



Financial Report Package

April 2026

Prepared for

The Martinique at Tarpon Cove Condo Assn., Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3468	\$ 90,959.55	\$ 85,132.00	\$ 5,827.55
Total OPERATING ASSETS:	\$ 90,959.55	\$ 85,132.00	\$ 5,827.55
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 3,415.99	\$ 119.00	\$ 3,296.99
14-1530-00-00 PPD Expenses	(1.00)	-	(1.00)
Total CURRENT ASSETS:	\$ 3,414.99	\$ 119.00	\$ 3,295.99
Total Assets:	\$ 94,374.54	\$ 85,251.00	\$ 9,123.54
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maintenance Fees	\$ 201.63	\$ 32,742.13	\$ (32,540.50)
Total CURRENT LIABILITIES:	\$ 201.63	\$ 32,742.13	\$ (32,540.50)
OPERATING EQUITY			
30-3900-01-00 Retained Earnings - Mart 1	\$ (9,191.90)	\$ (9,191.90)	\$ -
30-3900-02-00 Retained Earnings - Mart 2	31,995.58	31,995.58	-
30-3900-03-00 Retained Earnings - Mart 3	7,508.80	7,508.80	-
Total OPERATING EQUITY:	\$ 30,312.48	\$ 30,312.48	\$ -
Net Income / (Loss)	\$ 63,860.43	\$ 22,196.39	\$ 41,664.04
Total Liabilities & Equity:	\$ 94,374.54	\$ 85,251.00	\$ 9,123.54

	Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
Assets			
MART 1 RESERVE ASSETS			
11-1210-01-00 VNB RSV 1 1963	\$ 90,017.99	\$ 82,613.50	\$ 7,404.49
Total MART 1 RESERVE ASSETS:	\$ 90,017.99	\$ 82,613.50	\$ 7,404.49
MART 2 RESERVE ASSETS			
12-1211-02-00 VNB RSV 2 1971	\$ 91,035.48	\$ 83,225.17	\$ 7,810.31
Total MART 2 RESERVE ASSETS:	\$ 91,035.48	\$ 83,225.17	\$ 7,810.31
MART 3 RESERVE ASSETS			
13-1212-03-00 VNB RSV 3 1998	\$ 74,878.81	\$ 67,354.77	\$ 7,524.04
Total MART 3 RESERVE ASSETS:	\$ 74,878.81	\$ 67,354.77	\$ 7,524.04
Total Assets:	\$ 255,932.28	\$ 233,193.44	\$ 22,738.84
Liabilities & Equity			
MART 1 RESERVE EQUITY			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 4,492.74	\$ 4,306.75	\$ 185.99
25-3002-01-00 RSV - Painting Mart 1	4,234.75	2,372.25	1,862.50
25-3003-01-00 RSV 1 - Roof Mart 1	56,018.86	52,164.11	3,854.75
25-3004-01-00 RSV - Garage Roof - Mart 1	25,091.14	23,606.39	1,484.75
25-3005-01-00 RSV - Storage Mart 1	180.50	164.00	16.50
Total MART 1 RESERVE EQUITY:	\$ 90,017.99	\$ 82,613.50	\$ 7,404.49
MART 2 RESERVE EQUITY			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 1,838.85	\$ 1,651.04	\$ 187.81
26-3002-02-00 RSV - Painting Mart 2	4,068.00	2,288.75	1,779.25
26-3003-02-00 RSV 1 - Roof Mart 2	58,416.90	54,614.40	3,802.50
26-3004-02-00 RSV - Garage Roof - Mart 2	25,319.48	23,872.73	1,446.75
26-3005-02-00 RSV - Storage Mart 2	747.75	476.00	271.75
26-3009-02-00 RSV - Fire Equipment - Mart 2	644.50	322.25	322.25
Total MART 2 RESERVE EQUITY:	\$ 91,035.48	\$ 83,225.17	\$ 7,810.31
MART 3 RESERVE EQUITY			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 153.54	\$ -	\$ 153.54
27-3002-03-00 RSV - Painting Mart 3	1,749.17	(135.33)	1,884.50
27-3003-03-00 RSV 1 - Roof Mart 3	47,153.01	43,105.51	4,047.50
27-3004-03-00 RSV - Garage Roof - Mart 3	27,505.00	26,422.50	1,082.50
27-3005-03-00 RSV - Storage Mart 3	1,009.50	653.50	356.00
27-3009-03-00 RSV - Fire Equipment - Mart 3	(2,691.41)	(2,691.41)	-
Total MART 3 RESERVE EQUITY:	\$ 74,878.81	\$ 67,354.77	\$ 7,524.04
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 255,932.28	\$ 233,193.44	\$ 22,738.84

