



**Financial Report Package**

**October 2025**

**Prepared for**

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

**By**

**KPG Accounting Services, Inc.**

	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
<b>Assets</b>			
<b>OPERATING ASSETS</b>			
10-1010-00-00 VNB OP 3468	\$ 77,561.72	\$ 48,845.03	\$ 28,716.69
<b>Total OPERATING ASSETS:</b>	<b>\$ 77,561.72</b>	<b>\$ 48,845.03</b>	<b>\$ 28,716.69</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 1,225.19	\$ 59.50	\$ 1,165.69
<b>Total CURRENT ASSETS:</b>	<b>\$ 1,225.19</b>	<b>\$ 59.50</b>	<b>\$ 1,165.69</b>
<b>Total Assets:</b>	<b>\$ 78,786.91</b>	<b>\$ 48,904.53</b>	<b>\$ 29,882.38</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2015-00-00 PPD Maintenance Fees	\$ 2,300.00	\$ 39,495.37	\$ (37,195.37)
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 2,300.00</b>	<b>\$ 39,495.37</b>	<b>\$ (37,195.37)</b>
<b>OPERATING EQUITY</b>			
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)	-
<b>Total OPERATING EQUITY:</b>	<b>\$ 5,236.98</b>	<b>\$ 5,236.98</b>	<b>\$ -</b>
<b>INCOME</b>			
40-4109-01-00 Returned Check Charges - 1	\$ 25.00	\$ -	\$ 25.00
<b>Total INCOME:</b>	<b>\$ 25.00</b>	<b>\$ -</b>	<b>\$ 25.00</b>
<b>Net Income / (Loss)</b>	<b>\$ 71,224.93</b>	<b>\$ 4,172.18</b>	<b>\$ 67,052.75</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 78,786.91</b>	<b>\$ 48,904.53</b>	<b>\$ 29,882.38</b>

	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
<b>Assets</b>			
<b>MART 1 RESERVE ASSETS</b>			
11-1210-01-00 VNB RSV 1 1963	\$ 74,495.55	\$ 69,145.01	\$ 5,350.54
<b>Total MART 1 RESERVE ASSETS:</b>	<b>\$ 74,495.55</b>	<b>\$ 69,145.01</b>	<b>\$ 5,350.54</b>
<b>MART 2 RESERVE ASSETS</b>			
12-1211-02-00 VNB RSV 2 1971	\$ 74,698.58	\$ 69,304.56	\$ 5,394.02
<b>Total MART 2 RESERVE ASSETS:</b>	<b>\$ 74,698.58</b>	<b>\$ 69,304.56</b>	<b>\$ 5,394.02</b>
<b>MART 3 RESERVE ASSETS</b>			
13-1212-03-00 VNB RSV 3 1998	\$ 59,259.49	\$ 52,757.99	\$ 6,501.50
<b>Total MART 3 RESERVE ASSETS:</b>	<b>\$ 59,259.49</b>	<b>\$ 52,757.99</b>	<b>\$ 6,501.50</b>
<b>Total Assets:</b>	<b>\$ 208,453.62</b>	<b>\$ 191,207.56</b>	<b>\$ 17,246.06</b>
<b>Liabilities &amp; Equity</b>			
<b>MART 1 RESERVE EQUITY</b>			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 3,407.30	\$ 3,223.26	\$ 184.04
25-3002-01-00 RSV - Painting Mart 1	509.75	-	509.75
25-3003-01-00 RSV 1 - Roof Mart 1	48,309.36	44,790.11	3,519.25
25-3004-01-00 RSV - Garage Roof - Mart 1	22,121.64	21,131.64	990.00
25-3005-01-00 RSV - Storage Mart 1	147.50	-	147.50
<b>Total MART 1 RESERVE EQUITY:</b>	<b>\$ 74,495.55</b>	<b>\$ 69,145.01</b>	<b>\$ 5,350.54</b>
<b>MART 2 RESERVE EQUITY</b>			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 746.95	\$ 562.43	\$ 184.52
26-3002-02-00 RSV - Painting Mart 2	509.50	-	509.50
26-3003-02-00 RSV 1 - Roof Mart 2	50,811.90	47,280.15	3,531.75
26-3004-02-00 RSV - Garage Roof - Mart 2	22,425.98	21,461.98	964.00
26-3005-02-00 RSV - Storage Mart 2	204.25	-	204.25
<b>Total MART 2 RESERVE EQUITY:</b>	<b>\$ 74,698.58</b>	<b>\$ 69,304.56</b>	<b>\$ 5,394.02</b>
<b>MART 3 RESERVE EQUITY</b>			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 434.81	\$ 290.81	\$ 144.00
27-3002-03-00 RSV - Painting Mart 3	(2,019.83)	(2,529.33)	509.50
27-3003-03-00 RSV 1 - Roof Mart 3	39,058.01	35,298.76	3,759.25
27-3004-03-00 RSV - Garage Roof - Mart 3	25,340.00	23,548.75	1,791.25
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)	-
<b>Total MART 3 RESERVE EQUITY:</b>	<b>\$ 59,259.49</b>	<b>\$ 52,757.99</b>	<b>\$ 6,501.50</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 208,453.62</b>	<b>\$ 191,207.56</b>	<b>\$ 17,246.06</b>

