



Financial Report Package

September 2025

Prepared for

The Martinique at Tarpon Cove Condo Assn., Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3468	\$ 48,845.03	\$ 132,745.58	\$ (83,900.55)
Total OPERATING ASSETS:	\$ 48,845.03	\$ 132,745.58	\$ (83,900.55)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 59.50	\$ 1,611.50	\$ (1,552.00)
Total CURRENT ASSETS:	\$ 59.50	\$ 1,611.50	\$ (1,552.00)
Total Assets:	\$ 48,904.53	\$ 134,357.08	\$ (85,452.55)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maintenance Fees	\$ 39,495.37	\$ 145.37	\$ 39,350.00
Total CURRENT LIABILITIES:	\$ 39,495.37	\$ 145.37	\$ 39,350.00
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)	\$ 4,172.18	\$ 128,974.73	\$ (124,802.55)
Total Liabilities & Equity:	\$ 48,904.53	\$ 134,357.08	\$ (85,452.55)

	Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets			
MART 1 RESERVE ASSETS			
11-1210-01-00 VNB RSV 1 1963	\$ 69,145.01	\$ 68,974.73	\$ 170.28
Total MART 1 RESERVE ASSETS:	\$ 69,145.01	\$ 68,974.73	\$ 170.28
MART 2 RESERVE ASSETS			
12-1211-02-00 VNB RSV 2 1971	\$ 69,304.56	\$ 69,133.89	\$ 170.67
Total MART 2 RESERVE ASSETS:	\$ 69,304.56	\$ 69,133.89	\$ 170.67
MART 3 RESERVE ASSETS			
13-1212-03-00 VNB RSV 3 1998	\$ 52,757.99	\$ 66,467.69	\$ (13,709.70)
Total MART 3 RESERVE ASSETS:	\$ 52,757.99	\$ 66,467.69	\$ (13,709.70)
Total Assets:	\$ 191,207.56	\$ 204,576.31	\$ (13,368.75)
Liabilities & Equity			
MART 1 RESERVE EQUITY			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 3,223.26	\$ 3,052.98	\$ 170.28
25-3003-01-00 RSV 1 - Roof Mart 1	44,790.11	44,790.11	-
25-3004-01-00 RSV - Garage Roof - Mart 1	21,131.64	21,131.64	-
Total MART 1 RESERVE EQUITY:	\$ 69,145.01	\$ 68,974.73	\$ 170.28
MART 2 RESERVE EQUITY			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 562.43	\$ 391.76	\$ 170.67
26-3003-02-00 RSV 1 - Roof Mart 2	47,280.15	47,280.15	-
26-3004-02-00 RSV - Garage Roof - Mart 2	21,461.98	21,461.98	-
Total MART 2 RESERVE EQUITY:	\$ 69,304.56	\$ 69,133.89	\$ 170.67
MART 3 RESERVE EQUITY			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 290.81	\$ 149.51	\$ 141.30
27-3002-03-00 RSV - Painting Mart 3	(2,529.33)	(2,529.33)	-
27-3003-03-00 RSV 1 - Roof Mart 3	35,298.76	35,298.76	-
27-3004-03-00 RSV - Garage Roof - Mart 3	23,548.75	23,548.75	-
27-3009-03-00 RSV - Fire Equipment - Mart 3	(3,851.00)	10,000.00	(13,851.00)
Total MART 3 RESERVE EQUITY:	\$ 52,757.99	\$ 66,467.69	\$ (13,709.70)
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 191,207.56	\$ 204,576.31	\$ (13,368.75)

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$48,845.03

Total OPERATING ASSETS: \$48,845.03

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 69,145.01

Total MART 1 RESERVE ASSETS: \$69,145.01

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 69,304.56

Total MART 2 RESERVE ASSETS: \$69,304.56

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 52,757.99

Total MART 3 RESERVE ASSETS: \$52,757.99

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 59.50

Total CURRENT ASSETS: \$59.50

Total Assets: \$240,112.09

Liabilities & Equity

CURRENT LIABILITIES

20-2015-00-00 PPD Maintenance Fees 39,495.37

Total CURRENT LIABILITIES: \$39,495.37

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 3,223.26

25-3003-01-00 RSV 1 - Roof Mart 1 44,790.11

25-3004-01-00 RSV - Garage Roof - Mart 1 21,131.64

Total MART 1 RESERVE EQUITY: \$69,145.01

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 562.43

26-3003-02-00 RSV 1 - Roof Mart 2 47,280.15

26-3004-02-00 RSV - Garage Roof - Mart 2 21,461.98

Total MART 1 RESERVE EQUITY: \$69,304.56

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 290.81

27-3002-03-00 RSV - Painting Mart 3 (2,529.33)

