



Financial Report Package

December 2025

Prepared for

The Martinique at Tarpon Cove Condo Assn., Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 12/31/2025	Prior Month Balance at 11/30/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3468	\$ 74,560.41	\$ 61,797.44	\$ 12,762.97
Total OPERATING ASSETS:	\$ 74,560.41	\$ 61,797.44	\$ 12,762.97
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 119.89	\$ 881.89	\$ (762.00)
Total CURRENT ASSETS:	\$ 119.89	\$ 881.89	\$ (762.00)
Total Assets:	\$ 74,680.30	\$ 62,679.33	\$ 12,000.97
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 14,908.82	\$ -	\$ 14,908.82
20-2015-00-00 PPD Maintenance Fees	29,459.00	6,259.00	23,200.00
Total CURRENT LIABILITIES:	\$ 44,367.82	\$ 6,259.00	\$ 38,108.82
OPERATING EQUITY			
30-3900-01-00 Retained Earnings - Mart 1	\$ (10,147.15)	\$ (10,147.15)	\$ -
30-3900-02-00 Retained Earnings - Mart 2	17,290.28	17,290.28	-
30-3900-03-00 Retained Earnings - Mart 3	(1,906.15)	(1,906.15)	-
Total OPERATING EQUITY:	\$ 5,236.98	\$ 5,236.98	\$ -
Net Income / (Loss)	\$ 25,075.50	\$ 51,183.35	\$ (26,107.85)
Total Liabilities & Equity:	\$ 74,680.30	\$ 62,679.33	\$ 12,000.97

	Current Balance at 12/31/2025	Prior Month Balance at 11/30/2025	Change
Assets			
MART 1 RESERVE ASSETS			
11-1210-01-00 VNB RSV 1 1963	\$ 74,859.10	\$ 74,679.46	\$ 179.64
Total MART 1 RESERVE ASSETS:	\$ 74,859.10	\$ 74,679.46	\$ 179.64
MART 2 RESERVE ASSETS			
12-1211-02-00 VNB RSV 2 1971	\$ 75,063.12	\$ 74,882.99	\$ 180.13
Total MART 2 RESERVE ASSETS:	\$ 75,063.12	\$ 74,882.99	\$ 180.13
MART 3 RESERVE ASSETS			
13-1212-03-00 VNB RSV 3 1998	\$ 59,548.69	\$ 59,405.79	\$ 142.90
Total MART 3 RESERVE ASSETS:	\$ 59,548.69	\$ 59,405.79	\$ 142.90
Total Assets:	\$ 209,470.91	\$ 208,968.24	\$ 502.67
Liabilities & Equity			
MART 1 RESERVE EQUITY			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 3,770.85	\$ 3,591.21	\$ 179.64
25-3002-01-00 RSV - Painting Mart 1	509.75	509.75	-
25-3003-01-00 RSV 1 - Roof Mart 1	48,309.36	48,309.36	-
25-3004-01-00 RSV - Garage Roof - Mart 1	22,121.64	22,121.64	-
25-3005-01-00 RSV - Storage Mart 1	147.50	147.50	-
Total MART 1 RESERVE EQUITY:	\$ 74,859.10	\$ 74,679.46	\$ 179.64
MART 2 RESERVE EQUITY			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 1,111.49	\$ 931.36	\$ 180.13
26-3002-02-00 RSV - Painting Mart 2	509.50	509.50	-
26-3003-02-00 RSV 1 - Roof Mart 2	50,811.90	50,811.90	-
26-3004-02-00 RSV - Garage Roof - Mart 2	22,425.98	22,425.98	-
26-3005-02-00 RSV - Storage Mart 2	204.25	204.25	-
Total MART 2 RESERVE EQUITY:	\$ 75,063.12	\$ 74,882.99	\$ 180.13
MART 3 RESERVE EQUITY			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 724.01	\$ 581.11	\$ 142.90
27-3002-03-00 RSV - Painting Mart 3	(2,019.83)	(2,019.83)	-
27-3003-03-00 RSV 1 - Roof Mart 3	39,058.01	39,058.01	-
27-3004-03-00 RSV - Garage Roof - Mart 3	25,340.00	25,340.00	-
27-3005-03-00 RSV - Storage Mart 3	297.50	297.50	-
27-3009-03-00 RSV - Fire Equipment - Mart 3	(3,851.00)	(3,851.00)	-
Total MART 3 RESERVE EQUITY:	\$ 59,548.69	\$ 59,405.79	\$ 142.90
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 209,470.91	\$ 208,968.24	\$ 502.67