**Assets**

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$77,561.72

Total OPERATING ASSETS:

\$77,561.72

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 74,495.55

Total MART 1 RESERVE ASSETS:

\$74,495.55

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 74,698.58

Total MART 2 RESERVE ASSETS:

\$74,698.58

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 59,259.49

Total MART 3 RESERVE ASSETS:

\$59,259.49

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 1,225.19

Total CURRENT ASSETS:

\$1,225.19

**Total Assets:**

**\$287,240.53**

**Liabilities & Equity**

CURRENT LIABILITIES

20-2015-00-00 PPD Maintenance Fees 2,300.00

Total CURRENT LIABILITIES:

\$2,300.00

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 3,407.30

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:

\$74,495.55

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 746.95

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:

\$74,698.58

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 434.81

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:

\$59,259.49

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	
<b>INCOME</b>							
<b>INCOME</b>							
4000 Maint/ Rsv Fees - 1	\$ 31,752.00	\$ 31,730.75	\$ 21.25	\$127,008.00	\$126,923.00	\$ 85.00	\$ 126,923.00
4025 Late Fees - 1	110.67	-	110.67	265.33	-	265.33	-
4050 Master Assoc Fees - Mart 1	23,448.00	23,459.75	( 11.75)	93,792.00	93,839.00	( 47.00)	93,839.00
4060 Rental Application Fee - Mart 1	150.00	-	150.00	150.00	-	150.00	-
<b>TOTAL INCOME</b>	<b>\$ 55,460.67</b>	<b>\$ 55,190.50</b>	<b>\$ 270.17</b>	<b>\$221,215.33</b>	<b>\$220,762.00</b>	<b>\$ 453.33</b>	<b>\$ 220,762.00</b>
<b>TOTAL INCOME</b>	<b>\$ 55,460.67</b>	<b>\$ 55,190.50</b>	<b>\$ 270.17</b>	<b>\$221,215.33</b>	<b>\$220,762.00</b>	<b>\$ 453.33</b>	<b>\$ 220,762.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 1	-	41.67	41.67	-	416.70	416.70	500.00
5110 Audit /Accounting Fees - 1	-	9.72	9.72	98.33	97.20	( 1.13)	116.67
5118 Division Filing Fees - 1	-	20.83	20.83	116.50	208.30	91.80	250.00
5457 Office Expense - 1	82.84	83.33	0.49	544.53	833.30	288.77	1,000.00
5458 Website Expense - 1	-	33.33	33.33	-	333.30	333.30	400.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 82.84</b>	<b>\$ 188.88</b>	<b>\$ 106.04</b>	<b>\$ 759.36</b>	<b>\$ 1,888.80</b>	<b>\$ 1,129.44</b>	<b>\$ 2,266.67</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 1	-	3,833.33	3,833.33	36,482.03	38,333.30	1,851.27	46,000.00
5551 Flood Insurance - Mart 1	-	750.48	750.48	6,717.00	7,504.80	787.80	9,005.76
