



Financial Report Package

November 2025

Prepared for

The Martinique at Tarpon Cove Condo Assn., Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 11/30/2025	Prior Month Balance at 10/31/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3468	\$ 61,797.44	\$ 77,561.72	\$ (15,764.28)
Total OPERATING ASSETS:	\$ 61,797.44	\$ 77,561.72	\$ (15,764.28)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 881.89	\$ 1,225.19	\$ (343.30)
Total CURRENT ASSETS:	\$ 881.89	\$ 1,225.19	\$ (343.30)
Total Assets:	\$ 62,679.33	\$ 78,786.91	\$ (16,107.58)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maintenance Fees	\$ 6,259.00	\$ 2,300.00	\$ 3,959.00
Total CURRENT LIABILITIES:	\$ 6,259.00	\$ 2,300.00	\$ 3,959.00
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)	\$ 51,183.35	\$ 71,249.93	\$ (20,066.58)
Total Liabilities & Equity:	\$ 62,679.33	\$ 78,786.91	\$ (16,107.58)

	Current Balance at 11/30/2025	Prior Month Balance at 10/31/2025	Change
Assets			
MART 1 RESERVE ASSETS			
11-1210-01-00 VNB RSV 1 1963	\$ 74,679.46	\$ 74,495.55	\$ 183.91
Total MART 1 RESERVE ASSETS:	\$ 74,679.46	\$ 74,495.55	\$ 183.91
MART 2 RESERVE ASSETS			
12-1211-02-00 VNB RSV 2 1971	\$ 74,882.99	\$ 74,698.58	\$ 184.41
Total MART 2 RESERVE ASSETS:	\$ 74,882.99	\$ 74,698.58	\$ 184.41
MART 3 RESERVE ASSETS			
13-1212-03-00 VNB RSV 3 1998	\$ 59,405.79	\$ 59,259.49	\$ 146.30
Total MART 3 RESERVE ASSETS:	\$ 59,405.79	\$ 59,259.49	\$ 146.30
Total Assets:	\$ 208,968.24	\$ 208,453.62	\$ 514.62
Liabilities & Equity			
MART 1 RESERVE EQUITY			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 3,591.21	\$ 3,407.30	\$ 183.91
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:	\$ 74,679.46	\$ 74,495.55	\$ 183.91
MART 2 RESERVE EQUITY			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 931.36	\$ 746.95	\$ 184.41
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:	\$ 74,882.99	\$ 74,698.58	\$ 184.41
MART 3 RESERVE EQUITY			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 581.11	\$ 434.81	\$ 146.30
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:	\$ 59,405.79	\$ 59,259.49	\$ 146.30
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 208,968.24	\$ 208,453.62	\$ 514.62

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$61,797.44

Total OPERATING ASSETS:

\$61,797.44

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 74,679.46

Total MART 1 RESERVE ASSETS:

\$74,679.46

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 74,882.99

Total MART 2 RESERVE ASSETS:

\$74,882.99

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 59,405.79

Total MART 3 RESERVE ASSETS:

\$59,405.79

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 881.89

Total CURRENT ASSETS:

\$881.89

Total Assets:

\$271,647.57

Liabilities & Equity

CURRENT LIABILITIES

20-2015-00-00 PPD Maintenance Fees 6,259.00

Total CURRENT LIABILITIES:

\$6,259.00

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 3,591.21

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:

\$74,679.46

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 931.36

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 1 RESERVE EQUITY:

\$74,882.99

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 581.11

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:

\$59,405.79

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	50.00	-	50.00	50.00	-	50.00	-
4025 Late Fees - 1	18.65	-	18.65	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	450.00	-	450.00	-
4109 Returned Check Charges - 1	-	-	-	25.00	-	25.00	-
TOTAL INCOME	\$ 368.65	\$ -	\$ 368.65	\$221,608.98	\$220,762.00	\$ 846.98	\$ 220,762.00
TOTAL INCOME	\$ 368.65	\$ -	\$ 368.65	\$221,608.98	\$220,762.00	\$ 846.98	\$ 220,762.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 1	-	41.67	41.67	-	458.37	458.37	500.00
5110 Audit /Accounting Fees - 1	-	9.72	9.72	98.33	106.92	8.59	116.67
5118 Division Filing Fees - 1	-	20.83	20.83	116.50	229.13	112.63	250.00
5457 Office Expense - 1	16.20	83.33	67.13	560.73	916.63	355.90	1,000.00
5458 Website Expense - 1	-	33.33	33.33	-	366.63	366.63	400.00
TOTAL ADMINISTRATIVE	\$ 16.20	\$ 188.88	\$ 172.68	\$ 775.56	\$ 2,077.68	\$ 1,302.12	\$ 2,266.67
INSURANCE							
5550 Insurance - Mart 1	-	3,833.33	3,833.33	36,482.03	42,166.63	5,684.60	46,000.00
5551 Flood Insurance - Mart 1	3,273.00	750.48	(2,522.52)	9,990.00	8,255.28	(1,734.72)	9,005.76
TOTAL INSURANCE	\$ 3,273.00	\$ 4,583.81	\$ 1,310.81	\$ 46,472.03	\$ 50,421.91	\$ 3,949.88	\$ 55,005.76
UTILITIES							
5801 Electricity - 1	35.81	69.44	33.63	425.19	763.84	338.65	833.33
5880 Water / Sewer - 1	1,452.40	1,527.78	75.38	16,193.23	16,805.58	612.35	18,333.33
TOTAL UTILITIES	\$ 1,488.21	\$ 1,597.22	\$ 109.01	\$ 16,618.42	\$ 17,569.42	\$ 951.00	\$ 19,166.66
MAINTENANCE							
6201 General Maintenance - 1	166.66	1,359.67	1,193.01	8,994.22	14,956.37	5,962.15	16,316.00
6202 Fire Equipment Repairs - 1	1,224.61	138.89	(1,085.72)	6,576.94	1,527.79	(5,049.15)	1,666.67
6203 Fire Alarm / Exting Service - 1	-	277.75	277.75	2,681.40	3,055.25	373.85	3,333.00
6205 Janitorial - Contract 1	500.00	400.00	(100.00)	4,700.00	4,400.00	(300.00)	4,800.00
6206 Roof Cleaning - Contract 1	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
6209 Lighting - 1	-	-	-	816.67	-	(816.67)	-
TOTAL MAINTENANCE	\$ 1,891.27	\$ 2,426.31	\$ 535.04	\$ 23,769.23	\$ 26,689.41	\$ 2,920.18	\$ 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	\$ 6,668.68	\$ 8,796.22	\$ 2,127.54	\$202,140.24	\$211,263.42	\$ 9,123.18	\$ 220,059.76
NET ORDINARY INCOME	(\$ 6,300.03)	(\$ 8,796.22)	\$ 2,496.19	\$ 19,468.74	\$ 9,498.58	\$ 9,970.16	\$ 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	100.00	-	100.00	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	900.00	-	900.00	-
TOTAL INCOME	\$250.00	\$-	\$250.00	\$222,119.89	\$220,819.00	\$1,300.89	\$220,819.00
TOTAL INCOME	\$250.00	\$-	\$250.00	\$222,119.89	\$220,819.00	\$1,300.89	\$220,819.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 2	-	41.67	41.67	-	458.37	458.37	500.00
5110 Audit /Accounting Fees - 2	-	9.72	9.72	98.33	106.92	8.59	116.67
5118 Division Filing Fee - 2	-	20.83	20.83	20.50	229.13	208.63	250.00
5457 Office Expense - 2	17.56	83.33	65.77	753.94	916.63	162.69	1,000.00
5458 Website Expense - 2	-	33.33	33.33	-	366.63	366.63	400.00
TOTAL ADMINISTRATIVE	\$17.56	\$188.88	\$171.32	\$872.77	\$2,077.68	\$1,204.91	\$2,266.67
INSURANCE							
5550 Insurance - Mart 2	-	3,833.33	3,833.33	36,482.04	42,166.63	5,684.59	46,000.00
5551 Flood Insurance - Mart 2	3,273.00	727.00	(2,546.00)	9,683.00	7,997.00	(1,686.00)	8,724.01