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$90,959.55

Total OPERATING ASSETS: \$90,959.55

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 90,017.99

Total MART 1 RESERVE ASSETS: \$90,017.99

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 91,035.48

Total MART 2 RESERVE ASSETS: \$91,035.48

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 74,878.81

Total MART 3 RESERVE ASSETS: \$74,878.81

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 3,415.99

14-1530-00-00 PPD Expenses (1.00)

Total CURRENT ASSETS: \$3,414.99

Total Assets:

\$350,306.82

Liabilities & Equity

CURRENT LIABILITIES

20-2015-00-00 PPD Maintenance Fees 201.63

Total CURRENT LIABILITIES: \$201.63

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 4,492.74

25-3002-01-00 RSV - Painting Mart 1 4,234.75

25-3003-01-00 RSV 1 - Roof Mart 1 56,018.86

25-3004-01-00 RSV - Garage Roof - Mart 1 25,091.14

25-3005-01-00 RSV - Storage Mart 1 180.50

Total MART 1 RESERVE EQUITY: \$90,017.99

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 1,838.85

26-3002-02-00 RSV - Painting Mart 2 4,068.00

26-3003-02-00 RSV 1 - Roof Mart 2 58,416.90

26-3004-02-00 RSV - Garage Roof - Mart 2 25,319.48

26-3005-02-00 RSV - Storage Mart 2 747.75

26-3009-02-00 RSV - Fire Equipment - Mart 2 644.50

Total MART 1 RESERVE EQUITY: \$91,035.48

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 153.54

27-3002-03-00 RSV - Painting Mart 3 1,749.17

27-3003-03-00 RSV 1 - Roof Mart 3 47,153.01

27-3004-03-00 RSV - Garage Roof - Mart 3 27,505.00

27-3005-03-00 RSV - Storage Mart 3 1,009.50

27-3009-03-00 RSV - Fire Equipment - Mart 3 (2,691.41)

Total MART 3 RESERVE EQUITY: \$74,878.81

OPERATING EQUITY

30-3900-01-00 Retained Earnings - Mart 1 (9,191.90)

30-3900-02-00 Retained Earnings - Mart 2 31,995.58

Balance Sheet

The Martinique at Tarpon Cove Condo Assn., Inc.

End Date: 04/30/2026

Date: 5/11/2026

Time: 12:09 am

Page: 2

30-3900-03-00 Retained Earnings - Mart 3	\$7,508.80	
Total OPERATING EQUITY:		\$30,312.48
Net Income Gain / Loss	63,860.43	
		\$63,860.43
Total Liabilities & Equity:		\$350,306.82

