



Financial Report Package

February 2026

Prepared for

The Martinique at Tarpon Cove Condo Assn., Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 2/28/2026	Prior Month Balance at 01/31/2026	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3468	\$ 78,762.84	\$ 86,445.66	\$ (7,682.82)
Total OPERATING ASSETS:	\$ 78,762.84	\$ 86,445.66	\$ (7,682.82)
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 119.00	\$ 3,323.87	\$ (3,204.87)
Total CURRENT ASSETS:	\$ 119.00	\$ 3,323.87	\$ (3,204.87)
Total Assets:	\$ 78,881.84	\$ 89,769.53	\$ (10,887.69)
Liabilities & Equity			
CURRENT LIABILITIES			
20-2015-00-00 PPD Maintenance Fees	\$ 1,183.13	\$ 300.00	\$ 883.13
Total CURRENT LIABILITIES:	\$ 1,183.13	\$ 300.00	\$ 883.13
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)	\$ 47,386.23	\$ 59,157.05	\$ (11,770.82)
Total Liabilities & Equity:	\$ 78,881.84	\$ 89,769.53	\$ (10,887.69)

	Current Balance at 2/28/2026	Prior Month Balance at 01/31/2026	Change
Assets			
MART 1 RESERVE ASSETS			
11-1210-01-00 VNB RSV 1 1963	\$ 82,431.28	\$ 82,262.98	\$ 168.30
Total MART 1 RESERVE ASSETS:	\$ 82,431.28	\$ 82,262.98	\$ 168.30
MART 2 RESERVE ASSETS			
12-1211-02-00 VNB RSV 2 1971	\$ 83,041.60	\$ 82,872.06	\$ 169.54
Total MART 2 RESERVE ASSETS:	\$ 83,041.60	\$ 82,872.06	\$ 169.54
MART 3 RESERVE ASSETS			
13-1212-03-00 VNB RSV 3 1998	\$ 67,206.20	\$ 67,068.99	\$ 137.21
Total MART 3 RESERVE ASSETS:	\$ 67,206.20	\$ 67,068.99	\$ 137.21
Total Assets:	\$ 232,679.08	\$ 232,204.03	\$ 475.05
Liabilities & Equity			
MART 1 RESERVE EQUITY			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 4,124.53	\$ 3,956.23	\$ 168.30
25-3002-01-00 RSV - Painting Mart 1	2,372.25	2,372.25	-
25-3003-01-00 RSV 1 - Roof Mart 1	52,164.11	52,164.11	-
25-3004-01-00 RSV - Garage Roof - Mart 1	23,606.39	23,606.39	-
25-3005-01-00 RSV - Storage Mart 1	164.00	164.00	-
Total MART 1 RESERVE EQUITY:	\$ 82,431.28	\$ 82,262.98	\$ 168.30
MART 2 RESERVE EQUITY			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 1,467.47	\$ 1,297.93	\$ 169.54
26-3002-02-00 RSV - Painting Mart 2	2,288.75	2,288.75	-
26-3003-02-00 RSV 1 - Roof Mart 2	54,614.40	54,614.40	-
26-3004-02-00 RSV - Garage Roof - Mart 2	23,872.73	23,872.73	-
26-3005-02-00 RSV - Storage Mart 2	476.00	476.00	-
26-3009-02-00 RSV - Fire Equipment - Mart 2	322.25	322.25	-
Total MART 2 RESERVE EQUITY:	\$ 83,041.60	\$ 82,872.06	\$ 169.54
MART 3 RESERVE EQUITY			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 1,011.02	\$ 873.81	\$ 137.21
27-3002-03-00 RSV - Painting Mart 3	(135.33)	(135.33)	-
27-3003-03-00 RSV 1 - Roof Mart 3	43,105.51	43,105.51	-
27-3004-03-00 RSV - Garage Roof - Mart 3	26,422.50	26,422.50	-
27-3005-03-00 RSV - Storage Mart 3	653.50	653.50	-
27-3009-03-00 RSV - Fire Equipment - Mart 3	(3,851.00)	(3,851.00)	-
Total MART 3 RESERVE EQUITY:	\$ 67,206.20	\$ 67,068.99	\$ 137.21
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 232,679.08	\$ 232,204.03	\$ 475.05

