



Financial Report Package

January 2026

Prepared for

The Martinique at Tarpon Cove Condo Assn., Inc.

By

KPG Accounting Services, Inc.

| | Current Balance at 1/31/2026 | Prior Month Balance at 12/31/2025 | Change |
|--|------------------------------------|---|-----------------------|
| Assets | | | |
| OPERATING ASSETS | | | |
| 10-1010-00-00 VNB OP 3468 | \$ 86,445.66 | \$ 74,560.41 | \$ 11,885.25 |
| Total OPERATING ASSETS: | \$ 86,445.66 | \$ 74,560.41 | \$ 11,885.25 |
| CURRENT ASSETS | | | |
| 14-1400-00-00 Accounts Receivable | \$ 3,323.87 | \$ 119.89 | \$ 3,203.98 |
| Total CURRENT ASSETS: | \$ 3,323.87 | \$ 119.89 | \$ 3,203.98 |
| Total Assets: | \$ 89,769.53 | \$ 74,680.30 | \$ 15,089.23 |
| Liabilities & Equity | | | |
| CURRENT LIABILITIES | | | |
| 20-2000-00-00 Accounts Payable | \$ - | \$ 14,908.82 | \$ (14,908.82) |
| 20-2015-00-00 PPD Maintenance Fees | 300.00 | 29,459.00 | (29,159.00) |
| Total CURRENT LIABILITIES: | \$ 300.00 | \$ 44,367.82 | \$ (44,067.82) |
| OPERATING EQUITY | | | |
| 30-3900-01-00 Retained Earnings - Mart 1 | \$ (9,191.90) | \$ (10,147.15) | \$ 955.25 |
| 30-3900-02-00 Retained Earnings - Mart 2 | 31,995.58 | 17,290.28 | 14,705.30 |
| 30-3900-03-00 Retained Earnings - Mart 3 | 7,508.80 | (1,906.15) | 9,414.95 |
| Total OPERATING EQUITY: | \$ 30,312.48 | \$ 5,236.98 | \$ 25,075.50 |
| Net Income / (Loss) | \$ 59,157.05 | \$ 25,075.50 | \$ 34,081.55 |
| Total Liabilities & Equity: | \$ 89,769.53 | \$ 74,680.30 | \$ 15,089.23 |

| | Current Balance at 1/31/2026 | Prior Month Balance at 12/31/2025 | Change |
|---|------------------------------------|---|---------------------|
| Assets | | | |
| MART 1 RESERVE ASSETS | | | |
| 11-1210-01-00 VNB RSV 1 1963 | \$ 82,262.98 | \$ 74,859.10 | \$ 7,403.88 |
| Total MART 1 RESERVE ASSETS: | \$ 82,262.98 | \$ 74,859.10 | \$ 7,403.88 |
| MART 2 RESERVE ASSETS | | | |
| 12-1211-02-00 VNB RSV 2 1971 | \$ 82,872.06 | \$ 75,063.12 | \$ 7,808.94 |
| Total MART 2 RESERVE ASSETS: | \$ 82,872.06 | \$ 75,063.12 | \$ 7,808.94 |
| MART 3 RESERVE ASSETS | | | |
| 13-1212-03-00 VNB RSV 3 1998 | \$ 67,068.99 | \$ 59,548.69 | \$ 7,520.30 |
| Total MART 3 RESERVE ASSETS: | \$ 67,068.99 | \$ 59,548.69 | \$ 7,520.30 |
| Total Assets: | \$ 232,204.03 | \$ 209,470.91 | \$ 22,733.12 |
| Liabilities & Equity | | | |
| MART 1 RESERVE EQUITY | | | |
| 25-2502-01-00 RSV - Unallocated Interest - Mart 1 | \$ 3,956.23 | \$ 3,770.85 | \$ 185.38 |
| 25-3002-01-00 RSV - Painting Mart 1 | 2,372.25 | 509.75 | 1,862.50 |
| 25-3003-01-00 RSV 1 - Roof Mart 1 | 52,164.11 | 48,309.36 | 3,854.75 |
| 25-3004-01-00 RSV - Garage Roof - Mart 1 | 23,606.39 | 22,121.64 | 1,484.75 |
| 25-3005-01-00 RSV - Storage Mart 1 | 164.00 | 147.50 | 16.50 |
| Total MART 1 RESERVE EQUITY: | \$ 82,262.98 | \$ 74,859.10 | \$ 7,403.88 |
| MART 2 RESERVE EQUITY | | | |
| 26-2602-02-00 RSV - Unallocated Interest - Mart 2 | \$ 1,297.93 | \$ 1,111.49 | \$ 186.44 |
| 26-3002-02-00 RSV - Painting Mart 2 | 2,288.75 | 509.50 | 1,779.25 |
| 26-3003-02-00 RSV 1 - Roof Mart 2 | 54,614.40 | 50,811.90 | 3,802.50 |
| 26-3004-02-00 RSV - Garage Roof - Mart 2 | 23,872.73 | 22,425.98 | 1,446.75 |
| 26-3005-02-00 RSV - Storage Mart 2 | 476.00 | 204.25 | 271.75 |
| 26-3009-02-00 RSV - Fire Equipment - Mart 2 | 322.25 | - | 322.25 |
| Total MART 2 RESERVE EQUITY: | \$ 82,872.06 | \$ 75,063.12 | \$ 7,808.94 |
| MART 3 RESERVE EQUITY | | | |
| 27-2502-03-00 RSV - Unallocated Interest - Mart 3 | \$ 873.81 | \$ 724.01 | \$ 149.80 |
| 27-3002-03-00 RSV - Painting Mart 3 | (135.33) | (2,019.83) | 1,884.50 |
| 27-3003-03-00 RSV 1 - Roof Mart 3 | 43,105.51 | 39,058.01 | 4,047.50 |
| 27-3004-03-00 RSV - Garage Roof - Mart 3 | 26,422.50 | 25,340.00 | 1,082.50 |
| 27-3005-03-00 RSV - Storage Mart 3 | 653.50 | 297.50 | 356.00 |
| 27-3009-03-00 RSV - Fire Equipment - Mart 3 | (3,851.00) | (3,851.00) | - |
| Total MART 3 RESERVE EQUITY: | \$ 67,068.99 | \$ 59,548.69 | \$ 7,520.30 |
| Net Income / (Loss) | \$ - | \$ - | \$ - |
| Total Liabilities & Equity: | \$ 232,204.03 | \$ 209,470.91 | \$ 22,733.12 |