<b>TOTAL INSURANCE</b>	<b>\$ -</b>	<b>\$ 4,583.81</b>	<b>\$ 4,583.81</b>	<b>\$ 43,199.03</b>	<b>\$ 45,838.10</b>	<b>\$ 2,639.07</b>	<b>\$ 55,005.76</b>
<b>UTILITIES</b>							
5801 Electricity - 1	35.37	69.44	34.07	389.38	694.40	305.02	833.33
5880 Water / Sewer - 1	1,309.59	1,527.78	218.19	14,740.83	15,277.80	536.97	18,333.33
<b>TOTAL UTILITIES</b>	<b>\$ 1,344.96</b>	<b>\$ 1,597.22</b>	<b>\$ 252.26</b>	<b>\$ 15,130.21</b>	<b>\$ 15,972.20</b>	<b>\$ 841.99</b>	<b>\$ 19,166.66</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 1	316.66	1,359.67	1,043.01	8,827.56	13,596.70	4,769.14	16,316.00
6202 Fire Equipment Repairs - 1	1,937.00	138.89	( 1,798.11)	5,352.33	1,388.90	( 3,963.43)	1,666.67
6203 Fire Alarm / Exting Service - 1	-	277.75	277.75	2,681.40	2,777.50	96.10	3,333.00
6205 Janitorial - Contract 1	500.00	400.00	( 100.00)	4,200.00	4,000.00	( 200.00)	4,800.00
6206 Roof Cleaning - Contract 1	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
6209 Lighting - 1	-	-	-	816.67	-	( 816.67)	-
<b>TOTAL MAINTENANCE</b>	<b>\$ 2,753.66</b>	<b>\$ 2,426.31</b>	<b>(\$ 327.35)</b>	<b>\$ 21,877.96</b>	<b>\$ 24,263.10</b>	<b>\$ 2,385.14</b>	<b>\$ 29,115.67</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001 Master Assoc Transfer Exp - 1	23,459.75	23,459.75	-	93,839.00	93,839.00	-	93,839.00
9005 Transfer to Reserves - 1	5,166.50	5,166.50	-	20,666.00	20,666.00	-	20,666.00
<b>TOTAL RESERVE/MASTER TRANSFERS</b>	<b>\$ 28,626.25</b>	<b>\$ 28,626.25</b>	<b>\$ -</b>	<b>\$114,505.00</b>	<b>\$114,505.00</b>	<b>\$ -</b>	<b>\$ 114,505.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 32,807.71</b>	<b>\$ 37,422.47</b>	<b>\$ 4,614.76</b>	<b>\$195,471.56</b>	<b>\$202,467.20</b>	<b>\$ 6,995.64</b>	<b>\$ 220,059.76</b>
<b>NET ORDINARY INCOME</b>	<b>\$ 22,652.96</b>	<b>\$ 17,768.03</b>	<b>\$ 4,884.93</b>	<b>\$ 25,743.77</b>	<b>\$ 18,294.80</b>	<b>\$ 7,448.97</b>	<b>\$ 702.24</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	\$31,752.00	\$31,745.00	\$7.00	\$127,008.00	\$126,980.00	\$28.00	\$126,980.00
4010 Background Check - Mart 2	-	-	-	200.00	-	200.00	-
4025 Late Fees - 2	60.39	-	60.39	119.89	-	119.89	-
4050 Master Assoc Fees - Mart 2	23,448.00	23,459.75	(11.75)	93,792.00	93,839.00	(47.00)	93,839.00
4060 Rental Application Fee - Mart 2	-	-	-	750.00	-	750.00	-
<b>TOTAL INCOME</b>	<b>\$55,260.39</b>	<b>\$55,204.75</b>	<b>\$55.64</b>	<b>\$221,869.89</b>	<b>\$220,819.00</b>	<b>\$1,050.89</b>	<b>\$220,819.00</b>
<b>TOTAL INCOME</b>	<b>\$55,260.39</b>	<b>\$55,204.75</b>	<b>\$55.64</b>	<b>\$221,869.89</b>	<b>\$220,819.00</b>	<b>\$1,050.89</b>	<b>\$220,819.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 2	-	41.67	41.67	-	416.70	416.70	500.00