27-3003-03-00 RSV 1 - Roof Mart 3 35,298.76

27-3004-03-00 RSV - Garage Roof - Mart 3 23,548.75

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

Total MART 3 RESERVE EQUITY: \$52,757.99

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)

Total OPERATING EQUITY: \$5,236.98

Net Income Gain / Loss 4,172.18

Total Liabilities & Equity: \$240,112.09

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint/ Rsv Fees - 1	\$-	\$-	\$-	\$95,256.00	\$95,192.25	\$63.75	\$126,923.00
4025 Late Fees - 1	21.03	-	21.03	154.66	-	154.66	-
4050 Master Assoc Fees - Mart 1	-	-	-	70,344.00	70,379.25	(35.25)	93,839.00
TOTAL INCOME	\$21.03	\$-	\$21.03	\$165,754.66	\$165,571.50	\$183.16	\$220,762.00
TOTAL INCOME	\$21.03	\$-	\$21.03	\$165,754.66	\$165,571.50	\$183.16	\$220,762.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 1	-	41.67	41.67	-	375.03	375.03	500.00
5110 Audit /Accounting Fees - 1	-	9.72	9.72	98.33	87.48	(10.85)	116.67
5118 Division Filing Fees - 1	-	20.83	20.83	116.50	187.47	70.97	250.00
5457 Office Expense - 1	2.50	83.33	80.83	461.69	749.97	288.28	1,000.00
5458 Website Expense - 1	-	33.33	33.33	-	299.97	299.97	400.00
TOTAL ADMINISTRATIVE	\$2.50	\$188.88	\$186.38	\$676.52	\$1,699.92	\$1,023.40	\$2,266.67
INSURANCE							
5550 Insurance - Mart 1	36,032.03	3,833.33	(32,198.70)	36,482.03	34,499.97	(1,982.06)	46,000.00
5551 Flood Insurance - Mart 1	6,717.00	750.48	(5,966.52)	6,717.00	6,754.32	37.32	9,005.76
TOTAL INSURANCE	\$42,749.03	\$4,583.81	(\$38,165.22)	\$43,199.03	\$41,254.29	(\$1,944.74)	\$55,005.76
UTILITIES							
5801 Electricity - 1	35.79	69.44	33.65	354.01	624.96	270.95	833.33
5880 Water / Sewer - 1	1,309.59	1,527.78	218.19	13,431.24	13,750.02	318.78	18,333.33
TOTAL UTILITIES	\$1,345.38	\$1,597.22	\$251.84	\$13,785.25	\$14,374.98	\$589.73	\$19,166.66
MAINTENANCE							
6201 General Maintenance - 1	266.67	1,359.67	1,093.00	8,510.90	12,237.03	3,726.13	16,316.00
6202 Fire Equipment Repairs - 1	-	138.89	138.89	3,415.33	1,250.01	(2,165.32)	1,666.67
6203 Fire Alarm / Exting Service - 1	-	277.75	277.75	2,681.40	2,499.75	(181.65)	3,333.00
6205 Janitorial - Contract 1	500.00	400.00	(100.00)	3,700.00	3,600.00	(100.00)	4,800.00
6206 Roof Cleaning - Contract 1	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
6209 Lighting - 1	-	-	-	816.67	-	(816.67)	-
TOTAL MAINTENANCE	\$766.67	\$2,426.31	\$1,659.64	\$19,124.30	\$21,836.79	\$2,712.49	\$29,115.67
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 1	-	-	-	70,379.25	70,379.25	-	93,839.00
9005 Transfer to Reserves - 1	-	-	-	15,499.50	15,499.50	-	20,666.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$85,878.75	\$85,878.75	\$-	\$114,505.00
TOTAL EXPENSES	\$44,863.58	\$8,796.22	(\$36,067.36)	\$162,663.85	\$165,044.73	\$2,380.88	\$220,059.76
NET ORDINARY INCOME	(\$44,842.55)	(\$8,796.22)	(\$36,046.33)	\$3,090.81	\$526.77	\$2,564.04	\$702.24