TOTAL INSURANCE	\$3,273.00	\$4,560.33	\$1,287.33	\$46,165.04	\$50,163.63	\$3,998.59	\$54,724.01
UTILITIES							
5801 Electricity - 2	31.49	69.44	37.95	348.06	763.84	415.78	833.33
5880 Water / Sewer - 2	1,416.70	1,527.78	111.08	16,445.14	16,805.58	360.44	18,333.33
TOTAL UTILITIES	\$1,448.19	\$1,597.22	\$149.03	\$16,793.20	\$17,569.42	\$776.22	\$19,166.66
MAINTENANCE							
6201 General Maintenance - 2	166.67	1,359.67	1,193.00	8,390.74	14,956.37	6,565.63	16,316.00
6202 Fire Equipment Repairs - 2	1,224.62	138.89	(1,085.73)	8,627.55	1,527.79	(7,099.76)	1,666.67
6203 Fire Alarm / Exting Service - 2	-	277.75	277.75	2,681.40	3,055.25	373.85	3,333.00
6205 Janitorial - Contract 2	500.00	400.00	(100.00)	4,700.00	4,400.00	(300.00)	4,800.00
6206 Roof Cleaning - Contract 2	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
6209 Lighting - 2	-	-	-	816.67	-	(816.67)	-
TOTAL MAINTENANCE	\$1,891.29	\$2,426.31	\$535.02	\$25,216.36	\$26,689.41	\$1,473.05	\$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	\$6,630.04	\$8,772.74	\$2,142.70	\$203,724.37	\$211,177.14	\$7,452.77	\$219,950.01
NET ORDINARY INCOME	(\$6,380.04)	(\$8,772.74)	\$2,392.70	\$18,395.52	\$9,641.86	\$8,753.66	\$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	-	41.67	41.67	-	458.37	458.37	500.00
5110 Audit /Accounting Fees - 3	-	9.72	9.72	98.34	106.92	8.58	116.66
5118 Division Filing Fee - 3	-	20.83	20.83	116.25	229.13	112.88	250.00
5457 Office Expense - 3	99.64	83.33	(16.31)	1,295.44	916.63	(378.81)	1,000.00
5458 Website Expense - 3	-	33.33	33.33	-	366.63	366.63	400.00
TOTAL ADMINISTRATIVE	\$99.64	\$188.88	\$89.24	\$1,510.03	\$2,077.68	\$567.65	\$2,266.66
INSURANCE							
5550 Insurance - Mart 3	-	3,833.33	3,833.33	36,482.03	42,166.63	5,684.60	46,000.00
5551 Flood Insurance - Mart 3	3,486.00	814.19	(2,671.81)	8,107.00	8,956.09	849.09	9,770.23
TOTAL INSURANCE	\$3,486.00	\$4,647.52	\$1,161.52	\$44,589.03	\$51,122.72	\$6,533.69	\$55,770.23
UTILITIES							
5801 Electricity - 3	98.09	69.45	(28.64)	1,092.52	763.95	(328.57)	833.34
5880 Water / Sewer - 3	1,440.50	1,527.78	87.28	15,688.97	16,805.58	1,116.61	18,333.34
TOTAL UTILITIES	\$1,538.59	\$1,597.23	\$58.64	\$16,781.49	\$17,569.53	\$788.04	\$19,166.68
MAINTENANCE							
6201 General Maintenance - 3	166.67	1,359.67	1,193.00	9,083.16	14,956.37	5,873.21	16,316.00
6202 Fire Equipment Repairs - 3	1,595.61	138.89	(1,456.72)	14,450.14	1,527.79	(12,922.35)	1,666.66
6203 Fire Alarm / Exting Service - 3	-	277.83	277.83	2,681.40	3,056.13	374.73	3,334.00
6205 Janitorial - Contract 3	500.00	400.00	(100.00)	4,700.00	4,400.00	(300.00)	4,800.00
6206 Roof Cleaning - Contract 3	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
6209 Lighting - 3	-	-	-	816.66	-	(816.66)	-
TOTAL MAINTENANCE	\$2,262.28	\$2,426.39	\$164.11	\$31,731.36	\$26,690.29	(\$5,041.07)	\$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	\$7,386.51	\$8,860.02	\$1,473.51	\$213,880.91	\$216,729.22	\$2,848.31	\$225,589.23
NET ORDINARY INCOME	(\$7,386.51)	(\$8,860.02)	\$1,473.51	\$13,319.09	\$8,860.78	\$4,458.31	\$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	50.00	-	50.00	50.00	-	50.00	-
4010-02-00 Background Check - Mart 2	100.00	-	100.00	300.00	-	300.00	-
4010-03-00 Background Check - Mart 3	-	-	-	550.00	-	550.00	-
4025-01-00 Late Fees - 1	18.65	-	18.65	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	450.00	-	450.00	-