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$78,762.84

Total OPERATING ASSETS:

\$78,762.84

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 82,431.28

Total MART 1 RESERVE ASSETS:

\$82,431.28

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 83,041.60

Total MART 2 RESERVE ASSETS:

\$83,041.60

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 67,206.20

Total MART 3 RESERVE ASSETS:

\$67,206.20

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 119.00

Total CURRENT ASSETS:

\$119.00

Total Assets:

\$311,560.92

Liabilities & Equity

CURRENT LIABILITIES

20-2015-00-00 PPD Maintenance Fees 1,183.13

Total CURRENT LIABILITIES:

\$1,183.13

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 4,124.53

25-3002-01-00 RSV - Painting Mart 1 2,372.25

25-3003-01-00 RSV 1 - Roof Mart 1 52,164.11

25-3004-01-00 RSV - Garage Roof - Mart 1 23,606.39

25-3005-01-00 RSV - Storage Mart 1 164.00

Total MART 1 RESERVE EQUITY:

\$82,431.28

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 1,467.47

26-3002-02-00 RSV - Painting Mart 2 2,288.75

26-3003-02-00 RSV 1 - Roof Mart 2 54,614.40

26-3004-02-00 RSV - Garage Roof - Mart 2 23,872.73

26-3005-02-00 RSV - Storage Mart 2 476.00

26-3009-02-00 RSV - Fire Equipment - Mart 2 322.25

Total MART 1 RESERVE EQUITY:

\$83,041.60

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 1,011.02

27-3002-03-00 RSV - Painting Mart 3 (135.33)

27-3003-03-00 RSV 1 - Roof Mart 3 43,105.51

27-3004-03-00 RSV - Garage Roof - Mart 3 26,422.50

27-3005-03-00 RSV - Storage Mart 3 653.50

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

Total MART 3 RESERVE EQUITY:

\$67,206.20

OPERATING EQUITY

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

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

30-3900-03-00 Retained Earnings - Mart 3 7,508.80

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	\$ 125,728.00
4010 Background Check - Mart 1	100.00	-	100.00	100.00	-	100.00	-
4025 Late Fees - 1	-	-	-	94.87	-	94.87	-
4050 Master Assoc Fees - Mart 1	-	-	-	23,760.00	23,767.75	(7.75)	95,071.00
4060 Rental Application Fee - Mart 1	150.00	-	150.00	150.00	-	150.00	-
4109 Returned Check Charges - 1	(25.00)	-	(25.00)	(25.00)	-	(25.00)	-
TOTAL INCOME	\$ 225.00	\$ -	\$ 225.00	\$ 55,519.87	\$ 55,199.75	\$ 320.12	\$ 220,799.00
TOTAL INCOME	\$ 225.00	\$ -	\$ 225.00	\$ 55,519.87	\$ 55,199.75	\$ 320.12	\$ 220,799.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 1	-	27.75	27.75	-	55.50	55.50	333.00
5110 Audit /Accounting Fees - 1	-	11.08	11.08	-	22.16	22.16	133.00
5118 Division Filing Fees - 1	96.00	13.92	(82.08)	96.00	27.84	(68.16)	167.00
5457 Office Expense - 1	16.52	69.42	52.90	99.53	138.84	39.31	833.00
5458 Website Expense - 1	-	33.33	33.33	-	66.66	66.66	400.00
TOTAL ADMINISTRATIVE	\$ 112.52	\$ 155.50	\$ 42.98	\$ 195.53	\$ 311.00	\$ 115.47	\$ 1,866.00
INSURANCE							
5550 Insurance - Mart 1	-	3,002.58	3,002.58	-	6,005.16	6,005.16	36,031.00
5551 Flood Insurance - Mart 1	-	817.75	817.75	(3.00)	1,635.50	1,638.50	9,813.00
TOTAL INSURANCE	\$ -	\$ 3,820.33	\$ 3,820.33	(\$ 3.00)	\$ 7,640.66	\$ 7,643.66	\$ 45,844.00
UTILITIES							
5801 Electricity - 1	41.41	69.42	28.01	89.53	138.84	49.31	833.00
5880 Water / Sewer - 1	1,702.30	1,633.33	(68.97)	3,321.30	3,266.66	(54.64)	19,600.00
TOTAL UTILITIES	\$ 1,743.71	\$ 1,702.75	(\$ 40.96)	\$ 3,410.83	\$ 3,405.50	(\$ 5.33)	\$ 20,433.00
MAINTENANCE							
6201 General Maintenance - 1	666.66	850.00	183.34	1,358.32	1,700.00	341.68	10,200.00
6202 Fire Equipment Repairs - 1	-	570.33	570.33	-	1,140.66	1,140.66	6,844.00
6203 Fire Alarm / Exting Service - 1	797.85	222.25	(575.60)	1,497.45	444.50	(1,052.95)	2,667.00
6205 Janitorial - Contract 1	500.00	500.00	-	1,000.00	1,000.00	-	6,000.00
6206 Roof Cleaning - Contract 1	-	250.00	250.00	-	500.00	500.00	3,000.00
TOTAL MAINTENANCE	\$ 1,964.51	\$ 2,392.58	\$ 428.07	\$ 3,855.77	\$ 4,785.16	\$ 929.39	\$ 28,711.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 1	-	-	-	23,767.75	23,767.75	-	95,071.00
9005 Transfer to Reserves - 1	-	-	-	7,218.50	7,218.50	-	28,874.00
TOTAL RESERVE/MASTER TRANSFERS	\$ -	\$ -	\$ -	\$ 30,986.25	\$ 30,986.25	\$ -	\$ 123,945.00
TOTAL EXPENSES	\$ 3,820.74	\$ 8,071.16	\$ 4,250.42	\$ 38,445.38	\$ 47,128.57	\$ 8,683.19	\$ 220,799.00
NET ORDINARY INCOME	(\$ 3,595.74)	(\$ 8,071.16)	\$ 4,475.42	\$ 17,074.49	\$ 8,071.18	\$ 9,003.31	\$ 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	\$125,728.00
4025 Late Fees - 2	(59.50)	-	(59.50)	238.00	-	238.00	-
4050 Master Assoc Fees - Mart 2	-	-	-	23,760.00	23,767.75	(7.75)	95,071.00
TOTAL INCOME	(\$59.50)	\$-	(\$59.50)	\$55,438.00	\$55,199.75	\$238.25	\$220,799.00
TOTAL INCOME	(\$59.50)	\$-	(\$59.50)	\$55,438.00	\$55,199.75	\$238.25	\$220,799.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 2	-	27.75	27.75	-	55.50	55.50	333.00
5110 Audit /Accounting Fees - 2	-	11.08	11.08	-	22.16	22.16	133.00