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - 1	\$ 31,440.00	\$ 31,432.00	\$ 8.00	\$ 62,880.00	\$ 62,864.00	\$ 16.00	\$ 125,728.00
4010 Background Check - Mart 1	50.00	-	50.00	150.00	-	150.00	-
4025 Late Fees - 1	52.00	-	52.00	146.87	-	146.87	-
4050 Master Assoc Fees - Mart 1	23,760.00	23,767.75	(7.75)	47,520.00	47,535.50	(15.50)	95,071.00
4060 Rental Application Fee - Mart 1	150.00	-	150.00	300.00	-	300.00	-
4109 Returned Check Charges - 1	-	-	-	(25.00)	-	(25.00)	-
TOTAL INCOME	\$ 55,452.00	\$ 55,199.75	\$ 252.25	\$110,971.87	\$110,399.50	\$ 572.37	\$ 220,799.00
TOTAL INCOME	\$ 55,452.00	\$ 55,199.75	\$ 252.25	\$110,971.87	\$110,399.50	\$ 572.37	\$ 220,799.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 1	-	27.75	27.75	-	111.00	111.00	333.00
5110 Audit /Accounting Fees - 1	-	11.08	11.08	133.33	44.32	(89.01)	133.00
5118 Division Filing Fees - 1	-	13.92	13.92	96.00	55.68	(40.32)	167.00
5457 Office Expense - 1	345.06	69.42	(275.64)	560.05	277.68	(282.37)	833.00
5458 Website Expense - 1	-	33.33	33.33	-	133.32	133.32	400.00
TOTAL ADMINISTRATIVE	\$ 345.06	\$ 155.50	(\$ 189.56)	\$ 789.38	\$ 622.00	(\$ 167.38)	\$ 1,866.00
INSURANCE							
5550 Insurance - Mart 1	-	3,002.58	3,002.58	-	12,010.32	12,010.32	36,031.00
5551 Flood Insurance - Mart 1	-	817.75	817.75	(3.00)	3,271.00	3,274.00	9,813.00
TOTAL INSURANCE	\$ -	\$ 3,820.33	\$ 3,820.33	(\$ 3.00)	\$ 15,281.32	\$ 15,284.32	\$ 45,844.00
UTILITIES							
5801 Electricity - 1	40.87	69.42	28.55	171.11	277.68	106.57	833.00
5880 Water / Sewer - 1	1,833.20	1,633.33	(199.87)	6,987.70	6,533.32	(454.38)	19,600.00
TOTAL UTILITIES	\$ 1,874.07	\$ 1,702.75	(\$ 171.32)	\$ 7,158.81	\$ 6,811.00	(\$ 347.81)	\$ 20,433.00
MAINTENANCE							
6201 General Maintenance - 1	466.66	850.00	383.34	11,991.64	3,400.00	(8,591.64)	10,200.00
6202 Fire Equipment Repairs - 1	1,111.64	570.33	(541.31)	1,111.64	2,281.32	1,169.68	6,844.00
6203 Fire Alarm / Exting Service - 1	-	222.25	222.25	1,522.45	889.00	(633.45)	2,667.00
6205 Janitorial - Contract 1	500.00	500.00	-	2,000.00	2,000.00	-	6,000.00
6206 Roof Cleaning - Contract 1	3,000.00	250.00	(2,750.00)	3,000.00	1,000.00	(2,000.00)	3,000.00
TOTAL MAINTENANCE	\$ 5,078.30	\$ 2,392.58	(\$ 2,685.72)	\$ 19,625.73	\$ 9,570.32	(\$ 10,055.41)	\$ 28,711.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 1	23,767.75	23,767.75	-	47,535.50	47,535.50	-	95,071.00
9005 Transfer to Reserves - 1	7,218.50	7,218.50	-	14,437.00	14,437.00	-	28,874.00
TOTAL RESERVE/MASTER TRANSFERS	\$ 30,986.25	\$ 30,986.25	\$ -	\$ 61,972.50	\$ 61,972.50	\$ -	\$ 123,945.00
TOTAL EXPENSES	\$ 38,283.68	\$ 39,057.41	\$ 773.73	\$ 89,543.42	\$ 94,257.14	\$ 4,713.72	\$ 220,799.00
NET ORDINARY INCOME	\$ 17,168.32	\$ 16,142.34	\$ 1,025.98	\$ 21,428.45	\$ 16,142.36	\$ 5,286.09	\$ 0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - 2	\$31,440.00	\$31,432.00	\$8.00	\$62,880.00	\$62,864.00	\$16.00	\$125,728.00
4025 Late Fees - 2	114.49	-	114.49	352.49	-	352.49	-
4050 Master Assoc Fees - Mart 2	23,760.00	23,767.75	(7.75)	47,520.00	47,535.50	(15.50)	95,071.00
TOTAL INCOME	\$55,314.49	\$55,199.75	\$114.74	\$110,752.49	\$110,399.50	\$352.99	\$220,799.00