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$86,445.66

Total OPERATING ASSETS:

\$86,445.66

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 82,262.98

Total MART 1 RESERVE ASSETS:

\$82,262.98

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 82,872.06

Total MART 2 RESERVE ASSETS:

\$82,872.06

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 67,068.99

Total MART 3 RESERVE ASSETS:

\$67,068.99

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 3,323.87

Total CURRENT ASSETS:

\$3,323.87

Total Assets:

\$321,973.56

Liabilities & Equity

CURRENT LIABILITIES

20-2015-00-00 PPD Maintenance Fees 300.00

Total CURRENT LIABILITIES:

\$300.00

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 3,956.23

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:

\$82,262.98

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 1,297.93

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:

\$82,872.06

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 873.81

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:

\$67,068.99

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 | \$ 31,440.00 | \$ 31,432.00 | \$ 8.00 | \$ 125,728.00 |
| 4025 Late Fees - 1 | 94.87 | - | 94.87 | 94.87 | - | 94.87 | - |
| 4050 Master Assoc Fees - Mart 1 | 23,760.00 | 23,767.75 | (7.75) | 23,760.00 | 23,767.75 | (7.75) | 95,071.00 |
| TOTAL INCOME | \$ 55,294.87 | \$ 55,199.75 | \$ 95.12 | \$ 55,294.87 | \$ 55,199.75 | \$ 95.12 | \$ 220,799.00 |
| TOTAL INCOME | \$ 55,294.87 | \$ 55,199.75 | \$ 95.12 | \$ 55,294.87 | \$ 55,199.75 | \$ 95.12 | \$ 220,799.00 |
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 5030 Legal - 1 | - | 27.75 | 27.75 | - | 27.75 | 27.75 | 333.00 |
| 5110 Audit /Accounting Fees - 1 | - | 11.08 | 11.08 | - | 11.08 | 11.08 | 133.00 |
| 5118 Division Filing Fees - 1 | - | 13.92 | 13.92 | - | 13.92 | 13.92 | 167.00 |
| 5457 Office Expense - 1 | 83.01 | 69.42 | (13.59) | 83.01 | 69.42 | (13.59) | 833.00 |
| 5458 Website Expense - 1 | - | 33.33 | 33.33 | - | 33.33 | 33.33 | 400.00 |
| TOTAL ADMINISTRATIVE | \$ 83.01 | \$ 155.50 | \$ 72.49 | \$ 83.01 | \$ 155.50 | \$ 72.49 | \$ 1,866.00 |
| INSURANCE | | | | | | | |
| 5550 Insurance - Mart 1 | - | 3,002.58 | 3,002.58 | - | 3,002.58 | 3,002.58 | 36,031.00 |
| 5551 Flood Insurance - Mart 1 | (3.00) | 817.75 | 820.75 | (3.00) | 817.75 | 820.75 | 9,813.00 |
| TOTAL INSURANCE | (\$ 3.00) | \$ 3,820.33 | \$ 3,823.33 | (\$ 3.00) | \$ 3,820.33 | \$ 3,823.33 | \$ 45,844.00 |
| UTILITIES | | | | | | | |
| 5801 Electricity - 1 | 48.12 | 69.42 | 21.30 | 48.12 | 69.42 | 21.30 | 833.00 |