5110 Audit /Accounting Fees - 2	-	9.72	9.72	98.33	97.20	(1.13)	116.67
5118 Division Filing Fee - 2	-	20.83	20.83	20.50	208.30	187.80	250.00
5457 Office Expense - 2	213.79	83.33	(130.46)	736.38	833.30	96.92	1,000.00
5458 Website Expense - 2	-	33.33	33.33	-	333.30	333.30	400.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$213.79</b>	<b>\$188.88</b>	<b>(\$24.91)</b>	<b>\$855.21</b>	<b>\$1,888.80</b>	<b>\$1,033.59</b>	<b>\$2,266.67</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 2	-	3,833.33	3,833.33	36,482.04	38,333.30	1,851.26	46,000.00
5551 Flood Insurance - Mart 2	-	727.00	727.00	6,410.00	7,270.00	860.00	8,724.01
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$4,560.33</b>	<b>\$4,560.33</b>	<b>\$42,892.04</b>	<b>\$45,603.30</b>	<b>\$2,711.26</b>	<b>\$54,724.01</b>
<b>UTILITIES</b>							
5801 Electricity - 2	31.31	69.44	38.13	316.57	694.40	377.83	833.33
5880 Water / Sewer - 2	1,298.40	1,527.78	229.38	15,028.44	15,277.80	249.36	18,333.33
<b>TOTAL UTILITIES</b>	<b>\$1,329.71</b>	<b>\$1,597.22</b>	<b>\$267.51</b>	<b>\$15,345.01</b>	<b>\$15,972.20</b>	<b>\$627.19</b>	<b>\$19,166.66</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 2	316.67	1,359.67	1,043.00	8,224.07	13,596.70	5,372.63	16,316.00
6202 Fire Equipment Repairs - 2	1,937.00	138.89	(1,798.11)	7,402.93	1,388.90	(6,014.03)	1,666.67
6203 Fire Alarm / Exting Service - 2	-	277.75	277.75	2,681.40	2,777.50	96.10	3,333.00
6205 Janitorial - Contract 2	500.00	400.00	(100.00)	4,200.00	4,000.00	(200.00)	4,800.00
6206 Roof Cleaning - Contract 2	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
6209 Lighting - 2	-	-	-	816.67	-	(816.67)	-
<b>TOTAL MAINTENANCE</b>	<b>\$2,753.67</b>	<b>\$2,426.31</b>	<b>(\$327.36)</b>	<b>\$23,325.07</b>	<b>\$24,263.10</b>	<b>\$938.03</b>	<b>\$29,115.67</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001 Master Assoc Transfer Exp - 2	23,459.75	23,459.75	-	93,839.00	93,839.00	-	93,839.00
9005 Transfer to Reserves - 2	5,209.50	5,209.50	-	20,838.00	20,838.00	-	20,838.00
<b>TOTAL RESERVE/MASTER TRANSFERS</b>	<b>\$28,669.25</b>	<b>\$28,669.25</b>	<b>\$-</b>	<b>\$114,677.00</b>	<b>\$114,677.00</b>	<b>\$-</b>	<b>\$114,677.00</b>
<b>TOTAL EXPENSES</b>	<b>\$32,966.42</b>	<b>\$37,441.99</b>	<b>\$4,475.57</b>	<b>\$197,094.33</b>	<b>\$202,404.40</b>	<b>\$5,310.07</b>	<b>\$219,950.01</b>
<b>NET ORDINARY INCOME</b>	<b>\$22,293.97</b>	<b>\$17,762.76</b>	<b>\$4,531.21</b>	<b>\$24,775.56</b>	<b>\$18,414.60</b>	<b>\$6,360.96</b>	<b>\$868.99</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 - 3	\$32,952.00	\$32,937.75	\$14.25	\$131,808.00	\$131,751.00	\$57.00	\$131,751.00
