



# **Financial Report Package**

**May 2024**

**Prepared for**

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

**By**

**KPG Accounting Services, Inc.**

	Current Balance at 5/31/2024	Prior Month Balance at 04/30/2024	Change
<b>Assets</b>			
<b>OPERATING ASSETS</b>			
10-1010-00-00 VNB OP 3468	\$ 90,242.94	\$ 86,654.91	\$ 3,588.03
<b>Total OPERATING ASSETS:</b>	<b>\$ 90,242.94</b>	<b>\$ 86,654.91</b>	<b>\$ 3,588.03</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 61.24	\$ 6,572.25	\$ (6,511.01)
<b>Total CURRENT ASSETS:</b>	<b>\$ 61.24</b>	<b>\$ 6,572.25</b>	<b>\$ (6,511.01)</b>
<b>Total Assets:</b>	<b>\$ 90,304.18</b>	<b>\$ 93,227.16</b>	<b>\$ (2,922.98)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ 689.00	\$ -	\$ 689.00
20-2015-00-00 PPD Maintenance Fees	7,395.01	3,866.00	3,529.01
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 8,084.01</b>	<b>\$ 3,866.00</b>	<b>\$ 4,218.01</b>
<b>OPERATING EQUITY</b>			
30-3900-01-00 Retained Earnings - Mart 1	\$ (4,374.95)	\$ (4,374.95)	\$ -
30-3900-02-00 Retained Earnings - Mart 2	18,113.97	18,113.97	-
30-3900-03-00 Retained Earnings - Mart 3	2,944.03	2,944.03	-
<b>Total OPERATING EQUITY:</b>	<b>\$ 16,683.05</b>	<b>\$ 16,683.05</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 65,537.12</b>	<b>\$ 72,678.11</b>	<b>\$ (7,140.99)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 90,304.18</b>	<b>\$ 93,227.16</b>	<b>\$ (2,922.98)</b>

	Current Balance at 5/31/2024	Prior Month Balance at 04/30/2024	Change
<b>Assets</b>			
<b>MART 1 RESERVE ASSETS</b>			
11-1210-01-00 VNB RSV 1 1963	\$ 91,072.89	\$ 90,803.32	\$ 269.57
<b>Total MART 1 RESERVE ASSETS:</b>	<b>\$ 91,072.89</b>	<b>\$ 90,803.32</b>	<b>\$ 269.57</b>
<b>MART 2 RESERVE ASSETS</b>			
12-1211-02-00 VNB RSV 2 1971	\$ 109,081.53	\$ 108,758.65	\$ 322.88
<b>Total MART 2 RESERVE ASSETS:</b>	<b>\$ 109,081.53</b>	<b>\$ 108,758.65</b>	<b>\$ 322.88</b>
<b>MART 3 RESERVE ASSETS</b>			
13-1212-03-00 VNB RSV 3 1998	\$ 80,606.93	\$ 80,368.34	\$ 238.59
<b>Total MART 3 RESERVE ASSETS:</b>	<b>\$ 80,606.93</b>	<b>\$ 80,368.34</b>	<b>\$ 238.59</b>
<b>Total Assets:</b>	<b>\$ 280,761.35</b>	<b>\$ 279,930.31</b>	<b>\$ 831.04</b>
<b>Liabilities &amp; Equity</b>			
<b>MART 1 RESERVE EQUITY</b>			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 4,733.72	\$ 4,464.15	\$ 269.57
25-3002-01-00 RSV - Painting Mart 1	35,921.61	35,921.61	-
25-3003-01-00 RSV 1 - Roof Mart 1	35,117.86	35,117.86	-
25-3004-01-00 RSV - Garage Roof - Mart 1	18,161.64	18,161.64	-
25-3005-01-00 RSV - Storage Mart 1	7,138.06	7,138.06	-
<b>Total MART 1 RESERVE EQUITY:</b>	<b>\$ 101,072.89</b>	<b>\$ 100,803.32</b>	<b>\$ 269.57</b>
<b>MART 2 RESERVE EQUITY</b>			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 4,893.66	\$ 4,570.78	\$ 322.88
26-3002-02-00 RSV - Painting Mart 2	35,923.60	35,923.60	-
26-3003-02-00 RSV 1 - Roof Mart 2	34,415.86	34,415.86	-
26-3004-02-00 RSV - Garage Roof - Mart 2	18,584.24	18,584.24	-
26-3005-02-00 RSV - Storage Mart 2	5,264.17	5,264.17	-
<b>Total MART 2 RESERVE EQUITY:</b>	<b>\$ 99,081.53</b>	<b>\$ 98,758.65</b>	<b>\$ 322.88</b>
<b>MART 3 RESERVE EQUITY</b>			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 3,610.04	\$ 3,371.45	\$ 238.59
27-3002-03-00 RSV - Painting Mart 3	35,923.32	35,923.32	-
27-3003-03-00 RSV 1 - Roof Mart 3	24,261.31	24,261.31	-
27-3004-03-00 RSV - Garage Roof - Mart 3	4,624.15	4,624.15	-
27-3005-03-00 RSV - Storage Mart 3	2,188.11	2,188.11	-
27-3009-03-00 RSV - Fire Equipment - Mart 3	10,000.00	10,000.00	-
<b>Total MART 3 RESERVE EQUITY:</b>	<b>\$ 80,606.93</b>	<b>\$ 80,368.34</b>	<b>\$ 238.59</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 280,761.35</b>	<b>\$ 279,930.31</b>	<b>\$ 831.04</b>