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - 2	\$-	\$-	\$-	\$95,256.00	\$95,235.00	\$21.00	\$126,980.00
4010 Background Check - Mart 2	150.00	-	150.00	200.00	-	200.00	-
4025 Late Fees - 2	-	-	-	59.50	-	59.50	-
4050 Master Assoc Fees - Mart 2	-	-	-	70,344.00	70,379.25	(35.25)	93,839.00
4060 Rental Application Fee - Mart 2	450.00	-	450.00	750.00	-	750.00	-
TOTAL INCOME	\$600.00	\$-	\$600.00	\$166,609.50	\$165,614.25	\$995.25	\$220,819.00
TOTAL INCOME	\$600.00	\$-	\$600.00	\$166,609.50	\$165,614.25	\$995.25	\$220,819.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 2	-	41.67	41.67	-	375.03	375.03	500.00
5110 Audit /Accounting Fees - 2	-	9.72	9.72	98.33	87.48	(10.85)	116.67
5118 Division Filing Fee - 2	-	20.83	20.83	20.50	187.47	166.97	250.00
5457 Office Expense - 2	59.27	83.33	24.06	522.59	749.97	227.38	1,000.00
5458 Website Expense - 2	-	33.33	33.33	-	299.97	299.97	400.00
TOTAL ADMINISTRATIVE	\$59.27	\$188.88	\$129.61	\$641.42	\$1,699.92	\$1,058.50	\$2,266.67
INSURANCE							
5550 Insurance - Mart 2	36,032.04	3,833.33	(32,198.71)	36,482.04	34,499.97	(1,982.07)	46,000.00
5551 Flood Insurance - Mart 2	-	727.00	727.00	6,410.00	6,543.00	133.00	8,724.01
TOTAL INSURANCE	\$36,032.04	\$4,560.33	(\$31,471.71)	\$42,892.04	\$41,042.97	(\$1,849.07)	\$54,724.01
UTILITIES							
5801 Electricity - 2	31.42	69.44	38.02	285.26	624.96	339.70	833.33
5880 Water / Sewer - 2	1,276.02	1,527.78	251.76	13,730.04	13,750.02	19.98	18,333.33
TOTAL UTILITIES	\$1,307.44	\$1,597.22	\$289.78	\$14,015.30	\$14,374.98	\$359.68	\$19,166.66
MAINTENANCE							
6201 General Maintenance - 2	241.67	1,359.67	1,118.00	7,907.40	12,237.03	4,329.63	16,316.00
6202 Fire Equipment Repairs - 2	-	138.89	138.89	5,465.93	1,250.01	(4,215.92)	1,666.67
6203 Fire Alarm / Exting Service - 2	-	277.75	277.75	2,681.40	2,499.75	(181.65)	3,333.00
6205 Janitorial - Contract 2	500.00	400.00	(100.00)	3,700.00	3,600.00	(100.00)	4,800.00
6206 Roof Cleaning - Contract 2	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
6209 Lighting - 2	-	-	-	816.67	-	(816.67)	-
TOTAL MAINTENANCE	\$741.67	\$2,426.31	\$1,684.64	\$20,571.40	\$21,836.79	\$1,265.39	\$29,115.67
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 2	-	-	-	70,379.25	70,379.25	-	93,839.00
9005 Transfer to Reserves - 2	-	-	-	15,628.50	15,628.50	-	20,838.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$86,007.75	\$86,007.75	\$-	\$114,677.00
TOTAL EXPENSES	\$38,140.42	\$8,772.74	(\$29,367.68)	\$164,127.91	\$164,962.41	\$834.50	\$219,950.01
NET ORDINARY INCOME	(\$37,540.42)	(\$8,772.74)	(\$28,767.68)	\$2,481.59	\$651.84	\$1,829.75	\$868.99