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$74,560.41

Total OPERATING ASSETS:

\$74,560.41

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 74,859.10

Total MART 1 RESERVE ASSETS:

\$74,859.10

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 75,063.12

Total MART 2 RESERVE ASSETS:

\$75,063.12

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 59,548.69

Total MART 3 RESERVE ASSETS:

\$59,548.69

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 119.89

Total CURRENT ASSETS:

\$119.89

Total Assets:

\$284,151.21

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 14,908.82

20-2015-00-00 PPD Maintenance Fees 29,459.00

Total CURRENT LIABILITIES:

\$44,367.82

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 3,770.85

25-3002-01-00 RSV - Painting Mart 1 509.75

25-3003-01-00 RSV 1 - Roof Mart 1 48,309.36

25-3004-01-00 RSV - Garage Roof - Mart 1 22,121.64

25-3005-01-00 RSV - Storage Mart 1 147.50

Total MART 1 RESERVE EQUITY:

\$74,859.10

MART 2 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 1,111.49

26-3002-02-00 RSV - Painting Mart 2 509.50

26-3003-02-00 RSV 1 - Roof Mart 2 50,811.90

26-3004-02-00 RSV - Garage Roof - Mart 2 22,425.98

26-3005-02-00 RSV - Storage Mart 2 204.25

Total MART 2 RESERVE EQUITY:

\$75,063.12

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 724.01

27-3002-03-00 RSV - Painting Mart 3 (2,019.83)

27-3003-03-00 RSV 1 - Roof Mart 3 39,058.01

27-3004-03-00 RSV - Garage Roof - Mart 3 25,340.00

27-3005-03-00 RSV - Storage Mart 3 297.50

27-3009-03-00 RSV - Fire Equipment - Mart 3 (3,851.00)

Total MART 3 RESERVE EQUITY:

\$59,548.69

OPERATING EQUITY

30-3900-01-00 Retained Earnings - Mart 1 (10,147.15)