4010 Background Check - Mart 3	100.00	-	100.00	550.00	-	550.00	-
4050 Master Assoc Fees - Mart 3	23,448.00	23,459.75	(11.75)	93,792.00	93,839.00	(47.00)	93,839.00
4060 Rental Application Fee - Mart 3	150.00	-	150.00	1,050.00	-	1,050.00	-
<b>TOTAL INCOME</b>	<b>\$56,650.00</b>	<b>\$56,397.50</b>	<b>\$252.50</b>	<b>\$227,200.00</b>	<b>\$225,590.00</b>	<b>\$1,610.00</b>	<b>\$225,590.00</b>
<b>TOTAL INCOME</b>	<b>\$56,650.00</b>	<b>\$56,397.50</b>	<b>\$252.50</b>	<b>\$227,200.00</b>	<b>\$225,590.00</b>	<b>\$1,610.00</b>	<b>\$225,590.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 3	-	41.67	41.67	-	416.70	416.70	500.00
5110 Audit /Accounting Fees - 3	-	9.72	9.72	98.34	97.20	(1.14)	116.66
5118 Division Filing Fee - 3	-	20.83	20.83	116.25	208.30	92.05	250.00
5457 Office Expense - 3	404.97	83.33	(321.64)	1,195.80	833.30	(362.50)	1,000.00
5458 Website Expense - 3	-	33.33	33.33	-	333.30	333.30	400.00
<b>TOTAL ADMINISTRATIVE</b>	<b>\$404.97</b>	<b>\$188.88</b>	<b>(\$216.09)</b>	<b>\$1,410.39</b>	<b>\$1,888.80</b>	<b>\$478.41</b>	<b>\$2,266.66</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 3	-	3,833.33	3,833.33	36,482.03	38,333.30	1,851.27	46,000.00
5551 Flood Insurance - Mart 3	-	814.19	814.19	4,621.00	8,141.90	3,520.90	9,770.23
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$4,647.52</b>	<b>\$4,647.52</b>	<b>\$41,103.03</b>	<b>\$46,475.20</b>	<b>\$5,372.17</b>	<b>\$55,770.23</b>
<b>UTILITIES</b>							
5801 Electricity - 3	97.51	69.45	(28.06)	994.43	694.50	(299.93)	833.34
5880 Water / Sewer - 3	1,320.78	1,527.78	207.00	14,248.47	15,277.80	1,029.33	18,333.34
<b>TOTAL UTILITIES</b>	<b>\$1,418.29</b>	<b>\$1,597.23</b>	<b>\$178.94</b>	<b>\$15,242.90</b>	<b>\$15,972.30</b>	<b>\$729.40</b>	<b>\$19,166.68</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 3	466.67	1,359.67	893.00	8,916.49	13,596.70	4,680.21	16,316.00
6202 Fire Equipment Repairs - 3	1,937.00	138.89	(1,798.11)	12,854.53	1,388.90	(11,465.63)	1,666.66
6203 Fire Alarm / Exting Service - 3	-	277.83	277.83	2,681.40	2,778.30	96.90	3,334.00
6205 Janitorial - Contract 3	500.00	400.00	(100.00)	4,200.00	4,000.00	(200.00)	4,800.00
6206 Roof Cleaning - Contract 3	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
6209 Lighting - 3	-	-	-	816.66	-	(816.66)	-
<b>TOTAL MAINTENANCE</b>	<b>\$2,903.67</b>	<b>\$2,426.39</b>	<b>(\$477.28)</b>	<b>\$29,469.08</b>	<b>\$24,263.90</b>	<b>(\$5,205.18)</b>	<b>\$29,116.66</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001 Master Assoc Transfer Exp - 3	23,459.75	23,459.75	-	93,839.00	93,839.00	-	93,839.00
9005 Transfer to Reserves - 3	6,357.50	6,357.50	-	25,430.00	25,430.00	-	25,430.00