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - 3	\$-	\$-	\$-	\$98,856.00	\$98,813.25	\$42.75	\$131,751.00
4010 Background Check - Mart 3	150.00	-	150.00	450.00	-	450.00	-
4050 Master Assoc Fees - Mart 3	-	-	-	70,344.00	70,379.25	(35.25)	93,839.00
4060 Rental Application Fee - Mart 3	300.00	-	300.00	900.00	-	900.00	-
TOTAL INCOME	\$450.00	\$-	\$450.00	\$170,550.00	\$169,192.50	\$1,357.50	\$225,590.00
TOTAL INCOME	\$450.00	\$-	\$450.00	\$170,550.00	\$169,192.50	\$1,357.50	\$225,590.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 3	-	41.67	41.67	-	375.03	375.03	500.00
5110 Audit /Accounting Fees - 3	-	9.72	9.72	98.34	87.48	(10.86)	116.66
5118 Division Filing Fee - 3	-	20.83	20.83	116.25	187.47	71.22	250.00
5457 Office Expense - 3	101.03	83.33	(17.70)	790.83	749.97	(40.86)	1,000.00
5458 Website Expense - 3	-	33.33	33.33	-	299.97	299.97	400.00
TOTAL ADMINISTRATIVE	\$101.03	\$188.88	\$87.85	\$1,005.42	\$1,699.92	\$694.50	\$2,266.66
INSURANCE							
5550 Insurance - Mart 3	36,032.03	3,833.33	(32,198.70)	36,482.03	34,499.97	(1,982.06)	46,000.00
5551 Flood Insurance - Mart 3	4,621.00	814.19	(3,806.81)	4,621.00	7,327.71	2,706.71	9,770.23
TOTAL INSURANCE	\$40,653.03	\$4,647.52	(\$36,005.51)	\$41,103.03	\$41,827.68	\$724.65	\$55,770.23
UTILITIES							
5801 Electricity - 3	97.84	69.45	(28.39)	896.92	625.05	(271.87)	833.34
5880 Water / Sewer - 3	1,276.02	1,527.78	251.76	12,927.69	13,750.02	822.33	18,333.34
TOTAL UTILITIES	\$1,373.86	\$1,597.23	\$223.37	\$13,824.61	\$14,375.07	\$550.46	\$19,166.68
MAINTENANCE							
6201 General Maintenance - 3	241.66	1,359.67	1,118.01	8,449.82	12,237.03	3,787.21	16,316.00
6202 Fire Equipment Repairs - 3	-	138.89	138.89	10,917.53	1,250.01	(9,667.52)	1,666.66
6203 Fire Alarm / Exting Service - 3	-	277.83	277.83	2,681.40	2,500.47	(180.93)	3,334.00
6205 Janitorial - Contract 3	500.00	400.00	(100.00)	3,700.00	3,600.00	(100.00)	4,800.00
6206 Roof Cleaning - Contract 3	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
6209 Lighting - 3	-	-	-	816.66	-	(816.66)	-
TOTAL MAINTENANCE	\$741.66	\$2,426.39	\$1,684.73	\$26,565.41	\$21,837.51	(\$4,727.90)	\$29,116.66
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 3	-	-	-	70,379.25	70,379.25	-	93,839.00
9005 Transfer to Reserves - 3	-	-	-	19,072.50	19,072.50	-	25,430.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$89,451.75	\$89,451.75	\$-	\$119,269.00
TOTAL EXPENSES	\$42,869.58	\$8,860.02	(\$34,009.56)	\$171,950.22	\$169,191.93	(\$2,758.29)	\$225,589.23
NET ORDINARY INCOME	(\$42,419.58)	(\$8,860.02)	(\$33,559.56)	(\$1,400.22)	\$0.57	(\$1,400.79)	\$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	\$-	\$-	\$-	\$95,256.00	\$95,192.25	\$63.75	\$126,923.00
4000-02-00 Maint / Rsv Fees - 2	-	-	-	95,256.00	95,235.00	21.00	126,980.00
4000-03-00 Maint / Rsv Fees - 3	-	-	-	98,856.00	98,813.25	42.75	131,751.00
4010-02-00 Background Check - Mart 2	150.00	-	150.00	200.00	-	200.00	-
4010-03-00 Background Check - Mart 3	150.00	-	150.00	450.00	-	450.00	-
4025-01-00 Late Fees - 1	21.03	-	21.03	154.66	-	154.66	-
4025-02-00 Late Fees - 2	-	-	-	59.50	-	59.50	-
4050-01-00 Master Assoc Fees - Mart 1	-	-	-	70,344.00	70,379.25	(35.25)	93,839.00
4050-02-00 Master Assoc Fees - Mart 2	-	-	-	70,344.00	70,379.25	(35.25)	93,839.00
4050-03-00 Master Assoc Fees - Mart 3	-	-	-	70,344.00	70,379.25	(35.25)	93,839.00
4060-02-00 Rental Application Fee - Mart 2	450.00	-	450.00	750.00	-	750.00	-