30-3900-02-00 Retained Earnings - Mart 2 17,290.28

30-3900-03-00 Retained Earnings - Mart 3 (1,906.15)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - 1	\$ -	\$ -	\$ -	\$127,008.00	\$126,923.00	\$ 85.00	\$ 126,923.00
4010 Background Check - Mart 1	100.00	-	100.00	150.00	-	150.00	-
4025 Late Fees - 1	-	-	-	283.98	-	283.98	-
4050 Master Assoc Fees - Mart 1	-	-	-	93,792.00	93,839.00	(47.00)	93,839.00
4060 Rental Application Fee - Mart 1	300.00	-	300.00	750.00	-	750.00	-
4109 Returned Check Charges - 1	-	-	-	25.00	-	25.00	-
TOTAL INCOME	\$ 400.00	\$ -	\$ 400.00	\$222,008.98	\$220,762.00	\$ 1,246.98	\$ 220,762.00
TOTAL INCOME	\$ 400.00	\$ -	\$ 400.00	\$222,008.98	\$220,762.00	\$ 1,246.98	\$ 220,762.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 1	-	41.63	41.63	-	500.00	500.00	500.00
5110 Audit /Accounting Fees - 1	-	9.75	9.75	98.33	116.67	18.34	116.67
5118 Division Filing Fees - 1	-	20.87	20.87	116.50	250.00	133.50	250.00
5457 Office Expense - 1	858.86	83.37	(775.49)	1,419.59	1,000.00	(419.59)	1,000.00
5458 Website Expense - 1	325.00	33.37	(291.63)	325.00	400.00	75.00	400.00
TOTAL ADMINISTRATIVE	\$ 1,183.86	\$ 188.99	(\$ 994.87)	\$ 1,959.42	\$ 2,266.67	\$ 307.25	\$ 2,266.67
INSURANCE							
5550 Insurance - Mart 1	-	3,833.37	3,833.37	36,482.03	46,000.00	9,517.97	46,000.00
5551 Flood Insurance - Mart 1	-	750.48	750.48	9,990.00	9,005.76	(984.24)	9,005.76
TOTAL INSURANCE	\$ -	\$ 4,583.85	\$ 4,583.85	\$ 46,472.03	\$ 55,005.76	\$ 8,533.73	\$ 55,005.76
UTILITIES							
5801 Electricity - 1	36.37	69.49	33.12	461.56	833.33	371.77	833.33
5880 Water / Sewer - 1	1,547.60	1,527.75	(19.85)	17,740.83	18,333.33	592.50	18,333.33
TOTAL UTILITIES	\$ 1,583.97	\$ 1,597.24	\$ 13.27	\$ 18,202.39	\$ 19,166.66	\$ 964.27	\$ 19,166.66
MAINTENANCE							
6201 General Maintenance - 1	15,066.66	1,359.63	(13,707.03)	24,060.88	16,316.00	(7,744.88)	16,316.00
6202 Fire Equipment Repairs - 1	579.00	138.88	(440.12)	7,155.94	1,666.67	(5,489.27)	1,666.67
6203 Fire Alarm / Exting Service - 1	-	277.75	277.75	2,681.40	3,333.00	651.60	3,333.00
6205 Janitorial - Contract 1	500.00	400.00	(100.00)	5,200.00	4,800.00	(400.00)	4,800.00
6206 Roof Cleaning - Contract 1	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
6209 Lighting - 1	-	-	-	816.67	-	(816.67)	-
TOTAL MAINTENANCE	\$ 16,145.66	\$ 2,426.26	(\$ 13,719.40)	\$ 39,914.89	\$ 29,115.67	(\$ 10,799.22)	\$ 29,115.67
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 1	-	-	-	93,839.00	93,839.00	-	93,839.00
9005 Transfer to Reserves - 1	-	-	-	20,666.00	20,666.00	-	20,666.00
TOTAL RESERVE/MASTER TRANSFERS	\$ -	\$ -	\$ -	\$114,505.00	\$114,505.00	\$ -	\$ 114,505.00
TOTAL EXPENSES	\$ 18,913.49	\$ 8,796.34	(\$ 10,117.15)	\$221,053.73	\$220,059.76	(\$ 993.97)	\$ 220,059.76
NET ORDINARY INCOME	(\$ 18,513.49)	(\$ 8,796.34)	(\$ 9,717.15)	\$ 955.25	\$ 702.24	\$ 253.01	\$ 702.24