**Assets**

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$90,242.94

Total OPERATING ASSETS:

\$90,242.94

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 91,072.89

Total MART 1 RESERVE ASSETS:

\$91,072.89

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 109,081.53

Total MART 2 RESERVE ASSETS:

\$109,081.53

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 80,606.93

Total MART 3 RESERVE ASSETS:

\$80,606.93

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 61.24

Total CURRENT ASSETS:

\$61.24

**Total Assets:**

**\$371,065.53**

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 689.00

20-2015-00-00 PPD Maintenance Fees 7,395.01

Total CURRENT LIABILITIES:

\$8,084.01

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 4,733.72

25-3002-01-00 RSV - Painting Mart 1 35,921.61

25-3003-01-00 RSV 1 - Roof Mart 1 35,117.86

25-3004-01-00 RSV - Garage Roof - Mart 1 18,161.64

25-3005-01-00 RSV - Storage Mart 1 7,138.06

Total MART 1 RESERVE EQUITY:

\$101,072.89

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 4,893.66

26-3002-02-00 RSV - Painting Mart 2 35,923.60

26-3003-02-00 RSV 1 - Roof Mart 2 34,415.86

26-3004-02-00 RSV - Garage Roof - Mart 2 18,584.24

26-3005-02-00 RSV - Storage Mart 2 5,264.17

Total MART 1 RESERVE EQUITY:

\$99,081.53

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 3,610.04

27-3002-03-00 RSV - Painting Mart 3 35,923.32

27-3003-03-00 RSV 1 - Roof Mart 3 24,261.31

27-3004-03-00 RSV - Garage Roof - Mart 3 4,624.15

27-3005-03-00 RSV - Storage Mart 3 2,188.11

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

Total MART 3 RESERVE EQUITY:

\$80,606.93

OPERATING EQUITY

30-3900-01-00 Retained Earnings - Mart 1 (4,374.95)