| 5880 Water / Sewer - 1 | 1,619.00 | 1,633.33 | 14.33 | 1,619.00 | 1,633.33 | 14.33 | 19,600.00 |
| TOTAL UTILITIES | \$ 1,667.12 | \$ 1,702.75 | \$ 35.63 | \$ 1,667.12 | \$ 1,702.75 | \$ 35.63 | \$ 20,433.00 |
| MAINTENANCE | | | | | | | |
| 6201 General Maintenance - 1 | 691.66 | 850.00 | 158.34 | 691.66 | 850.00 | 158.34 | 10,200.00 |
| 6202 Fire Equipment Repairs - 1 | - | 570.33 | 570.33 | - | 570.33 | 570.33 | 6,844.00 |
| 6203 Fire Alarm / Exting Service - 1 | 699.60 | 222.25 | (477.35) | 699.60 | 222.25 | (477.35) | 2,667.00 |
| 6205 Janitorial - Contract 1 | 500.00 | 500.00 | - | 500.00 | 500.00 | - | 6,000.00 |
| 6206 Roof Cleaning - Contract 1 | - | 250.00 | 250.00 | - | 250.00 | 250.00 | 3,000.00 |
| TOTAL MAINTENANCE | \$ 1,891.26 | \$ 2,392.58 | \$ 501.32 | \$ 1,891.26 | \$ 2,392.58 | \$ 501.32 | \$ 28,711.00 |
| RESERVE/MASTER TRANSFERS | | | | | | | |
| 9001 Master Assoc Transfer Exp - 1 | 23,767.75 | 23,767.75 | - | 23,767.75 | 23,767.75 | - | 95,071.00 |
| 9005 Transfer to Reserves - 1 | 7,218.50 | 7,218.50 | - | 7,218.50 | 7,218.50 | - | 28,874.00 |
| TOTAL RESERVE/MASTER TRANSFERS | \$ 30,986.25 | \$ 30,986.25 | \$ - | \$ 30,986.25 | \$ 30,986.25 | \$ - | \$ 123,945.00 |
| TOTAL EXPENSES | \$ 34,624.64 | \$ 39,057.41 | \$ 4,432.77 | \$ 34,624.64 | \$ 39,057.41 | \$ 4,432.77 | \$ 220,799.00 |
| NET ORDINARY INCOME | \$ 20,670.23 | \$ 16,142.34 | \$ 4,527.89 | \$ 20,670.23 | \$ 16,142.34 | \$ 4,527.89 | \$ 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 | \$31,440.00 | \$31,432.00 | \$8.00 | \$125,728.00 |
| 4025 Late Fees - 2 | 297.50 | - | 297.50 | 297.50 | - | 297.50 | - |
| 4050 Master Assoc Fees - Mart 2 | 23,760.00 | 23,767.75 | (7.75) | 23,760.00 | 23,767.75 | (7.75) | 95,071.00 |
| TOTAL INCOME | \$55,497.50 | \$55,199.75 | \$297.75 | \$55,497.50 | \$55,199.75 | \$297.75 | \$220,799.00 |
| TOTAL INCOME | \$55,497.50 | \$55,199.75 | \$297.75 | \$55,497.50 | \$55,199.75 | \$297.75 | \$220,799.00 |
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 5030 Legal - 2 | - | 27.75 | 27.75 | - | 27.75 | 27.75 | 333.00 |
| 5110 Audit /Accounting Fees - 2 | - | 11.08 | 11.08 | - | 11.08 | 11.08 | 133.00 |
| 5118 Division Filing Fee - 2 | - | 13.92 | 13.92 | - | 13.92 | 13.92 | 167.00 |
| 5457 Office Expense - 2 | 3.01 | 69.42 | 66.41 | 3.01 | 69.42 | 66.41 | 833.00 |
| 5458 Website Expense - 2 | - | 33.33 | 33.33 | - | 33.33 | 33.33 | 400.00 |
| TOTAL ADMINISTRATIVE | \$3.01 | \$155.50 | \$152.49 | \$3.01 | \$155.50 | \$152.49 | \$1,866.00 |
| INSURANCE | | | | | | | |
| 5550 Insurance - Mart 2 | - | 3,002.58 | 3,002.58 | - | 3,002.58 | 3,002.58 | 36,031.00 |