TOTAL INCOME	\$55,314.49	\$55,199.75	\$114.74	\$110,752.49	\$110,399.50	\$352.99	\$220,799.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 2	-	27.75	27.75	-	111.00	111.00	333.00
5110 Audit /Accounting Fees - 2	-	11.08	11.08	133.33	44.32	(89.01)	133.00
5118 Division Filing Fee - 2	-	13.92	13.92	445.54	55.68	(389.86)	167.00
5457 Office Expense - 2	340.03	69.42	(270.61)	366.96	277.68	(89.28)	833.00
5458 Website Expense - 2	-	33.33	33.33	-	133.32	133.32	400.00
TOTAL ADMINISTRATIVE	\$340.03	\$155.50	(\$184.53)	\$945.83	\$622.00	(\$323.83)	\$1,866.00
INSURANCE							
5550 Insurance - Mart 2	-	3,002.58	3,002.58	-	12,010.32	12,010.32	36,031.00
5551 Flood Insurance - Mart 2	3,739.00	792.17	(2,946.83)	7,479.00	3,168.68	(4,310.32)	9,506.00
TOTAL INSURANCE	\$3,739.00	\$3,794.75	\$55.75	\$7,479.00	\$15,179.00	\$7,700.00	\$45,537.00
UTILITIES							
5801 Electricity - 2	35.79	69.42	33.63	145.06	277.68	132.62	833.00
5880 Water / Sewer - 2	1,761.80	1,633.33	(128.47)	6,833.00	6,533.32	(299.68)	19,600.00
TOTAL UTILITIES	\$1,797.59	\$1,702.75	(\$94.84)	\$6,978.06	\$6,811.00	(\$167.06)	\$20,433.00
MAINTENANCE							
6201 General Maintenance - 2	2,728.67	850.00	(1,878.67)	4,448.68	3,400.00	(1,048.68)	10,200.00
6202 Fire Equipment Repairs - 2	2,906.00	461.25	(2,444.75)	5,386.34	1,845.00	(3,541.34)	5,535.00
6203 Fire Alarm / Exting Service - 2	-	222.25	222.25	1,522.45	889.00	(633.45)	2,667.00
6205 Janitorial - Contract 2	500.00	500.00	-	2,000.00	2,000.00	-	6,000.00
6206 Roof Cleaning - Contract 2	3,000.00	250.00	(2,750.00)	3,000.00	1,000.00	(2,000.00)	3,000.00
TOTAL MAINTENANCE	\$9,134.67	\$2,283.50	(\$6,851.17)	\$16,357.47	\$9,134.00	(\$7,223.47)	\$27,402.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 2	23,767.75	23,767.75	-	47,535.50	47,535.50	-	95,071.00
9005 Transfer to Reserves - 2	7,622.50	7,622.50	-	15,245.00	15,245.00	-	30,490.00
TOTAL RESERVE/MASTER TRANSFERS	\$31,390.25	\$31,390.25	\$-	\$62,780.50	\$62,780.50	\$-	\$125,561.00
TOTAL EXPENSES	\$46,401.54	\$39,326.75	(\$7,074.79)	\$94,540.86	\$94,526.50	(\$14.36)	\$220,799.00
NET ORDINARY INCOME	\$8,912.95	\$15,873.00	(\$6,960.05)	\$16,211.63	\$15,873.00	\$338.63	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint / Rsv Fees - 3	\$32,640.00	\$32,632.25	\$7.75	\$65,280.00	\$65,264.50	\$15.50	\$130,529.00
4050 Master Assoc Fees - Mart 3	23,760.00	23,767.75	(7.75)	47,520.00	47,535.50	(15.50)	95,071.00
4060 Rental Application Fee - Mart 3	-	-	-	150.00	-	150.00	-
TOTAL INCOME	\$56,400.00	\$56,400.00	\$-	\$112,950.00	\$112,800.00	\$150.00	\$225,600.00
TOTAL INCOME	\$56,400.00	\$56,400.00	\$-	\$112,950.00	\$112,800.00	\$150.00	\$225,600.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 3	-	27.83	27.83	-	111.32	111.32	334.00
5110 Audit /Accounting Fees - 3	-	11.17	11.17	133.34	44.68	(88.66)	134.00
5118 Division Filing Fee - 3	-	13.83	13.83	96.00	55.32	(40.68)	166.00
5457 Office Expense - 3	339.69	69.50	(270.19)	372.21	278.00	(94.21)	834.00
5458 Website Expense - 3	-	33.33	33.33	-	133.32	133.32	400.00
TOTAL ADMINISTRATIVE	\$339.69	\$155.66	(\$184.03)	\$601.55	\$622.64	\$21.09	\$1,868.00