4060-02-00 Rental Application Fee - Mart 2	150.00	-	150.00	900.00	-	900.00	-
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	\$ 618.65	\$ -	\$ 618.65	\$670,928.87	\$667,171.00	\$3,757.87	\$667,171.00
Total OPERATING INCOME	\$ 618.65	\$ -	\$ 618.65	\$670,928.87	\$667,171.00	\$ 3,757.87	\$667,171.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5030-01-00 Legal - 1	-	41.67	41.67	-	458.37	458.37	500.00
5030-02-00 Legal - 2	-	41.67	41.67	-	458.37	458.37	500.00
5030-03-00 Legal - 3	-	41.67	41.67	-	458.37	458.37	500.00
5110-01-00 Audit /Accounting Fees - 1	-	9.72	9.72	98.33	106.92	8.59	116.67
5110-02-00 Audit /Accounting Fees - 2	-	9.72	9.72	98.33	106.92	8.59	116.67
5110-03-00 Audit /Accounting Fees - 3	-	9.72	9.72	98.34	106.92	8.58	116.66
5118-01-00 Division Filing Fees - 1	-	20.83	20.83	116.50	229.13	112.63	250.00
5118-02-00 Division Filing Fee - 2	-	20.83	20.83	20.50	229.13	208.63	250.00
5118-03-00 Division Filing Fee - 3	-	20.83	20.83	116.25	229.13	112.88	250.00
5457-01-00 Office Expense - 1	16.20	83.33	67.13	560.73	916.63	355.90	1,000.00
5457-02-00 Office Expense - 2	17.56	83.33	65.77	753.94	916.63	162.69	1,000.00
5457-03-00 Office Expense - 3	99.64	83.33	(16.31)	1,295.44	916.63	(378.81)	1,000.00
5458-01-00 Website Expense - 1	-	33.33	33.33	-	366.63	366.63	400.00
5458-02-00 Website Expense - 2	-	33.33	33.33	-	366.63	366.63	400.00
5458-03-00 Website Expense - 3	-	33.33	33.33	-	366.63	366.63	400.00
Total ADMINISTRATIVE	\$ 133.40	\$ 566.64	\$ 433.24	\$ 3,158.36	\$ 6,233.04	\$3,074.68	\$ 6,800.00
INSURANCE							
5550-01-00 Insurance - Mart 1	-	3,833.33	3,833.33	36,482.03	42,166.63	5,684.60	46,000.00
5550-02-00 Insurance - Mart 2	-	3,833.33	3,833.33	36,482.04	42,166.63	5,684.59	46,000.00
5550-03-00 Insurance - Mart 3	-	3,833.33	3,833.33	36,482.03	42,166.63	5,684.60	46,000.00
5551-01-00 Flood Insurance - Mart 1	3,273.00	750.48	(2,522.52)	9,990.00	8,255.28	(1,734.72)	9,005.76
5551-02-00 Flood Insurance - Mart 2	3,273.00	727.00	(2,546.00)	9,683.00	7,997.00	(1,686.00)	8,724.01
5551-03-00 Flood Insurance - Mart 3	3,486.00	814.19	(2,671.81)	8,107.00	8,956.09	849.09	9,770.23
Total INSURANCE	\$ 10,032.00	\$ 13,791.66	\$ 3,759.66	\$137,226.10	\$151,708.26	\$14,482.16	\$165,500.00
UTILITIES							
5801-01-00 Electricity - 1	35.81	69.44	33.63	425.19	763.84	338.65	833.33
5801-02-00 Electricity - 2	31.49	69.44	37.95	348.06	763.84	415.78	833.33
5801-03-00 Electricity - 3	98.09	69.45	(28.64)	1,092.52	763.95	(328.57)	833.34
5880-01-00 Water / Sewer - 1	1,452.40	1,527.78	75.38	16,193.23	16,805.58	612.35	18,333.33
5880-02-00 Water / Sewer - 2	1,416.70	1,527.78	111.08	16,445.14	16,805.58	360.44	18,333.33
5880-03-00 Water / Sewer - 3	1,440.50	1,527.78	87.28	15,688.97	16,805.58	1,116.61	18,333.34
Total UTILITIES	\$ 4,474.99	\$ 4,791.67	\$ 316.68	\$ 50,193.11	\$ 52,708.37	\$2,515.26	\$ 57,500.00
MAINTENANCE							
6201-01-00 General Maintenance - 1	166.66	1,359.67	1,193.01	8,994.22	14,956.37	5,962.15	16,316.00
6201-02-00 General Maintenance - 2	166.67	1,359.67	1,193.00	8,390.74	14,956.37	6,565.63	16,316.00
6201-03-00 General Maintenance - 3	166.67	1,359.67	1,193.00	9,083.16	14,956.37	5,873.21	16,316.00
6202-01-00 Fire Equipment Repairs - 1	1,224.61	138.89	(1,085.72)	6,576.94	1,527.79	(5,049.15)	1,666.67