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - 2	\$-	\$-	\$-	\$127,008.00	\$126,980.00	\$28.00	\$126,980.00
4010 Background Check - Mart 2	-	-	-	300.00	-	300.00	-
4025 Late Fees - 2	-	-	-	119.89	-	119.89	-
4050 Master Assoc Fees - Mart 2	-	-	-	93,792.00	93,839.00	(47.00)	93,839.00
4060 Rental Application Fee - Mart 2	150.00	-	150.00	1,050.00	-	1,050.00	-
TOTAL INCOME	\$150.00	\$-	\$150.00	\$222,269.89	\$220,819.00	\$1,450.89	\$220,819.00
TOTAL INCOME	\$150.00	\$-	\$150.00	\$222,269.89	\$220,819.00	\$1,450.89	\$220,819.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 2	-	41.63	41.63	-	500.00	500.00	500.00
5110 Audit /Accounting Fees - 2	-	9.75	9.75	98.33	116.67	18.34	116.67
5118 Division Filing Fee - 2	-	20.87	20.87	20.50	250.00	229.50	250.00
5457 Office Expense - 2	856.84	83.37	(773.47)	1,610.78	1,000.00	(610.78)	1,000.00
5458 Website Expense - 2	325.00	33.37	(291.63)	325.00	400.00	75.00	400.00
TOTAL ADMINISTRATIVE	\$1,181.84	\$188.99	(\$992.85)	\$2,054.61	\$2,266.67	\$212.06	\$2,266.67
INSURANCE							
5550 Insurance - Mart 2	-	3,833.37	3,833.37	36,482.04	46,000.00	9,517.96	46,000.00
5551 Flood Insurance - Mart 2	-	727.01	727.01	9,683.00	8,724.01	(958.99)	8,724.01
TOTAL INSURANCE	\$-	\$4,560.38	\$4,560.38	\$46,165.04	\$54,724.01	\$8,558.97	\$54,724.01
UTILITIES							
5801 Electricity - 2	31.71	69.49	37.78	379.77	833.33	453.56	833.33
5880 Water / Sewer - 2	1,381.00	1,527.75	146.75	17,826.14	18,333.33	507.19	18,333.33
TOTAL UTILITIES	\$1,412.71	\$1,597.24	\$184.53	\$18,205.91	\$19,166.66	\$960.75	\$19,166.66
MAINTENANCE							
6201 General Maintenance - 2	166.67	1,359.63	1,192.96	8,557.41	16,316.00	7,758.59	16,316.00
6202 Fire Equipment Repairs - 2	579.00	138.88	(440.12)	9,206.55	1,666.67	(7,539.88)	1,666.67
6203 Fire Alarm / Exting Service - 2	-	277.75	277.75	2,681.40	3,333.00	651.60	3,333.00
6205 Janitorial - Contract 2	500.00	400.00	(100.00)	5,200.00	4,800.00	(400.00)	4,800.00
6206 Roof Cleaning - Contract 2	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
6209 Lighting - 2	-	-	-	816.67	-	(816.67)	-
TOTAL MAINTENANCE	\$1,245.67	\$2,426.26	\$1,180.59	\$26,462.03	\$29,115.67	\$2,653.64	\$29,115.67
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 2	-	-	-	93,839.00	93,839.00	-	93,839.00
9005 Transfer to Reserves - 2	-	-	-	20,838.00	20,838.00	-	20,838.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$114,677.00	\$114,677.00	\$-	\$114,677.00
TOTAL EXPENSES	\$3,840.22	\$8,772.87	\$4,932.65	\$207,564.59	\$219,950.01	\$12,385.42	\$219,950.01
NET ORDINARY INCOME	(\$3,690.22)	(\$8,772.87)	\$5,082.65	\$14,705.30	\$868.99	\$13,836.31	\$868.99