<b>TOTAL RESERVE/MASTER TRANSFERS</b>	<b>\$29,817.25</b>	<b>\$29,817.25</b>	<b>\$-</b>	<b>\$119,269.00</b>	<b>\$119,269.00</b>	<b>\$-</b>	<b>\$119,269.00</b>
<b>TOTAL EXPENSES</b>	<b>\$34,544.18</b>	<b>\$38,677.27</b>	<b>\$4,133.09</b>	<b>\$206,494.40</b>	<b>\$207,869.20</b>	<b>\$1,374.80</b>	<b>\$225,589.23</b>
<b>NET ORDINARY INCOME</b>	<b>\$22,105.82</b>	<b>\$17,720.23</b>	<b>\$4,385.59</b>	<b>\$20,705.60</b>	<b>\$17,720.80</b>	<b>\$2,984.80</b>	<b>\$0.77</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	\$ 31,752.00	\$ 31,730.75	\$ 21.25	\$127,008.00	\$126,923.00	\$ 85.00	\$126,923.00
4000-02-00 Maint / Rsv Fees - 2	31,752.00	31,745.00	7.00	127,008.00	126,980.00	28.00	126,980.00
4000-03-00 Maint / Rsv Fees - 3	32,952.00	32,937.75	14.25	131,808.00	131,751.00	57.00	131,751.00
4010-02-00 Background Check - Mart 2	-	-	-	200.00	-	200.00	-
4010-03-00 Background Check - Mart 3	100.00	-	100.00	550.00	-	550.00	-
4025-01-00 Late Fees - 1	110.67	-	110.67	265.33	-	265.33	-
4025-02-00 Late Fees - 2	60.39	-	60.39	119.89	-	119.89	-
4050-01-00 Master Assoc Fees - Mart 1	23,448.00	23,459.75	( 11.75)	93,792.00	93,839.00	( 47.00)	93,839.00
4050-02-00 Master Assoc Fees - Mart 2	23,448.00	23,459.75	( 11.75)	93,792.00	93,839.00	( 47.00)	93,839.00
4050-03-00 Master Assoc Fees - Mart 3	23,448.00	23,459.75	( 11.75)	93,792.00	93,839.00	( 47.00)	93,839.00
4060-01-00 Rental Application Fee - Mart 1	150.00	-	150.00	150.00	-	150.00	-
4060-02-00 Rental Application Fee - Mart 2	-	-	-	750.00	-	750.00	-
4060-03-00 Rental Application Fee - Mart 3	150.00	-	150.00	1,050.00	-	1,050.00	-
<b>Total INCOME</b>	<b>\$ 167,371.06</b>	<b>\$ 166,792.75</b>	<b>\$ 578.31</b>	<b>\$670,285.22</b>	<b>\$667,171.00</b>	<b>\$3,114.22</b>	<b>\$667,171.00</b>
<b>Total OPERATING INCOME</b>	<b>\$ 167,371.06</b>	<b>\$ 166,792.75</b>	<b>\$ 578.31</b>	<b>\$670,285.22</b>	<b>\$667,171.00</b>	<b>\$ 3,114.22</b>	<b>\$667,171.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5030-01-00 Legal - 1	-	41.67	41.67	-	416.70	416.70	500.00
5030-02-00 Legal - 2	-	41.67	41.67	-	416.70	416.70	500.00
5030-03-00 Legal - 3	-	41.67	41.67	-	416.70	416.70	500.00
5110-01-00 Audit /Accounting Fees - 1	-	9.72	9.72	98.33	97.20	( 1.13)	116.67
5110-02-00 Audit /Accounting Fees - 2	-	9.72	9.72	98.33	97.20	( 1.13)	116.67
5110-03-00 Audit /Accounting Fees - 3	-	9.72	9.72	98.34	97.20	( 1.14)	116.66
5118-01-00 Division Filing Fees - 1	-	20.83	20.83	116.50	208.30	91.80	250.00
5118-02-00 Division Filing Fee - 2	-	20.83	20.83	20.50	208.30	187.80	250.00
5118-03-00 Division Filing Fee - 3	-	20.83	20.83	116.25	208.30	92.05	250.00