30-3900-02-00 Retained Earnings - Mart 2 18,113.97

30-3900-03-00 Retained Earnings - Mart 3 2,944.03



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>INCOME</b>							
4000 Maint/ Rsv Fees - 1	\$-	\$-	\$-	\$48,624.00	\$48,624.50	(\$0.50)	\$97,249.00
4010 Background Check - Mart 1	-	-	-	80.00	-	80.00	-
4050 Master Assoc Fees - Mart 1	-	-	-	40,896.00	40,883.00	13.00	81,766.00
4060 Rental Application Fee - Mart 1	-	-	-	150.00	-	150.00	-
<b>TOTAL INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$89,750.00</b>	<b>\$89,507.50</b>	<b>\$242.50</b>	<b>\$179,015.00</b>
<b>TOTAL INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$89,750.00</b>	<b>\$89,507.50</b>	<b>\$242.50</b>	<b>\$179,015.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 1	-	27.78	27.78	-	138.90	138.90	333.33
5110 Audit /Accounting Fees - 1	-	9.72	9.72	98.33	48.60	(49.73)	116.67
5118 Division Filing Fees - 1	-	10.42	10.42	20.42	52.10	31.68	125.00
5457 Office Expense - 1	3.00	27.78	24.78	611.09	138.90	(472.19)	333.33
5458 Website Expense - 1	-	30.56	30.56	-	152.80	152.80	366.66
<b>TOTAL ADMINISTRATIVE</b>	<b>\$3.00</b>	<b>\$106.26</b>	<b>\$103.26</b>	<b>\$729.84</b>	<b>\$531.30</b>	<b>(\$198.54)</b>	<b>\$1,274.99</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 1	-	3,122.36	3,122.36	-	15,611.80	15,611.80	37,468.34
5551 Flood Insurance - Mart 1	-	671.89	671.89	217.00	3,359.45	3,142.45	8,062.67
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$3,794.25</b>	<b>\$3,794.25</b>	<b>\$217.00</b>	<b>\$18,971.25</b>	<b>\$18,754.25</b>	<b>\$45,531.01</b>
<b>UTILITIES</b>							
5801 Electricity - 1	39.70	61.11	21.41	247.93	305.55	57.62	733.33
5880 Water / Sewer - 1	1,431.66	1,250.00	(181.66)	7,531.20	6,250.00	(1,281.20)	15,000.00
<b>TOTAL UTILITIES</b>	<b>\$1,471.36</b>	<b>\$1,311.11</b>	<b>(\$160.25)</b>	<b>\$7,779.13</b>	<b>\$6,555.55</b>	<b>(\$1,223.58)</b>	<b>\$15,733.33</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 1	250.00	1,000.00	750.00	3,100.00	5,000.00	1,900.00	12,000.00
6202 Fire Equipment Repairs - 1	-	55.56	55.56	1,170.75	277.80	(892.95)	666.66
6203 Fire Alarm / Exting Service - 1	-	83.33	83.33	489.66	416.65	(73.01)	1,000.00
6205 Janitorial - Contract 1	400.00	400.00	-	2,000.00	2,000.00	-	4,800.00
6206 Roof Cleaning - Contract 1	-	250.00	250.00	3,000.00	1,250.00	(1,750.00)	3,000.00
<b>TOTAL MAINTENANCE</b>	<b>\$650.00</b>	<b>\$1,788.89</b>	<b>\$1,138.89</b>	<b>\$9,760.41</b>	<b>\$8,944.45</b>	<b>(\$815.96)</b>	<b>\$21,466.66</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001 Master Assoc Transfer Exp - 1	-	-	-	40,883.00	40,883.00	-	81,766.00
9005 Transfer to Reserves - 1	-	-	-	6,625.50	6,625.50	-	13,251.00
<b>TOTAL RESERVE/MASTER TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$47,508.50</b>	<b>\$47,508.50</b>	<b>\$-</b>	<b>\$95,017.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,124.36</b>	<b>\$7,000.51</b>	<b>\$4,876.15</b>	<b>\$65,994.88</b>	<b>\$82,511.05</b>	<b>\$16,516.17</b>	<b>\$179,022.99</b>