INSURANCE							
5550 Insurance - Mart 3	-	3,002.58	3,002.58	-	12,010.32	12,010.32	36,031.00
5551 Flood Insurance - Mart 3	-	887.17	887.17	3,286.00	3,548.68	262.68	10,646.00
TOTAL INSURANCE	\$-	\$3,889.75	\$3,889.75	\$3,286.00	\$15,559.00	\$12,273.00	\$46,677.00
UTILITIES							
5801 Electricity - 3	146.78	69.50	(77.28)	510.48	278.00	(232.48)	834.00
5880 Water / Sewer - 3	1,714.20	1,633.33	(80.87)	6,654.50	6,533.32	(121.18)	19,600.00
TOTAL UTILITIES	\$1,860.98	\$1,702.83	(\$158.15)	\$7,164.98	\$6,811.32	(\$353.66)	\$20,434.00
MAINTENANCE							
6201 General Maintenance - 3	2,866.67	1,250.00	(1,616.67)	4,691.68	5,000.00	308.32	15,000.00
6202 Fire Equipment Repairs - 3	1,111.64	450.17	(661.47)	2,186.48	1,800.68	(385.80)	5,402.00
6203 Fire Alarm / Exting Service - 3	-	222.17	222.17	1,522.46	888.68	(633.78)	2,666.00
6205 Janitorial - Contract 3	500.00	500.00	-	2,000.00	2,000.00	-	6,000.00
6206 Roof Cleaning - Contract 3	3,000.00	250.00	(2,750.00)	3,000.00	1,000.00	(2,000.00)	3,000.00
TOTAL MAINTENANCE	\$7,478.31	\$2,672.34	(\$4,805.97)	\$13,400.62	\$10,689.36	(\$2,711.26)	\$32,068.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 3	23,767.75	23,767.75	-	47,535.50	47,535.50	-	95,071.00
9005 Transfer to Reserves - 3	7,370.50	7,370.50	-	14,741.00	14,741.00	-	29,482.00
TOTAL RESERVE/MASTER TRANSFERS	\$31,138.25	\$31,138.25	\$-	\$62,276.50	\$62,276.50	\$-	\$124,553.00
TOTAL EXPENSES	\$40,817.23	\$39,558.83	(\$1,258.40)	\$86,729.65	\$95,958.82	\$9,229.17	\$225,600.00
NET ORDINARY INCOME	\$15,582.77	\$16,841.17	(\$1,258.40)	\$26,220.35	\$16,841.18	\$9,379.17	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-01-00 Maint/ Rsv Fees - 1	\$ 31,440.00	\$ 31,432.00	\$ 8.00	\$ 62,880.00	\$ 62,864.00	\$ 16.00	\$125,728.00
4000-02-00 Maint / Rsv Fees - 2	31,440.00	31,432.00	8.00	62,880.00	62,864.00	16.00	125,728.00
4000-03-00 Maint / Rsv Fees - 3	32,640.00	32,632.25	7.75	65,280.00	65,264.50	15.50	130,529.00
4010-01-00 Background Check - Mart 1	50.00	-	50.00	150.00	-	150.00	-
4025-01-00 Late Fees - 1	52.00	-	52.00	146.87	-	146.87	-
4025-02-00 Late Fees - 2	114.49	-	114.49	352.49	-	352.49	-
4050-01-00 Master Assoc Fees - Mart 1	23,760.00	23,767.75	(7.75)	47,520.00	47,535.50	(15.50)	95,071.00
4050-02-00 Master Assoc Fees - Mart 2	23,760.00	23,767.75	(7.75)	47,520.00	47,535.50	(15.50)	95,071.00
4050-03-00 Master Assoc Fees - Mart 3	23,760.00	23,767.75	(7.75)	47,520.00	47,535.50	(15.50)	95,071.00
4060-01-00 Rental Application Fee - Mart 1	150.00	-	150.00	300.00	-	300.00	-
4060-03-00 Rental Application Fee - Mart 3	-	-	-	150.00	-	150.00	-
4109-01-00 Returned Check Charges - 1	-	-	-	(25.00)	-	(25.00)	-
Total INCOME	\$ 167,166.49	\$ 166,799.50	\$ 366.99	\$334,674.36	\$333,599.00	\$1,075.36	\$667,198.00
Total OPERATING INCOME	\$ 167,166.49	\$ 166,799.50	\$ 366.99	\$334,674.36	\$333,599.00	\$ 1,075.36	\$667,198.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5030-01-00 Legal - 1	-	27.75	27.75	-	111.00	111.00	333.00
5030-02-00 Legal - 2	-	27.75	27.75	-	111.00	111.00	333.00
5030-03-00 Legal - 3	-	27.83	27.83	-	111.32	111.32	334.00