5457-01-00 Office Expense - 1	82.84	83.33	0.49	544.53	833.30	288.77	1,000.00
5457-02-00 Office Expense - 2	213.79	83.33	( 130.46)	736.38	833.30	96.92	1,000.00
5457-03-00 Office Expense - 3	404.97	83.33	( 321.64)	1,195.80	833.30	( 362.50)	1,000.00
5458-01-00 Website Expense - 1	-	33.33	33.33	-	333.30	333.30	400.00
5458-02-00 Website Expense - 2	-	33.33	33.33	-	333.30	333.30	400.00
5458-03-00 Website Expense - 3	-	33.33	33.33	-	333.30	333.30	400.00
<b>Total ADMINISTRATIVE</b>	<b>\$ 701.60</b>	<b>\$ 566.64</b>	<b>(\$ 134.96)</b>	<b>\$ 3,024.96</b>	<b>\$ 5,666.40</b>	<b>\$2,641.44</b>	<b>\$ 6,800.00</b>
<b>INSURANCE</b>							
5550-01-00 Insurance - Mart 1	-	3,833.33	3,833.33	36,482.03	38,333.30	1,851.27	46,000.00
5550-02-00 Insurance - Mart 2	-	3,833.33	3,833.33	36,482.04	38,333.30	1,851.26	46,000.00
5550-03-00 Insurance - Mart 3	-	3,833.33	3,833.33	36,482.03	38,333.30	1,851.27	46,000.00
5551-01-00 Flood Insurance - Mart 1	-	750.48	750.48	6,717.00	7,504.80	787.80	9,005.76
5551-02-00 Flood Insurance - Mart 2	-	727.00	727.00	6,410.00	7,270.00	860.00	8,724.01
5551-03-00 Flood Insurance - Mart 3	-	814.19	814.19	4,621.00	8,141.90	3,520.90	9,770.23
<b>Total INSURANCE</b>	<b>\$ -</b>	<b>\$ 13,791.66</b>	<b>\$ 13,791.66</b>	<b>\$127,194.10</b>	<b>\$137,916.60</b>	<b>\$10,722.50</b>	<b>\$165,500.00</b>
<b>UTILITIES</b>							
5801-01-00 Electricity - 1	35.37	69.44	34.07	389.38	694.40	305.02	833.33
5801-02-00 Electricity - 2	31.31	69.44	38.13	316.57	694.40	377.83	833.33
5801-03-00 Electricity - 3	97.51	69.45	( 28.06)	994.43	694.50	( 299.93)	833.34
5880-01-00 Water / Sewer - 1	1,309.59	1,527.78	218.19	14,740.83	15,277.80	536.97	18,333.33
5880-02-00 Water / Sewer - 2	1,298.40	1,527.78	229.38	15,028.44	15,277.80	249.36	18,333.33
5880-03-00 Water / Sewer - 3	1,320.78	1,527.78	207.00	14,248.47	15,277.80	1,029.33	18,333.34
<b>Total UTILITIES</b>	<b>\$ 4,092.96</b>	<b>\$ 4,791.67</b>	<b>\$ 698.71</b>	<b>\$ 45,718.12</b>	<b>\$ 47,916.70</b>	<b>\$2,198.58</b>	<b>\$ 57,500.00</b>
<b>MAINTENANCE</b>							
6201-01-00 General Maintenance - 1	316.66	1,359.67	1,043.01	8,827.56	13,596.70	4,769.14	16,316.00
6201-02-00 General Maintenance - 2	316.67	1,359.67	1,043.00	8,224.07	13,596.70	5,372.63	16,316.00
6201-03-00 General Maintenance - 3	466.67	1,359.67	893.00	8,916.49	13,596.70	4,680.21	16,316.00
6202-01-00 Fire Equipment Repairs - 1	1,937.00	138.89	( 1,798.11)	5,352.33	1,388.90	( 3,963.43)	1,666.67
6202-02-00 Fire Equipment Repairs - 2	1,937.00	138.89	( 1,798.11)	7,402.93	1,388.90	( 6,014.03)	1,666.67
6202-03-00 Fire Equipment Repairs - 3	1,937.00	138.89	( 1,798.11)	12,854.53	1,388.90	( 11,465.63)	1,666.66