<b>NET ORDINARY INCOME</b>	<b>(\$2,124.36)</b>	<b>(\$7,000.51)</b>	<b>\$4,876.15</b>	<b>\$23,755.12</b>	<b>\$6,996.45</b>	<b>\$16,758.67</b>	<b>(\$7.99)</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	\$-	\$-	\$-	\$48,720.00	\$48,726.50	(\$6.50)	\$97,453.00
4010 Background Check - Mart 2	-	-	-	80.00	-	80.00	-
4025 Late Fees - 2	-	-	-	220.26	-	220.26	-
4050 Master Assoc Fees - Mart 2	-	-	-	40,896.00	40,883.00	13.00	81,766.00
4060 Rental Application Fee - Mart 2	-	-	-	150.00	-	150.00	-
<b>TOTAL INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$90,066.26</b>	<b>\$89,609.50</b>	<b>\$456.76</b>	<b>\$179,219.00</b>
<b>TOTAL INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$90,066.26</b>	<b>\$89,609.50</b>	<b>\$456.76</b>	<b>\$179,219.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 2	-	27.78	27.78	-	138.90	138.90	333.33
5110 Audit /Accounting Fees - 2	-	9.72	9.72	-	48.60	48.60	116.67
5118 Division Filing Fee - 2	-	10.42	10.42	20.42	52.10	31.68	125.00
5457 Office Expense - 2	3.00	27.78	24.78	534.29	138.90	(395.39)	333.33
5458 Website Expense - 2	-	30.56	30.56	-	152.80	152.80	366.67
<b>TOTAL ADMINISTRATIVE</b>	<b>\$3.00</b>	<b>\$106.26</b>	<b>\$103.26</b>	<b>\$554.71</b>	<b>\$531.30</b>	<b>(\$23.41)</b>	<b>\$1,275.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 2	-	3,122.36	3,122.36	-	15,611.80	15,611.80	37,468.33
5551 Flood Insurance - Mart 2	-	671.89	671.89	5,723.00	3,359.45	(2,363.55)	8,062.67
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$3,794.25</b>	<b>\$3,794.25</b>	<b>\$5,723.00</b>	<b>\$18,971.25</b>	<b>\$13,248.25</b>	<b>\$45,531.00</b>
<b>UTILITIES</b>							
5801 Electricity - 2	31.18	61.11	29.93	161.44	305.55	144.11	733.34
5880 Water / Sewer - 2	1,505.37	1,250.00	(255.37)	7,327.80	6,250.00	(1,077.80)	15,000.00
<b>TOTAL UTILITIES</b>	<b>\$1,536.55</b>	<b>\$1,311.11</b>	<b>(\$225.44)</b>	<b>\$7,489.24</b>	<b>\$6,555.55</b>	<b>(\$933.69)</b>	<b>\$15,733.34</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 2	150.00	1,000.00	850.00	3,000.00	5,000.00	2,000.00	12,000.00
6202 Fire Equipment Repairs - 2	-	55.56	55.56	570.00	277.80	(292.20)	666.67
6203 Fire Alarm / Exting Service - 2	-	83.33	83.33	489.67	416.65	(73.02)	1,000.00
6205 Janitorial - Contract 2	400.00	400.00	-	2,000.00	2,000.00	-	4,800.00
6206 Roof Cleaning - Contract 2	-	250.00	250.00	3,000.00	1,250.00	(1,750.00)	3,000.00
<b>TOTAL MAINTENANCE</b>	<b>\$550.00</b>	<b>\$1,788.89</b>	<b>\$1,238.89</b>	<b>\$9,059.67</b>	<b>\$8,944.45</b>	<b>(\$115.22)</b>	<b>\$21,466.67</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001 Master Assoc Transfer Exp - 2	-	-	-	40,883.00	40,883.00	-	81,766.00
9005 Transfer to Reserves - 2	-	-	-	6,727.50	6,727.50	-	13,455.00
<b>TOTAL RESERVE/MASTER TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$47,610.50</b>	<b>\$47,610.50</b>	<b>\$-</b>	<b>\$95,221.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,089.55</b>	<b>\$7,000.51</b>	<b>\$4,910.96</b>	<b>\$70,437.12</b>	<b>\$82,613.05</b>	<b>\$12,175.93</b>	<b>\$179,227.01</b>
<b>NET ORDINARY INCOME</b>	<b>(\$2,089.55)</b>	<b>(\$7,000.51)</b>	<b>\$4,910.96</b>	<b>\$19,629.14</b>	<b>\$6,996.45</b>	<b>\$12,632.69</b>	<b>(\$8.01)</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	\$-	\$-	\$-	\$51,456.00	\$51,471.50	(\$15.50)	\$102,943.00