5110-01-00 Audit /Accounting Fees - 1	-	11.08	11.08	133.33	44.32	(89.01)	133.00
5110-02-00 Audit /Accounting Fees - 2	-	11.08	11.08	133.33	44.32	(89.01)	133.00
5110-03-00 Audit /Accounting Fees - 3	-	11.17	11.17	133.34	44.68	(88.66)	134.00
5118-01-00 Division Filing Fees - 1	-	13.92	13.92	96.00	55.68	(40.32)	167.00
5118-02-00 Division Filing Fee - 2	-	13.92	13.92	445.54	55.68	(389.86)	167.00
5118-03-00 Division Filing Fee - 3	-	13.83	13.83	96.00	55.32	(40.68)	166.00
5457-01-00 Office Expense - 1	345.06	69.42	(275.64)	560.05	277.68	(282.37)	833.00
5457-02-00 Office Expense - 2	340.03	69.42	(270.61)	366.96	277.68	(89.28)	833.00
5457-03-00 Office Expense - 3	339.69	69.50	(270.19)	372.21	278.00	(94.21)	834.00
5458-01-00 Website Expense - 1	-	33.33	33.33	-	133.32	133.32	400.00
5458-02-00 Website Expense - 2	-	33.33	33.33	-	133.32	133.32	400.00
5458-03-00 Website Expense - 3	-	33.33	33.33	-	133.32	133.32	400.00
Total ADMINISTRATIVE	\$ 1,024.78	\$ 466.66	(\$ 558.12)	\$ 2,336.76	\$ 1,866.64	(\$470.12)	\$ 5,600.00
INSURANCE							
5550-01-00 Insurance - Mart 1	-	3,002.58	3,002.58	-	12,010.32	12,010.32	36,031.00
5550-02-00 Insurance - Mart 2	-	3,002.58	3,002.58	-	12,010.32	12,010.32	36,031.00
5550-03-00 Insurance - Mart 3	-	3,002.58	3,002.58	-	12,010.32	12,010.32	36,031.00
5551-01-00 Flood Insurance - Mart 1	-	817.75	817.75	(3.00)	3,271.00	3,274.00	9,813.00
5551-02-00 Flood Insurance - Mart 2	3,739.00	792.17	(2,946.83)	7,479.00	3,168.68	(4,310.32)	9,506.00
5551-03-00 Flood Insurance - Mart 3	-	887.17	887.17	3,286.00	3,548.68	262.68	10,646.00
Total INSURANCE	\$ 3,739.00	\$ 11,504.83	\$ 7,765.83	\$ 10,762.00	\$ 46,019.32	\$35,257.32	\$138,058.00
UTILITIES							
5801-01-00 Electricity - 1	40.87	69.42	28.55	171.11	277.68	106.57	833.00
5801-02-00 Electricity - 2	35.79	69.42	33.63	145.06	277.68	132.62	833.00
5801-03-00 Electricity - 3	146.78	69.50	(77.28)	510.48	278.00	(232.48)	834.00
5880-01-00 Water / Sewer - 1	1,833.20	1,633.33	(199.87)	6,987.70	6,533.32	(454.38)	19,600.00
5880-02-00 Water / Sewer - 2	1,761.80	1,633.33	(128.47)	6,833.00	6,533.32	(299.68)	19,600.00
5880-03-00 Water / Sewer - 3	1,714.20	1,633.33	(80.87)	6,654.50	6,533.32	(121.18)	19,600.00
Total UTILITIES	\$ 5,532.64	\$ 5,108.33	(\$ 424.31)	\$ 21,301.85	\$ 20,433.32	(\$868.53)	\$ 61,300.00
MAINTENANCE							
6201-01-00 General Maintenance - 1	466.66	850.00	383.34	11,991.64	3,400.00	(8,591.64)	10,200.00
6201-02-00 General Maintenance - 2	2,728.67	850.00	(1,878.67)	4,448.68	3,400.00	(1,048.68)	10,200.00
6201-03-00 General Maintenance - 3	2,866.67	1,250.00	(1,616.67)	4,691.68	5,000.00	308.32	15,000.00
6202-01-00 Fire Equipment Repairs - 1	1,111.64	570.33	(541.31)	1,111.64	2,281.32	1,169.68	6,844.00
6202-02-00 Fire Equipment Repairs - 2	2,906.00	461.25	(2,444.75)	5,386.34	1,845.00	(3,541.34)	5,535.00
6202-03-00 Fire Equipment Repairs - 3	1,111.64	450.17	(661.47)	2,186.48	1,800.68	(385.80)	5,402.00
6203-01-00 Fire Alarm / Exting Service - 1	-	222.25	222.25	1,522.45	889.00	(633.45)	2,667.00
6203-02-00 Fire Alarm / Exting Service - 2	-	222.25	222.25	1,522.45	889.00	(633.45)	2,667.00