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - 3	\$-	\$-	\$-	\$131,808.00	\$131,751.00	\$57.00	\$131,751.00
4010 Background Check - Mart 3	-	-	-	550.00	-	550.00	-
4050 Master Assoc Fees - Mart 3	-	-	-	93,792.00	93,839.00	(47.00)	93,839.00
4060 Rental Application Fee - Mart 3	-	-	-	1,050.00	-	1,050.00	-
TOTAL INCOME	\$-	\$-	\$-	\$227,200.00	\$225,590.00	\$1,610.00	\$225,590.00
TOTAL INCOME	\$0.00	\$-	\$-	\$227,200.00	\$225,590.00	\$1,610.00	\$225,590.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 3	-	41.63	41.63	-	500.00	500.00	500.00
5110 Audit /Accounting Fees - 3	-	9.74	9.74	98.34	116.66	18.32	116.66
5118 Division Filing Fee - 3	-	20.87	20.87	116.25	250.00	133.75	250.00
5457 Office Expense - 3	805.04	83.37	(721.67)	2,100.48	1,000.00	(1,100.48)	1,000.00
5458 Website Expense - 3	325.00	33.37	(291.63)	325.00	400.00	75.00	400.00
TOTAL ADMINISTRATIVE	\$1,130.04	\$188.98	(\$941.06)	\$2,640.07	\$2,266.66	(\$373.41)	\$2,266.66
INSURANCE							
5550 Insurance - Mart 3	-	3,833.37	3,833.37	36,482.03	46,000.00	9,517.97	46,000.00
5551 Flood Insurance - Mart 3	-	814.14	814.14	8,107.00	9,770.23	1,663.23	9,770.23
TOTAL INSURANCE	\$-	\$4,647.51	\$4,647.51	\$44,589.03	\$55,770.23	\$11,181.20	\$55,770.23
UTILITIES							
5801 Electricity - 3	99.83	69.39	(30.44)	1,192.35	833.34	(359.01)	833.34
5880 Water / Sewer - 3	1,428.60	1,527.76	99.16	17,117.57	18,333.34	1,215.77	18,333.34
TOTAL UTILITIES	\$1,528.43	\$1,597.15	\$68.72	\$18,309.92	\$19,166.68	\$856.76	\$19,166.68
MAINTENANCE							
6201 General Maintenance - 3	166.67	1,359.63	1,192.96	9,249.83	16,316.00	7,066.17	16,316.00
6202 Fire Equipment Repairs - 3	579.00	138.87	(440.13)	15,029.14	1,666.66	(13,362.48)	1,666.66
6203 Fire Alarm / Exting Service - 3	-	277.87	277.87	2,681.40	3,334.00	652.60	3,334.00
6205 Janitorial - Contract 3	500.00	400.00	(100.00)	5,200.00	4,800.00	(400.00)	4,800.00
6206 Roof Cleaning - Contract 3	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
6209 Lighting - 3	-	-	-	816.66	-	(816.66)	-
TOTAL MAINTENANCE	\$1,245.67	\$2,426.37	\$1,180.70	\$32,977.03	\$29,116.66	(\$3,860.37)	\$29,116.66
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 3	-	-	-	93,839.00	93,839.00	-	93,839.00
9005 Transfer to Reserves - 3	-	-	-	25,430.00	25,430.00	-	25,430.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$119,269.00	\$119,269.00	\$-	\$119,269.00
TOTAL EXPENSES	\$3,904.14	\$8,860.01	\$4,955.87	\$217,785.05	\$225,589.23	\$7,804.18	\$225,589.23
NET ORDINARY INCOME	(\$3,904.14)	(\$8,860.01)	\$4,955.87	\$9,414.95	\$0.77	\$9,414.18	\$0.77