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6203-01-00 Fire Alarm / Exting Service - 1	\$-	\$277.75	\$277.75	\$2,681.40	\$2,777.50	\$96.10	\$3,333.00
6203-02-00 Fire Alarm / Exting Service - 2	-	277.75	277.75	2,681.40	2,777.50	96.10	3,333.00
6203-03-00 Fire Alarm / Exting Service - 3	-	277.83	277.83	2,681.40	2,778.30	96.90	3,334.00
6205-01-00 Janitorial - Contract 1	500.00	400.00	(100.00)	4,200.00	4,000.00	(200.00)	4,800.00
6205-02-00 Janitorial - Contract 2	500.00	400.00	(100.00)	4,200.00	4,000.00	(200.00)	4,800.00
6205-03-00 Janitorial - Contract 3	500.00	400.00	(100.00)	4,200.00	4,000.00	(200.00)	4,800.00
6206-01-00 Roof Cleaning - Contract 1	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
6206-02-00 Roof Cleaning - Contract 2	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
6206-03-00 Roof Cleaning - Contract 3	-	250.00	250.00	-	2,500.00	2,500.00	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)	-
<b>Total MAINTENANCE</b>	<b>\$8,411.00</b>	<b>\$7,279.01</b>	<b>(\$1,131.99)</b>	<b>\$74,672.11</b>	<b>\$72,790.10</b>	<b>(\$1,882.01)</b>	<b>\$87,348.00</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001-01-00 Master Assoc Transfer Exp - 1	23,459.75	23,459.75	-	93,839.00	93,839.00	-	93,839.00
9001-02-00 Master Assoc Transfer Exp - 2	23,459.75	23,459.75	-	93,839.00	93,839.00	-	93,839.00
9001-03-00 Master Assoc Transfer Exp - 3	23,459.75	23,459.75	-	93,839.00	93,839.00	-	93,839.00
9005-01-00 Transfer to Reserves - 1	5,166.50	5,166.50	-	20,666.00	20,666.00	-	20,666.00
9005-02-00 Transfer to Reserves - 2	5,209.50	5,209.50	-	20,838.00	20,838.00	-	20,838.00
9005-03-00 Transfer to Reserves - 3	6,357.50	6,357.50	-	25,430.00	25,430.00	-	25,430.00
<b>Total RESERVE/MASTER TRANSFERS</b>	<b>\$87,112.75</b>	<b>\$87,112.75</b>	<b>\$-</b>	<b>\$348,451.00</b>	<b>\$348,451.00</b>	<b>\$0.00</b>	<b>\$348,451.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$100,318.31</b>	<b>\$113,541.73</b>	<b>\$13,223.42</b>	<b>\$599,060.29</b>	<b>\$612,740.80</b>	<b>\$13,680.51</b>	<b>\$665,599.00</b>
<b>Net Income:</b>	<b>\$67,052.75</b>	<b>\$53,251.02</b>	<b>\$13,801.73</b>	<b>\$71,224.93</b>	<b>\$54,430.20</b>	<b>\$16,794.73</b>	<b>\$1,572.00</b>