5118 Division Filing Fee - 2	445.54	13.92	(431.62)	445.54	27.84	(417.70)	167.00
5457 Office Expense - 2	8.52	69.42	60.90	11.53	138.84	127.31	833.00
5458 Website Expense - 2	-	33.33	33.33	-	66.66	66.66	400.00
TOTAL ADMINISTRATIVE	\$454.06	\$155.50	(\$298.56)	\$457.07	\$311.00	(\$146.07)	\$1,866.00
INSURANCE							
5550 Insurance - Mart 2	-	3,002.58	3,002.58	-	6,005.16	6,005.16	36,031.00
5551 Flood Insurance - Mart 2	-	792.17	792.17	1.00	1,584.34	1,583.34	9,506.00
TOTAL INSURANCE	\$-	\$3,794.75	\$3,794.75	\$1.00	\$7,589.50	\$7,588.50	\$45,537.00
UTILITIES							
5801 Electricity - 2	36.29	69.42	33.13	73.28	138.84	65.56	833.00
5880 Water / Sewer - 2	1,809.40	1,633.33	(176.07)	3,368.90	3,266.66	(102.24)	19,600.00
TOTAL UTILITIES	\$1,845.69	\$1,702.75	(\$142.94)	\$3,442.18	\$3,405.50	(\$36.68)	\$20,433.00
MAINTENANCE							
6201 General Maintenance - 2	666.67	850.00	183.33	1,553.34	1,700.00	146.66	10,200.00
6202 Fire Equipment Repairs - 2	-	461.25	461.25	-	922.50	922.50	5,535.00
6203 Fire Alarm / Exting Service - 2	797.85	222.25	(575.60)	1,497.45	444.50	(1,052.95)	2,667.00
6205 Janitorial - Contract 2	500.00	500.00	-	1,000.00	1,000.00	-	6,000.00
6206 Roof Cleaning - Contract 2	-	250.00	250.00	-	500.00	500.00	3,000.00
TOTAL MAINTENANCE	\$1,964.52	\$2,283.50	\$318.98	\$4,050.79	\$4,567.00	\$516.21	\$27,402.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 2	-	-	-	23,767.75	23,767.75	-	95,071.00
9005 Transfer to Reserves - 2	-	-	-	7,622.50	7,622.50	-	30,490.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$31,390.25	\$31,390.25	\$-	\$125,561.00
TOTAL EXPENSES	\$4,264.27	\$7,936.50	\$3,672.23	\$39,341.29	\$47,263.25	\$7,921.96	\$220,799.00
NET ORDINARY INCOME	(\$4,323.77)	(\$7,936.50)	\$3,612.73	\$16,096.71	\$7,936.50	\$8,160.21	\$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	\$130,529.00
4050 Master Assoc Fees - Mart 3	-	-	-	23,760.00	23,767.75	(7.75)	95,071.00
TOTAL INCOME	\$-	\$-	\$-	\$56,400.00	\$56,400.00	\$-	\$225,600.00
TOTAL INCOME	\$0.00	\$-	\$-	\$56,400.00	\$56,400.00	\$-	\$225,600.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 3	-	27.83	27.83	-	55.66	55.66	334.00
5110 Audit /Accounting Fees - 3	-	11.17	11.17	-	22.34	22.34	134.00
5118 Division Filing Fee - 3	96.00	13.83	(82.17)	96.00	27.66	(68.34)	166.00
5457 Office Expense - 3	8.52	69.50	60.98	14.42	139.00	124.58	834.00
5458 Website Expense - 3	-	33.33	33.33	-	66.66	66.66	400.00
TOTAL ADMINISTRATIVE	\$104.52	\$155.66	\$51.14	\$110.42	\$311.32	\$200.90	\$1,868.00
INSURANCE							
5550 Insurance - Mart 3	-	3,002.58	3,002.58	-	6,005.16	6,005.16	36,031.00
5551 Flood Insurance - Mart 3	-	887.17	887.17	3,286.00	1,774.34	(1,511.66)	10,646.00
TOTAL INSURANCE	\$-	\$3,889.75	\$3,889.75	\$3,286.00	\$7,779.50	\$4,493.50	\$46,677.00
UTILITIES							
5801 Electricity - 3	115.66	69.50	(46.16)	232.70	139.00	(93.70)	834.00
5880 Water / Sewer - 3	1,666.60	1,633.33	(33.27)	3,261.80	3,266.66	4.86	19,600.00
TOTAL UTILITIES	\$1,782.26	\$1,702.83	(\$79.43)	\$3,494.50	\$3,405.66	(\$88.84)	\$20,434.00
MAINTENANCE							
6201 General Maintenance - 3	666.67	1,250.00	583.33	1,658.34	2,500.00	841.66	15,000.00
6202 Fire Equipment Repairs - 3	-	450.17	450.17	-	900.34	900.34	5,402.00