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-01-00 Maint/ Rsv Fees - 1	\$ -	\$ -	\$ -	\$127,008.00	\$126,923.00	\$ 85.00	\$126,923.00
4000-02-00 Maint / Rsv Fees - 2	-	-	-	127,008.00	126,980.00	28.00	126,980.00
4000-03-00 Maint / Rsv Fees - 3	-	-	-	131,808.00	131,751.00	57.00	131,751.00
4010-01-00 Background Check - Mart 1	100.00	-	100.00	150.00	-	150.00	-
4010-02-00 Background Check - Mart 2	-	-	-	300.00	-	300.00	-
4010-03-00 Background Check - Mart 3	-	-	-	550.00	-	550.00	-
4025-01-00 Late Fees - 1	-	-	-	283.98	-	283.98	-
4025-02-00 Late Fees - 2	-	-	-	119.89	-	119.89	-
4050-01-00 Master Assoc Fees - Mart 1	-	-	-	93,792.00	93,839.00	(47.00)	93,839.00
4050-02-00 Master Assoc Fees - Mart 2	-	-	-	93,792.00	93,839.00	(47.00)	93,839.00
4050-03-00 Master Assoc Fees - Mart 3	-	-	-	93,792.00	93,839.00	(47.00)	93,839.00
4060-01-00 Rental Application Fee - Mart 1	300.00	-	300.00	750.00	-	750.00	-
4060-02-00 Rental Application Fee - Mart 2	150.00	-	150.00	1,050.00	-	1,050.00	-
4060-03-00 Rental Application Fee - Mart 3	-	-	-	1,050.00	-	1,050.00	-
4109-01-00 Returned Check Charges - 1	-	-	-	25.00	-	25.00	-
Total INCOME	\$ 550.00	\$ -	\$ 550.00	\$671,478.87	\$667,171.00	\$4,307.87	\$667,171.00
Total OPERATING INCOME	\$ 550.00	\$ -	\$ 550.00	\$671,478.87	\$667,171.00	\$ 4,307.87	\$667,171.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5030-01-00 Legal - 1	-	41.63	41.63	-	500.00	500.00	500.00
5030-02-00 Legal - 2	-	41.63	41.63	-	500.00	500.00	500.00
5030-03-00 Legal - 3	-	41.63	41.63	-	500.00	500.00	500.00
5110-01-00 Audit /Accounting Fees - 1	-	9.75	9.75	98.33	116.67	18.34	116.67
5110-02-00 Audit /Accounting Fees - 2	-	9.75	9.75	98.33	116.67	18.34	116.67
5110-03-00 Audit /Accounting Fees - 3	-	9.74	9.74	98.34	116.66	18.32	116.66
5118-01-00 Division Filing Fees - 1	-	20.87	20.87	116.50	250.00	133.50	250.00
5118-02-00 Division Filing Fee - 2	-	20.87	20.87	20.50	250.00	229.50	250.00
5118-03-00 Division Filing Fee - 3	-	20.87	20.87	116.25	250.00	133.75	250.00
5457-01-00 Office Expense - 1	858.86	83.37	(775.49)	1,419.59	1,000.00	(419.59)	1,000.00
5457-02-00 Office Expense - 2	856.84	83.37	(773.47)	1,610.78	1,000.00	(610.78)	1,000.00
5457-03-00 Office Expense - 3	805.04	83.37	(721.67)	2,100.48	1,000.00	(1,100.48)	1,000.00
5458-01-00 Website Expense - 1	325.00	33.37	(291.63)	325.00	400.00	75.00	400.00
5458-02-00 Website Expense - 2	325.00	33.37	(291.63)	325.00	400.00	75.00	400.00
5458-03-00 Website Expense - 3	325.00	33.37	(291.63)	325.00	400.00	75.00	400.00
Total ADMINISTRATIVE	\$ 3,495.74	\$ 566.96	(\$ 2,928.78)	\$ 6,654.10	\$ 6,800.00	\$145.90	\$ 6,800.00
INSURANCE							
5550-01-00 Insurance - Mart 1	-	3,833.37	3,833.37	36,482.03	46,000.00	9,517.97	46,000.00
5550-02-00 Insurance - Mart 2	-	3,833.37	3,833.37	36,482.04	46,000.00	9,517.96	46,000.00
5550-03-00 Insurance - Mart 3	-	3,833.37	3,833.37	36,482.03	46,000.00	9,517.97	46,000.00
5551-01-00 Flood Insurance - Mart 1	-	750.48	750.48	9,990.00	9,005.76	(984.24)	9,005.76
5551-02-00 Flood Insurance - Mart 2	-	727.01	727.01	9,683.00	8,724.01	(958.99)	8,724.01
5551-03-00 Flood Insurance - Mart 3	-	814.14	814.14	8,107.00	9,770.23	1,663.23	9,770.23
Total INSURANCE	\$ -	\$ 13,791.74	\$ 13,791.74	\$137,226.10	\$165,500.00	\$28,273.90	\$165,500.00
UTILITIES							
5801-01-00 Electricity - 1	36.37	69.49	33.12	461.56	833.33	371.77	833.33
5801-02-00 Electricity - 2	31.71	69.49	37.78	379.77	833.33	453.56	833.33
5801-03-00 Electricity - 3	99.83	69.39	(30.44)	1,192.35	833.34	(359.01)	833.34
5880-01-00 Water / Sewer - 1	1,547.60	1,527.75	(19.85)	17,740.83	18,333.33	592.50	18,333.33
5880-02-00 Water / Sewer - 2	1,381.00	1,527.75	146.75	17,826.14	18,333.33	507.19	18,333.33
5880-03-00 Water / Sewer - 3	1,428.60	1,527.76	99.16	17,117.57	18,333.34	1,215.77	18,333.34
Total UTILITIES	\$ 4,525.11	\$ 4,791.63	\$ 266.52	\$ 54,718.22	\$ 57,500.00	\$2,781.78	\$ 57,500.00
MAINTENANCE							
6201-01-00 General Maintenance - 1	15,066.66	1,359.63	(13,707.03)	24,060.88	16,316.00	(7,744.88)	16,316.00
6201-02-00 General Maintenance - 2	166.67	1,359.63	1,192.96	8,557.41	16,316.00	7,758.59	16,316.00
6201-03-00 General Maintenance - 3	166.67	1,359.63	1,192.96	9,249.83	16,316.00	7,066.17	16,316.00
6202-01-00 Fire Equipment Repairs - 1	579.00	138.88	(440.12)	7,155.94	1,666.67	(5,489.27)	1,666.67