4010 Background Check - Mart 3	-	-	-	(20.00)	-	(20.00)	-
4025 Late Fees - 3	-	-	-	50.11	-	50.11	-
4050 Master Assoc Fees - Mart 3	-	-	-	40,996.00	40,883.00	113.00	81,766.00
4060 Rental Application Fee - Mart 3	-	-	-	300.00	-	300.00	-
<b>TOTAL INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$92,782.11</b>	<b>\$92,354.50</b>	<b>\$427.61</b>	<b>\$184,709.00</b>
<b>TOTAL INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$92,782.11</b>	<b>\$92,354.50</b>	<b>\$427.61</b>	<b>\$184,709.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 3	-	27.78	27.78	-	138.90	138.90	333.34
5110 Audit /Accounting Fees - 3	-	9.72	9.72	-	48.60	48.60	116.66
5118 Division Filing Fee - 3	-	10.42	10.42	20.41	52.10	31.69	125.00
5457 Office Expense - 3	3.00	27.78	24.78	576.99	138.90	(438.09)	333.34
5458 Website Expense - 3	-	30.56	30.56	-	152.80	152.80	366.67
<b>TOTAL ADMINISTRATIVE</b>	<b>\$3.00</b>	<b>\$106.26</b>	<b>\$103.26</b>	<b>\$597.40</b>	<b>\$531.30</b>	<b>(\$66.10)</b>	<b>\$1,275.01</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 3	-	3,122.36	3,122.36	-	15,611.80	15,611.80	37,468.33
5551 Flood Insurance - Mart 3	-	671.89	671.89	306.00	3,359.45	3,053.45	8,062.66
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$3,794.25</b>	<b>\$3,794.25</b>	<b>\$306.00</b>	<b>\$18,971.25</b>	<b>\$18,665.25</b>	<b>\$45,530.99</b>
<b>UTILITIES</b>							
5801 Electricity - 3	95.54	61.11	(34.43)	506.09	305.55	(200.54)	733.33
5880 Water / Sewer - 3	1,389.54	1,250.00	(139.54)	7,611.29	6,250.00	(1,361.29)	15,000.00
<b>TOTAL UTILITIES</b>	<b>\$1,485.08</b>	<b>\$1,311.11</b>	<b>(\$173.97)</b>	<b>\$8,117.38</b>	<b>\$6,555.55</b>	<b>(\$1,561.83)</b>	<b>\$15,733.33</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 3	350.00	1,000.00	650.00	3,975.00	5,000.00	1,025.00	12,000.00
6202 Fire Equipment Repairs - 3	689.00	55.56	(633.44)	689.00	277.80	(411.20)	666.67
6203 Fire Alarm / Exting Service - 3	-	250.00	250.00	2,588.47	1,250.00	(1,338.47)	3,000.00
6205 Janitorial - Contract 3	400.00	400.00	-	2,000.00	2,000.00	-	4,800.00
6206 Roof Cleaning - Contract 3	-	250.00	250.00	3,000.00	1,250.00	(1,750.00)	3,000.00
<b>TOTAL MAINTENANCE</b>	<b>\$1,439.00</b>	<b>\$1,955.56</b>	<b>\$516.56</b>	<b>\$12,252.47</b>	<b>\$9,777.80</b>	<b>(\$2,474.67)</b>	<b>\$23,466.67</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001 Master Assoc Transfer Exp - 3	-	-	-	40,883.00	40,883.00	-	81,766.00
9005 Transfer to Reserves - 3	-	-	-	8,473.00	8,473.00	-	16,946.00
<b>TOTAL RESERVE/MASTER TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$49,356.00</b>	<b>\$49,356.00</b>	<b>\$-</b>	<b>\$98,712.00</b>
<b>TOTAL EXPENSES</b>	<b>\$2,927.08</b>	<b>\$7,167.18</b>	<b>\$4,240.10</b>	<b>\$70,629.25</b>	<b>\$85,191.90</b>	<b>\$14,562.65</b>	<b>\$184,718.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$2,927.08)</b>	<b>(\$7,167.18)</b>	<b>\$4,240.10</b>	<b>\$22,152.86</b>	<b>\$7,162.60</b>	<b>\$14,990.26</b>	<b>(\$9.00)</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	\$-	\$-	\$-	\$48,624.00	\$48,624.50	(\$0.50)	\$97,249.00