4060-03-00 Rental Application Fee - Mart 3	300.00	-	300.00	900.00	-	900.00	-
Total INCOME	\$1,071.03	\$-	\$1,071.03	\$502,914.16	\$500,378.25	\$2,535.91	\$667,171.00
Total OPERATING INCOME	\$1,071.03	\$-	\$1,071.03	\$502,914.16	\$500,378.25	\$2,535.91	\$667,171.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5030-01-00 Legal - 1	-	41.67	41.67	-	375.03	375.03	500.00
5030-02-00 Legal - 2	-	41.67	41.67	-	375.03	375.03	500.00
5030-03-00 Legal - 3	-	41.67	41.67	-	375.03	375.03	500.00
5110-01-00 Audit /Accounting Fees - 1	-	9.72	9.72	98.33	87.48	(10.85)	116.67
5110-02-00 Audit /Accounting Fees - 2	-	9.72	9.72	98.33	87.48	(10.85)	116.67
5110-03-00 Audit /Accounting Fees - 3	-	9.72	9.72	98.34	87.48	(10.86)	116.66
5118-01-00 Division Filing Fees - 1	-	20.83	20.83	116.50	187.47	70.97	250.00
5118-02-00 Division Filing Fee - 2	-	20.83	20.83	20.50	187.47	166.97	250.00
5118-03-00 Division Filing Fee - 3	-	20.83	20.83	116.25	187.47	71.22	250.00
5457-01-00 Office Expense - 1	2.50	83.33	80.83	461.69	749.97	288.28	1,000.00
5457-02-00 Office Expense - 2	59.27	83.33	24.06	522.59	749.97	227.38	1,000.00
5457-03-00 Office Expense - 3	101.03	83.33	(17.70)	790.83	749.97	(40.86)	1,000.00
5458-01-00 Website Expense - 1	-	33.33	33.33	-	299.97	299.97	400.00
5458-02-00 Website Expense - 2	-	33.33	33.33	-	299.97	299.97	400.00
5458-03-00 Website Expense - 3	-	33.33	33.33	-	299.97	299.97	400.00
Total ADMINISTRATIVE	\$162.80	\$566.64	\$403.84	\$2,323.36	\$5,099.76	\$2,776.40	\$6,800.00
INSURANCE							
5550-01-00 Insurance - Mart 1	36,032.03	3,833.33	(32,198.70)	36,482.03	34,499.97	(1,982.06)	46,000.00
5550-02-00 Insurance - Mart 2	36,032.04	3,833.33	(32,198.71)	36,482.04	34,499.97	(1,982.07)	46,000.00
5550-03-00 Insurance - Mart 3	36,032.03	3,833.33	(32,198.70)	36,482.03	34,499.97	(1,982.06)	46,000.00
5551-01-00 Flood Insurance - Mart 1	6,717.00	750.48	(5,966.52)	6,717.00	6,754.32	37.32	9,005.76
5551-02-00 Flood Insurance - Mart 2	-	727.00	727.00	6,410.00	6,543.00	133.00	8,724.01
5551-03-00 Flood Insurance - Mart 3	4,621.00	814.19	(3,806.81)	4,621.00	7,327.71	2,706.71	9,770.23
Total INSURANCE	\$119,434.10	\$13,791.66	(\$105,642.44)	\$127,194.10	\$124,124.94	(\$3,069.16)	\$165,500.00
UTILITIES							
5801-01-00 Electricity - 1	35.79	69.44	33.65	354.01	624.96	270.95	833.33
5801-02-00 Electricity - 2	31.42	69.44	38.02	285.26	624.96	339.70	833.33
5801-03-00 Electricity - 3	97.84	69.45	(28.39)	896.92	625.05	(271.87)	833.34
5880-01-00 Water / Sewer - 1	1,309.59	1,527.78	218.19	13,431.24	13,750.02	318.78	18,333.33
5880-02-00 Water / Sewer - 2	1,276.02	1,527.78	251.76	13,730.04	13,750.02	19.98	18,333.33
5880-03-00 Water / Sewer - 3	1,276.02	1,527.78	251.76	12,927.69	13,750.02	822.33	18,333.34
Total UTILITIES	\$4,026.68	\$4,791.67	\$764.99	\$41,625.16	\$43,125.03	\$1,499.87	\$57,500.00
MAINTENANCE							
6201-01-00 General Maintenance - 1	266.67	1,359.67	1,093.00	8,510.90	12,237.03	3,726.13	16,316.00
6201-02-00 General Maintenance - 2	241.67	1,359.67	1,118.00	7,907.40	12,237.03	4,329.63	16,316.00
6201-03-00 General Maintenance - 3	241.66	1,359.67	1,118.01	8,449.82	12,237.03	3,787.21	16,316.00
6202-01-00 Fire Equipment Repairs - 1	-	138.89	138.89	3,415.33	1,250.01	(2,165.32)	1,666.67
6202-02-00 Fire Equipment Repairs - 2	-	138.89	138.89	5,465.93	1,250.01	(4,215.92)	1,666.67
6202-03-00 Fire Equipment Repairs - 3	-	138.89	138.89	10,917.53	1,250.01	(9,667.52)	1,666.66