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6202-02-00 Fire Equipment Repairs - 2	\$579.00	\$138.88	(\$440.12)	\$9,206.55	\$1,666.67	(\$7,539.88)	\$1,666.67
6202-03-00 Fire Equipment Repairs - 3	579.00	138.87	(440.13)	15,029.14	1,666.66	(13,362.48)	1,666.66
6203-01-00 Fire Alarm / Exting Service - 1	-	277.75	277.75	2,681.40	3,333.00	651.60	3,333.00
6203-02-00 Fire Alarm / Exting Service - 2	-	277.75	277.75	2,681.40	3,333.00	651.60	3,333.00
6203-03-00 Fire Alarm / Exting Service - 3	-	277.87	277.87	2,681.40	3,334.00	652.60	3,334.00
6205-01-00 Janitorial - Contract 1	500.00	400.00	(100.00)	5,200.00	4,800.00	(400.00)	4,800.00
6205-02-00 Janitorial - Contract 2	500.00	400.00	(100.00)	5,200.00	4,800.00	(400.00)	4,800.00
6205-03-00 Janitorial - Contract 3	500.00	400.00	(100.00)	5,200.00	4,800.00	(400.00)	4,800.00
6206-01-00 Roof Cleaning - Contract 1	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
6206-02-00 Roof Cleaning - Contract 2	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
6206-03-00 Roof Cleaning - Contract 3	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
6209-01-00 Lighting - 1	-	-	-	816.67	-	(816.67)	-
6209-02-00 Lighting - 2	-	-	-	816.67	-	(816.67)	-
6209-03-00 Lighting - 3	-	-	-	816.66	-	(816.66)	-
Total MAINTENANCE	\$18,637.00	\$7,278.89	(\$11,358.11)	\$99,353.95	\$87,348.00	(\$12,005.95)	\$87,348.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - 1	-	-	-	93,839.00	93,839.00	-	93,839.00
9001-02-00 Master Assoc Transfer Exp - 2	-	-	-	93,839.00	93,839.00	-	93,839.00
9001-03-00 Master Assoc Transfer Exp - 3	-	-	-	93,839.00	93,839.00	-	93,839.00
9005-01-00 Transfer to Reserves - 1	-	-	-	20,666.00	20,666.00	-	20,666.00
9005-02-00 Transfer to Reserves - 2	-	-	-	20,838.00	20,838.00	-	20,838.00
9005-03-00 Transfer to Reserves - 3	-	-	-	25,430.00	25,430.00	-	25,430.00
Total RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$348,451.00	\$348,451.00	\$0.00	\$348,451.00
Total OPERATING EXPENSE	\$26,657.85	\$26,429.22	(\$228.63)	\$646,403.37	\$665,599.00	\$19,195.63	\$665,599.00
Net Income:	(\$26,107.85)	(\$26,429.22)	\$321.37	\$25,075.50	\$1,572.00	\$23,503.50	\$1,572.00