| 5551 Flood Insurance - Mart 2 | 1.00 | 792.17 | 791.17 | 1.00 | 792.17 | 791.17 | 9,506.00 |
| TOTAL INSURANCE | \$1.00 | \$3,794.75 | \$3,793.75 | \$1.00 | \$3,794.75 | \$3,793.75 | \$45,537.00 |
| UTILITIES | | | | | | | |
| 5801 Electricity - 2 | 36.99 | 69.42 | 32.43 | 36.99 | 69.42 | 32.43 | 833.00 |
| 5880 Water / Sewer - 2 | 1,559.50 | 1,633.33 | 73.83 | 1,559.50 | 1,633.33 | 73.83 | 19,600.00 |
| TOTAL UTILITIES | \$1,596.49 | \$1,702.75 | \$106.26 | \$1,596.49 | \$1,702.75 | \$106.26 | \$20,433.00 |
| MAINTENANCE | | | | | | | |
| 6201 General Maintenance - 2 | 886.67 | 850.00 | (36.67) | 886.67 | 850.00 | (36.67) | 10,200.00 |
| 6202 Fire Equipment Repairs - 2 | - | 461.25 | 461.25 | - | 461.25 | 461.25 | 5,535.00 |
| 6203 Fire Alarm / Exting Service - 2 | 699.60 | 222.25 | (477.35) | 699.60 | 222.25 | (477.35) | 2,667.00 |
| 6205 Janitorial - Contract 2 | 500.00 | 500.00 | - | 500.00 | 500.00 | - | 6,000.00 |
| 6206 Roof Cleaning - Contract 2 | - | 250.00 | 250.00 | - | 250.00 | 250.00 | 3,000.00 |
| TOTAL MAINTENANCE | \$2,086.27 | \$2,283.50 | \$197.23 | \$2,086.27 | \$2,283.50 | \$197.23 | \$27,402.00 |
| RESERVE/MASTER TRANSFERS | | | | | | | |
| 9001 Master Assoc Transfer Exp - 2 | 23,767.75 | 23,767.75 | - | 23,767.75 | 23,767.75 | - | 95,071.00 |
| 9005 Transfer to Reserves - 2 | 7,622.50 | 7,622.50 | - | 7,622.50 | 7,622.50 | - | 30,490.00 |
| TOTAL RESERVE/MASTER TRANSFERS | \$31,390.25 | \$31,390.25 | \$- | \$31,390.25 | \$31,390.25 | \$- | \$125,561.00 |
| TOTAL EXPENSES | \$35,077.02 | \$39,326.75 | \$4,249.73 | \$35,077.02 | \$39,326.75 | \$4,249.73 | \$220,799.00 |
| NET ORDINARY INCOME | \$20,420.48 | \$15,873.00 | \$4,547.48 | \$20,420.48 | \$15,873.00 | \$4,547.48 | \$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 | \$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) | 23,760.00 | 23,767.75 | (7.75) | 95,071.00 |
| TOTAL INCOME | \$56,400.00 | \$56,400.00 | \$- | \$56,400.00 | \$56,400.00 | \$- | \$225,600.00 |
| TOTAL INCOME | \$56,400.00 | \$56,400.00 | \$- | \$56,400.00 | \$56,400.00 | \$- | \$225,600.00 |
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 5030 Legal - 3 | - | 27.83 | 27.83 | - | 27.83 | 27.83 | 334.00 |
| 5110 Audit /Accounting Fees - 3 | - | 11.17 | 11.17 | - | 11.17 | 11.17 | 134.00 |
| 5118 Division Filing Fee - 3 | - | 13.83 | 13.83 | - | 13.83 | 13.83 | 166.00 |
| 5457 Office Expense - 3 | 5.90 | 69.50 | 63.60 | 5.90 | 69.50 | 63.60 | 834.00 |
| 5458 Website Expense - 3 | - | 33.33 | 33.33 | - | 33.33 | 33.33 | 400.00 |
| TOTAL ADMINISTRATIVE | \$5.90 | \$155.66 | \$149.76 | \$5.90 | \$155.66 | \$149.76 | \$1,868.00 |
| INSURANCE | | | | | | | |