6203 Fire Alarm / Exting Service - 3	797.86	222.17	(575.69)	1,497.46	444.34	(1,053.12)	2,666.00
6205 Janitorial - Contract 3	500.00	500.00	-	1,000.00	1,000.00	-	6,000.00
6206 Roof Cleaning - Contract 3	-	250.00	250.00	-	500.00	500.00	3,000.00
TOTAL MAINTENANCE	\$1,964.53	\$2,672.34	\$707.81	\$4,155.80	\$5,344.68	\$1,188.88	\$32,068.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 3	-	-	-	23,767.75	23,767.75	-	95,071.00
9005 Transfer to Reserves - 3	-	-	-	7,370.50	7,370.50	-	29,482.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$31,138.25	\$31,138.25	\$-	\$124,553.00
TOTAL EXPENSES	\$3,851.31	\$8,420.58	\$4,569.27	\$42,184.97	\$47,979.41	\$5,794.44	\$225,600.00
NET ORDINARY INCOME	(\$3,851.31)	(\$8,420.58)	\$4,569.27	\$14,215.03	\$8,420.59	\$5,794.44	\$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	\$125,728.00
4000-02-00 Maint / Rsv Fees - 2	-	-	-	31,440.00	31,432.00	8.00	125,728.00
4000-03-00 Maint / Rsv Fees - 3	-	-	-	32,640.00	32,632.25	7.75	130,529.00
4010-01-00 Background Check - Mart 1	100.00	-	100.00	100.00	-	100.00	-
4025-01-00 Late Fees - 1	-	-	-	94.87	-	94.87	-
4025-02-00 Late Fees - 2	(59.50)	-	(59.50)	238.00	-	238.00	-
4050-01-00 Master Assoc Fees - Mart 1	-	-	-	23,760.00	23,767.75	(7.75)	95,071.00
4050-02-00 Master Assoc Fees - Mart 2	-	-	-	23,760.00	23,767.75	(7.75)	95,071.00
4050-03-00 Master Assoc Fees - Mart 3	-	-	-	23,760.00	23,767.75	(7.75)	95,071.00
4060-01-00 Rental Application Fee - Mart 1	150.00	-	150.00	150.00	-	150.00	-
4109-01-00 Returned Check Charges - 1	(25.00)	-	(25.00)	(25.00)	-	(25.00)	-
Total INCOME	\$ 165.50	\$ -	\$ 165.50	\$167,357.87	\$166,799.50	\$558.37	\$667,198.00
Total OPERATING INCOME	\$ 165.50	\$ -	\$ 165.50	\$167,357.87	\$166,799.50	\$ 558.37	\$667,198.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5030-01-00 Legal - 1	-	27.75	27.75	-	55.50	55.50	333.00
5030-02-00 Legal - 2	-	27.75	27.75	-	55.50	55.50	333.00
5030-03-00 Legal - 3	-	27.83	27.83	-	55.66	55.66	334.00
5110-01-00 Audit /Accounting Fees - 1	-	11.08	11.08	-	22.16	22.16	133.00
5110-02-00 Audit /Accounting Fees - 2	-	11.08	11.08	-	22.16	22.16	133.00
5110-03-00 Audit /Accounting Fees - 3	-	11.17	11.17	-	22.34	22.34	134.00
5118-01-00 Division Filing Fees - 1	96.00	13.92	(82.08)	96.00	27.84	(68.16)	167.00
5118-02-00 Division Filing Fee - 2	445.54	13.92	(431.62)	445.54	27.84	(417.70)	167.00
5118-03-00 Division Filing Fee - 3	96.00	13.83	(82.17)	96.00	27.66	(68.34)	166.00
5457-01-00 Office Expense - 1	16.52	69.42	52.90	99.53	138.84	39.31	833.00
5457-02-00 Office Expense - 2	8.52	69.42	60.90	11.53	138.84	127.31	833.00
5457-03-00 Office Expense - 3	8.52	69.50	60.98	14.42	139.00	124.58	834.00
5458-01-00 Website Expense - 1	-	33.33	33.33	-	66.66	66.66	400.00
5458-02-00 Website Expense - 2	-	33.33	33.33	-	66.66	66.66	400.00
5458-03-00 Website Expense - 3	-	33.33	33.33	-	66.66	66.66	400.00
Total ADMINISTRATIVE	\$ 671.10	\$ 466.66	(\$ 204.44)	\$ 763.02	\$ 933.32	\$170.30	\$ 5,600.00
INSURANCE							
5550-01-00 Insurance - Mart 1	-	3,002.58	3,002.58	-	6,005.16	6,005.16	36,031.00
5550-02-00 Insurance - Mart 2	-	3,002.58	3,002.58	-	6,005.16	6,005.16	36,031.00
5550-03-00 Insurance - Mart 3	-	3,002.58	3,002.58	-	6,005.16	6,005.16	36,031.00