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6202-02-00 Fire Equipment Repairs - 2	\$1,224.62	\$138.89	(\$1,085.73)	\$8,627.55	\$1,527.79	(\$7,099.76)	\$1,666.67
6202-03-00 Fire Equipment Repairs - 3	1,595.61	138.89	(1,456.72)	14,450.14	1,527.79	(12,922.35)	1,666.66
6203-01-00 Fire Alarm / Exting Service - 1	-	277.75	277.75	2,681.40	3,055.25	373.85	3,333.00
6203-02-00 Fire Alarm / Exting Service - 2	-	277.75	277.75	2,681.40	3,055.25	373.85	3,333.00
6203-03-00 Fire Alarm / Exting Service - 3	-	277.83	277.83	2,681.40	3,056.13	374.73	3,334.00
6205-01-00 Janitorial - Contract 1	500.00	400.00	(100.00)	4,700.00	4,400.00	(300.00)	4,800.00
6205-02-00 Janitorial - Contract 2	500.00	400.00	(100.00)	4,700.00	4,400.00	(300.00)	4,800.00
6205-03-00 Janitorial - Contract 3	500.00	400.00	(100.00)	4,700.00	4,400.00	(300.00)	4,800.00
6206-01-00 Roof Cleaning - Contract 1	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
6206-02-00 Roof Cleaning - Contract 2	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
6206-03-00 Roof Cleaning - Contract 3	-	250.00	250.00	-	2,750.00	2,750.00	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	\$6,044.84	\$7,279.01	\$1,234.17	\$80,716.95	\$80,069.11	(\$647.84)	\$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	\$20,685.23	\$26,428.98	\$5,743.75	\$619,745.52	\$639,169.78	\$19,424.26	\$665,599.00
Net Income:	(\$20,066.58)	(\$26,428.98)	\$6,362.40	\$51,183.35	\$28,001.22	\$23,182.13	\$1,572.00