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6203-01-00 Fire Alarm / Exting Service - 1	\$-	\$277.75	\$277.75	\$2,681.40	\$2,499.75	(\$181.65)	\$3,333.00
6203-02-00 Fire Alarm / Exting Service - 2	-	277.75	277.75	2,681.40	2,499.75	(181.65)	3,333.00
6203-03-00 Fire Alarm / Exting Service - 3	-	277.83	277.83	2,681.40	2,500.47	(180.93)	3,334.00
6205-01-00 Janitorial - Contract 1	500.00	400.00	(100.00)	3,700.00	3,600.00	(100.00)	4,800.00
6205-02-00 Janitorial - Contract 2	500.00	400.00	(100.00)	3,700.00	3,600.00	(100.00)	4,800.00
6205-03-00 Janitorial - Contract 3	500.00	400.00	(100.00)	3,700.00	3,600.00	(100.00)	4,800.00
6206-01-00 Roof Cleaning - Contract 1	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
6206-02-00 Roof Cleaning - Contract 2	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
6206-03-00 Roof Cleaning - Contract 3	-	250.00	250.00	-	2,250.00	2,250.00	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	\$2,250.00	\$7,279.01	\$5,029.01	\$66,261.11	\$65,511.09	(\$750.02)	\$87,348.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - 1	-	-	-	70,379.25	70,379.25	-	93,839.00
9001-02-00 Master Assoc Transfer Exp - 2	-	-	-	70,379.25	70,379.25	-	93,839.00
9001-03-00 Master Assoc Transfer Exp - 3	-	-	-	70,379.25	70,379.25	-	93,839.00
9005-01-00 Transfer to Reserves - 1	-	-	-	15,499.50	15,499.50	-	20,666.00
9005-02-00 Transfer to Reserves - 2	-	-	-	15,628.50	15,628.50	-	20,838.00
9005-03-00 Transfer to Reserves - 3	-	-	-	19,072.50	19,072.50	-	25,430.00
Total RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$261,338.25	\$261,338.25	\$0.00	\$348,451.00
Total OPERATING EXPENSE	\$125,873.58	\$26,428.98	(\$99,444.60)	\$498,741.98	\$499,199.07	\$457.09	\$665,599.00
Net Income:	(\$124,802.55)	(\$26,428.98)	(\$98,373.57)	\$4,172.18	\$1,179.18	\$2,993.00	\$1,572.00