4000-02-00 Maint / Rsv Fees - 2	-	-	-	48,720.00	48,726.50	(6.50)	97,453.00
4000-03-00 Maint / Rsv Fees - 3	-	-	-	51,456.00	51,471.50	(15.50)	102,943.00
4010-01-00 Background Check - Mart 1	-	-	-	80.00	-	80.00	-
4010-02-00 Background Check - Mart 2	-	-	-	80.00	-	80.00	-
4010-03-00 Background Check - Mart 3	-	-	-	(20.00)	-	(20.00)	-
4025-02-00 Late Fees - 2	-	-	-	220.26	-	220.26	-
4025-03-00 Late Fees - 3	-	-	-	50.11	-	50.11	-
4050-01-00 Master Assoc Fees - Mart 1	-	-	-	40,896.00	40,883.00	13.00	81,766.00
4050-02-00 Master Assoc Fees - Mart 2	-	-	-	40,896.00	40,883.00	13.00	81,766.00
4050-03-00 Master Assoc Fees - Mart 3	-	-	-	40,996.00	40,883.00	113.00	81,766.00
4060-01-00 Rental Application Fee - Mart 1	-	-	-	150.00	-	150.00	-
4060-02-00 Rental Application Fee - Mart 2	-	-	-	150.00	-	150.00	-
4060-03-00 Rental Application Fee - Mart 3	-	-	-	300.00	-	300.00	-
<b>Total INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$272,598.37</b>	<b>\$271,471.50</b>	<b>\$1,126.87</b>	<b>\$542,943.00</b>
<b>Total OPERATING INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$272,598.37</b>	<b>\$271,471.50</b>	<b>\$1,126.87</b>	<b>\$542,943.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5030-01-00 Legal - 1	-	27.78	27.78	-	138.90	138.90	333.33
5030-02-00 Legal - 2	-	27.78	27.78	-	138.90	138.90	333.33
5030-03-00 Legal - 3	-	27.78	27.78	-	138.90	138.90	333.34
5110-01-00 Audit /Accounting Fees - 1	-	9.72	9.72	98.33	48.60	(49.73)	116.67
5110-02-00 Audit /Accounting Fees - 2	-	9.72	9.72	-	48.60	48.60	116.67
5110-03-00 Audit /Accounting Fees - 3	-	9.72	9.72	-	48.60	48.60	116.66
5118-01-00 Division Filing Fees - 1	-	10.42	10.42	20.42	52.10	31.68	125.00
5118-02-00 Division Filing Fee - 2	-	10.42	10.42	20.42	52.10	31.68	125.00
5118-03-00 Division Filing Fee - 3	-	10.42	10.42	20.41	52.10	31.69	125.00
5457-01-00 Office Expense - 1	3.00	27.78	24.78	611.09	138.90	(472.19)	333.33
5457-02-00 Office Expense - 2	3.00	27.78	24.78	534.29	138.90	(395.39)	333.33
5457-03-00 Office Expense - 3	3.00	27.78	24.78	576.99	138.90	(438.09)	333.34
5458-01-00 Website Expense - 1	-	30.56	30.56	-	152.80	152.80	366.66
5458-02-00 Website Expense - 2	-	30.56	30.56	-	152.80	152.80	366.67
5458-03-00 Website Expense - 3	-	30.56	30.56	-	152.80	152.80	366.67
<b>Total ADMINISTRATIVE</b>	<b>\$9.00</b>	<b>\$318.78</b>	<b>\$309.78</b>	<b>\$1,881.95</b>	<b>\$1,593.90</b>	<b>(\$288.05)</b>	<b>\$3,825.00</b>
<b>INSURANCE</b>							
5550-01-00 Insurance - Mart 1	-	3,122.36	3,122.36	-	15,611.80	15,611.80	37,468.34
5550-02-00 Insurance - Mart 2	-	3,122.36	3,122.36	-	15,611.80	15,611.80	37,468.33
5550-03-00 Insurance - Mart 3	-	3,122.36	3,122.36	-	15,611.80	15,611.80	37,468.33
5551-01-00 Flood Insurance - Mart 1	-	671.89	671.89	217.00	3,359.45	3,142.45	8,062.67
5551-02-00 Flood Insurance - Mart 2	-	671.89	671.89	5,723.00	3,359.45	(2,363.55)	8,062.67
5551-03-00 Flood Insurance - Mart 3	-	671.89	671.89	306.00	3,359.45	3,053.45	8,062.66
<b>Total INSURANCE</b>	<b>\$-</b>	<b>\$11,382.75</b>	<b>\$11,382.75</b>	<b>\$6,246.00</b>	<b>\$56,913.75</b>	<b>\$50,667.75</b>	<b>\$136,593.00</b>