Income Statement - Operating
The Martinique at Tarpon Cove Condo Assn., Inc.
04/30/2026

Date: 5/11/2026
Time: 12:09 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6203-03-00 Fire Alarm / Exting Service - 3	\$-	\$222.17	\$222.17	\$1,522.46	\$888.68	(\$633.78)	\$2,666.00
6205-01-00 Janitorial - Contract 1	500.00	500.00	-	2,000.00	2,000.00	-	6,000.00
6205-02-00 Janitorial - Contract 2	500.00	500.00	-	2,000.00	2,000.00	-	6,000.00
6205-03-00 Janitorial - Contract 3	500.00	500.00	-	2,000.00	2,000.00	-	6,000.00
6206-01-00 Roof Cleaning - Contract 1	3,000.00	250.00	(2,750.00)	3,000.00	1,000.00	(2,000.00)	3,000.00
6206-02-00 Roof Cleaning - Contract 2	3,000.00	250.00	(2,750.00)	3,000.00	1,000.00	(2,000.00)	3,000.00
6206-03-00 Roof Cleaning - Contract 3	3,000.00	250.00	(2,750.00)	3,000.00	1,000.00	(2,000.00)	3,000.00
Total MAINTENANCE	\$21,691.28	\$7,348.42	(\$14,342.86)	\$49,383.82	\$29,393.68	(\$19,990.14)	\$88,181.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - 1	23,767.75	23,767.75	-	47,535.50	47,535.50	-	95,071.00
9001-02-00 Master Assoc Transfer Exp - 2	23,767.75	23,767.75	-	47,535.50	47,535.50	-	95,071.00
9001-03-00 Master Assoc Transfer Exp - 3	23,767.75	23,767.75	-	47,535.50	47,535.50	-	95,071.00
9005-01-00 Transfer to Reserves - 1	7,218.50	7,218.50	-	14,437.00	14,437.00	-	28,874.00
9005-02-00 Transfer to Reserves - 2	7,622.50	7,622.50	-	15,245.00	15,245.00	-	30,490.00
9005-03-00 Transfer to Reserves - 3	7,370.50	7,370.50	-	14,741.00	14,741.00	-	29,482.00
Total RESERVE/MASTER TRANSFERS	\$93,514.75	\$93,514.75	\$-	\$187,029.50	\$187,029.50	\$0.00	\$374,059.00
Total OPERATING EXPENSE	\$125,502.45	\$117,942.99	(\$7,559.46)	\$270,813.93	\$284,742.46	\$13,928.53	\$667,198.00
Net Income:	\$41,664.04	\$48,856.51	(\$7,192.47)	\$63,860.43	\$48,856.54	\$15,003.89	\$0.00