5551-01-00 Flood Insurance - Mart 1	-	817.75	817.75	(3.00)	1,635.50	1,638.50	9,813.00
5551-02-00 Flood Insurance - Mart 2	-	792.17	792.17	1.00	1,584.34	1,583.34	9,506.00
5551-03-00 Flood Insurance - Mart 3	-	887.17	887.17	3,286.00	1,774.34	(1,511.66)	10,646.00
Total INSURANCE	\$ -	\$ 11,504.83	\$ 11,504.83	\$ 3,284.00	\$ 23,009.66	\$19,725.66	\$138,058.00
UTILITIES							
5801-01-00 Electricity - 1	41.41	69.42	28.01	89.53	138.84	49.31	833.00
5801-02-00 Electricity - 2	36.29	69.42	33.13	73.28	138.84	65.56	833.00
5801-03-00 Electricity - 3	115.66	69.50	(46.16)	232.70	139.00	(93.70)	834.00
5880-01-00 Water / Sewer - 1	1,702.30	1,633.33	(68.97)	3,321.30	3,266.66	(54.64)	19,600.00
5880-02-00 Water / Sewer - 2	1,809.40	1,633.33	(176.07)	3,368.90	3,266.66	(102.24)	19,600.00
5880-03-00 Water / Sewer - 3	1,666.60	1,633.33	(33.27)	3,261.80	3,266.66	4.86	19,600.00
Total UTILITIES	\$ 5,371.66	\$ 5,108.33	(\$ 263.33)	\$ 10,347.51	\$ 10,216.66	(\$130.85)	\$ 61,300.00
MAINTENANCE							
6201-01-00 General Maintenance - 1	666.66	850.00	183.34	1,358.32	1,700.00	341.68	10,200.00
6201-02-00 General Maintenance - 2	666.67	850.00	183.33	1,553.34	1,700.00	146.66	10,200.00
6201-03-00 General Maintenance - 3	666.67	1,250.00	583.33	1,658.34	2,500.00	841.66	15,000.00
6202-01-00 Fire Equipment Repairs - 1	-	570.33	570.33	-	1,140.66	1,140.66	6,844.00
6202-02-00 Fire Equipment Repairs - 2	-	461.25	461.25	-	922.50	922.50	5,535.00
6202-03-00 Fire Equipment Repairs - 3	-	450.17	450.17	-	900.34	900.34	5,402.00
6203-01-00 Fire Alarm / Extng Service - 1	797.85	222.25	(575.60)	1,497.45	444.50	(1,052.95)	2,667.00
6203-02-00 Fire Alarm / Extng Service - 2	797.85	222.25	(575.60)	1,497.45	444.50	(1,052.95)	2,667.00
6203-03-00 Fire Alarm / Extng Service - 3	797.86	222.17	(575.69)	1,497.46	444.34	(1,053.12)	2,666.00
6205-01-00 Janitorial - Contract 1	500.00	500.00	-	1,000.00	1,000.00	-	6,000.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6205-02-00 Janitorial - Contract 2	\$500.00	\$500.00	\$-	\$1,000.00	\$1,000.00	\$-	\$6,000.00
6205-03-00 Janitorial - Contract 3	500.00	500.00	-	1,000.00	1,000.00	-	6,000.00
6206-01-00 Roof Cleaning - Contract 1	-	250.00	250.00	-	500.00	500.00	3,000.00
6206-02-00 Roof Cleaning - Contract 2	-	250.00	250.00	-	500.00	500.00	3,000.00
6206-03-00 Roof Cleaning - Contract 3	-	250.00	250.00	-	500.00	500.00	3,000.00
Total MAINTENANCE	\$5,893.56	\$7,348.42	\$1,454.86	\$12,062.36	\$14,696.84	\$2,634.48	\$88,181.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - 1	-	-	-	23,767.75	23,767.75	-	95,071.00
9001-02-00 Master Assoc Transfer Exp - 2	-	-	-	23,767.75	23,767.75	-	95,071.00
9001-03-00 Master Assoc Transfer Exp - 3	-	-	-	23,767.75	23,767.75	-	95,071.00
9005-01-00 Transfer to Reserves - 1	-	-	-	7,218.50	7,218.50	-	28,874.00
9005-02-00 Transfer to Reserves - 2	-	-	-	7,622.50	7,622.50	-	30,490.00
9005-03-00 Transfer to Reserves - 3	-	-	-	7,370.50	7,370.50	-	29,482.00
Total RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$93,514.75	\$93,514.75	\$0.00	\$374,059.00
Total OPERATING EXPENSE	\$11,936.32	\$24,428.24	\$12,491.92	\$119,971.64	\$142,371.23	\$22,399.59	\$667,198.00
Net Income:	(\$11,770.82)	(\$24,428.24)	\$12,657.42	\$47,386.23	\$24,428.27	\$22,957.96	\$0.00