<b>UTILITIES</b>							
5801-01-00 Electricity - 1	39.70	61.11	21.41	247.93	305.55	57.62	733.33
5801-02-00 Electricity - 2	31.18	61.11	29.93	161.44	305.55	144.11	733.34
5801-03-00 Electricity - 3	95.54	61.11	(34.43)	506.09	305.55	(200.54)	733.33
5880-01-00 Water / Sewer - 1	1,431.66	1,250.00	(181.66)	7,531.20	6,250.00	(1,281.20)	15,000.00
5880-02-00 Water / Sewer - 2	1,505.37	1,250.00	(255.37)	7,327.80	6,250.00	(1,077.80)	15,000.00
5880-03-00 Water / Sewer - 3	1,389.54	1,250.00	(139.54)	7,611.29	6,250.00	(1,361.29)	15,000.00
<b>Total UTILITIES</b>	<b>\$4,492.99</b>	<b>\$3,933.33</b>	<b>(\$559.66)</b>	<b>\$23,385.75</b>	<b>\$19,666.65</b>	<b>(\$3,719.10)</b>	<b>\$47,200.00</b>
<b>MAINTENANCE</b>							
6201-01-00 General Maintenance - 1	250.00	1,000.00	750.00	3,100.00	5,000.00	1,900.00	12,000.00
6201-02-00 General Maintenance - 2	150.00	1,000.00	850.00	3,000.00	5,000.00	2,000.00	12,000.00
6201-03-00 General Maintenance - 3	350.00	1,000.00	650.00	3,975.00	5,000.00	1,025.00	12,000.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6202-01-00 Fire Equipment Repairs - 1	\$-	\$55.56	\$55.56	\$1,170.75	\$277.80	(\$892.95)	\$666.66
6202-02-00 Fire Equipment Repairs - 2	-	55.56	55.56	570.00	277.80	(292.20)	666.67
6202-03-00 Fire Equipment Repairs - 3	689.00	55.56	(633.44)	689.00	277.80	(411.20)	666.67
6203-01-00 Fire Alarm / Exting Service - 1	-	83.33	83.33	489.66	416.65	(73.01)	1,000.00
6203-02-00 Fire Alarm / Exting Service - 2	-	83.33	83.33	489.67	416.65	(73.02)	1,000.00
6203-03-00 Fire Alarm / Exting Service - 3	-	250.00	250.00	2,588.47	1,250.00	(1,338.47)	3,000.00
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	-	250.00	250.00	3,000.00	1,250.00	(1,750.00)	3,000.00
6206-02-00 Roof Cleaning - Contract 2	-	250.00	250.00	3,000.00	1,250.00	(1,750.00)	3,000.00
6206-03-00 Roof Cleaning - Contract 3	-	250.00	250.00	3,000.00	1,250.00	(1,750.00)	3,000.00
<b>Total MAINTENANCE</b>	<b>\$2,639.00</b>	<b>\$5,533.34</b>	<b>\$2,894.34</b>	<b>\$31,072.55</b>	<b>\$27,666.70</b>	<b>(\$3,405.85)</b>	<b>\$66,400.00</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001-01-00 Master Assoc Transfer Exp - 1	-	-	-	40,883.00	40,883.00	-	81,766.00
9001-02-00 Master Assoc Transfer Exp - 2	-	-	-	40,883.00	40,883.00	-	81,766.00
9001-03-00 Master Assoc Transfer Exp - 3	-	-	-	40,883.00	40,883.00	-	81,766.00
9005-01-00 Transfer to Reserves - 1	-	-	-	6,625.50	6,625.50	-	13,251.00
9005-02-00 Transfer to Reserves - 2	-	-	-	6,727.50	6,727.50	-	13,455.00
9005-03-00 Transfer to Reserves - 3	-	-	-	8,473.00	8,473.00	-	16,946.00
<b>Total RESERVE/MASTER TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$144,475.00</b>	<b>\$144,475.00</b>	<b>\$0.00</b>	<b>\$288,950.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$7,140.99</b>	<b>\$21,168.20</b>	<b>\$14,027.21</b>	<b>\$207,061.25</b>	<b>\$250,316.00</b>	<b>\$43,254.75</b>	<b>\$542,968.00</b>
<b>Net Income:</b>	<b>(\$7,140.99)</b>	<b>(\$21,168.20)</b>	<b>\$14,027.21</b>	<b>\$65,537.12</b>	<b>\$21,155.50</b>	<b>\$44,381.62</b>	<b>(\$25.00)</b>