.00	8.94	388.83	450.00	61.17	600.00
5801-02-00 Electricity - 2	32.23	50.00	17.77	295.79	450.00	154.21	600.00
5801-03-00 Electricity - 3	101.82	50.00	(51.82)	933.79	450.00	(483.79)	600.00
5880-01-00 Water / Sewer - 1	1,155.57	972.17	(183.40)	11,122.15	8,749.53	(2,372.62)	11,666.00
5880-02-00 Water / Sewer - 2	1,165.20	972.17	(193.03)	11,698.66	8,749.53	(2,949.13)	11,666.00
5880-03-00 Water / Sewer - 3	1,145.94	972.17	(173.77)	10,835.11	8,749.53	(2,085.58)	11,666.00
Total UTILITIES	\$3,641.82	\$3,066.51	(\$575.31)	\$35,274.33	\$27,598.59	(\$7,675.74)	\$36,798.00
MAINTENANCE							
6201-01-00 General Maintenance - 1	1,891.00	624.92	(1,266.08)	10,829.35	5,624.28	(5,205.07)	7,499.00
6201-02-00 General Maintenance - 2	2,286.00	624.92	(1,661.08)	10,159.35	5,624.28	(4,535.07)	7,499.00

Income Statement - Operating

The Martinique at Tarpon Cove Condo Assn., Inc.

09/30/2023

Date: 10/6/2023

Time: 8:10 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	\$1,016.00	\$624.92	(\$391.08)	\$7,228.35	\$5,624.28	(\$1,604.07)	\$7,499.00
6202-01-00 Fire Equipment Repairs - 1	-	83.33	83.33	635.28	749.97	114.69	1,000.00
6202-02-00 Fire Equipment Repairs - 2	-	83.33	83.33	-	749.97	749.97	1,000.00
6202-03-00 Fire Equipment Repairs - 3	-	83.33	83.33	-	749.97	749.97	1,000.00
6203-01-00 Fire Alarm / Exting Service - 1	-	83.33	83.33	-	749.97	749.97	1,000.00
6203-02-00 Fire Alarm / Exting Service - 2	-	83.33	83.33	-	749.97	749.97	1,000.00
6203-03-00 Fire Alarm / Exting Service - 3	-	83.33	83.33	2,118.60	749.97	(1,368.63)	1,000.00
6204-01-00 Termite Warranty - 1	-	37.50	37.50	-	337.50	337.50	450.00
6204-02-00 Termite Warranty - 2	-	37.50	37.50	-	337.50	337.50	450.00
6204-03-00 Termite Warranty - 3	-	37.50	37.50	-	337.50	337.50	450.00
6205-01-00 Janitorial - Contract 1	400.00	400.00	-	3,600.00	3,600.00	-	4,800.00
6205-02-00 Janitorial - Contract 2	400.00	400.00	-	3,600.00	3,600.00	-	4,800.00
6205-03-00 Janitorial - Contract 3	400.00	400.00	-	3,600.00	3,600.00	-	4,800.00
6206-01-00 Roof Cleaning - Contract 1	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
6206-02-00 Roof Cleaning - Contract 2	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
6206-03-00 Roof Cleaning - Contract 3	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
Total MAINTENANCE	\$6,393.00	\$4,062.24	(\$2,330.76)	\$41,770.93	\$36,560.16	(\$5,210.77)	\$48,747.00
TRANSFER EXPENSES							
9001-01-00 Master Assoc Transfer Exp - 1	-	-	-	58,450.50	58,450.50	-	77,934.00
9001-02-00 Master Assoc Transfer Exp - 2	-	-	-	58,450.50	58,450.50	-	77,934.00
9001-03-00 Master Assoc Transfer Exp - 3	-	-	-	58,450.50	58,450.50	-	77,934.00
9005-01-00 Transfer to Reserves - 1	-	-	-	9,936.00	9,936.00	-	13,248.00
9005-02-00 Transfer to Reserves - 2	-	-	-	10,113.00	10,113.75	0.75	13,485.00
9005-03-00 Transfer to Reserves - 3	-	-	-	10,560.00	10,560.00	-	14,080.00
Total TRANSFER EXPENSES	\$-	\$-	\$-	\$205,960.50	\$205,961.25	\$0.75	\$274,615.00
Total OPERATING EXPENSE	\$126,852.08	\$15,811.50	(\$111,040.58)	\$412,099.14	\$348,264.75	(\$63,834.39)	\$464,353.00
Net Income:	(\$126,402.08)	(\$15,811.50)	(\$110,590.58)	(\$60,946.73)	\$1,496.25	(\$62,442.98)	\$1,995.00