| 5550 Insurance - Mart 3 | - | 3,002.58 | 3,002.58 | - | 3,002.58 | 3,002.58 | 36,031.00 |
| 5551 Flood Insurance - Mart 3 | 3,286.00 | 887.17 | (2,398.83) | 3,286.00 | 887.17 | (2,398.83) | 10,646.00 |
| TOTAL INSURANCE | \$3,286.00 | \$3,889.75 | \$603.75 | \$3,286.00 | \$3,889.75 | \$603.75 | \$46,677.00 |
| UTILITIES | | | | | | | |
| 5801 Electricity - 3 | 117.04 | 69.50 | (47.54) | 117.04 | 69.50 | (47.54) | 834.00 |
| 5880 Water / Sewer - 3 | 1,595.20 | 1,633.33 | 38.13 | 1,595.20 | 1,633.33 | 38.13 | 19,600.00 |
| TOTAL UTILITIES | \$1,712.24 | \$1,702.83 | (\$9.41) | \$1,712.24 | \$1,702.83 | (\$9.41) | \$20,434.00 |
| MAINTENANCE | | | | | | | |
| 6201 General Maintenance - 3 | 991.67 | 1,250.00 | 258.33 | 991.67 | 1,250.00 | 258.33 | 15,000.00 |
| 6202 Fire Equipment Repairs - 3 | - | 450.17 | 450.17 | - | 450.17 | 450.17 | 5,402.00 |
| 6203 Fire Alarm / Exting Service - 3 | 699.60 | 222.17 | (477.43) | 699.60 | 222.17 | (477.43) | 2,666.00 |
| 6205 Janitorial - Contract 3 | 500.00 | 500.00 | - | 500.00 | 500.00 | - | 6,000.00 |
| 6206 Roof Cleaning - Contract 3 | - | 250.00 | 250.00 | - | 250.00 | 250.00 | 3,000.00 |
| TOTAL MAINTENANCE | \$2,191.27 | \$2,672.34 | \$481.07 | \$2,191.27 | \$2,672.34 | \$481.07 | \$32,068.00 |
| RESERVE/MASTER TRANSFERS | | | | | | | |
| 9001 Master Assoc Transfer Exp - 3 | 23,767.75 | 23,767.75 | - | 23,767.75 | 23,767.75 | - | 95,071.00 |
| 9005 Transfer to Reserves - 3 | 7,370.50 | 7,370.50 | - | 7,370.50 | 7,370.50 | - | 29,482.00 |
| TOTAL RESERVE/MASTER TRANSFERS | \$31,138.25 | \$31,138.25 | \$- | \$31,138.25 | \$31,138.25 | \$- | \$124,553.00 |
| TOTAL EXPENSES | \$38,333.66 | \$39,558.83 | \$1,225.17 | \$38,333.66 | \$39,558.83 | \$1,225.17 | \$225,600.00 |
| NET ORDINARY INCOME | \$18,066.34 | \$16,841.17 | \$1,225.17 | \$18,066.34 | \$16,841.17 | \$1,225.17 | \$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 | \$ 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 | 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 | 32,640.00 | 32,632.25 | 7.75 | 130,529.00 |
| 4025-01-00 Late Fees - 1 | 94.87 | - | 94.87 | 94.87 | - | 94.87 | - |
| 4025-02-00 Late Fees - 2 | 297.50 | - | 297.50 | 297.50 | - | 297.50 | - |
| 4050-01-00 Master Assoc Fees - Mart 1 | 23,760.00 | 23,767.75 | (7.75) | 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) | 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) | 23,760.00 | 23,767.75 | (7.75) | 95,071.00 |
| Total INCOME | \$ 167,192.37 | \$ 166,799.50 | \$ 392.87 | \$167,192.37 | \$166,799.50 | \$392.87 | \$667,198.00 |
| Total OPERATING INCOME | \$ 167,192.37 | \$ 166,799.50 | \$ 392.87 | \$167,192.37 | \$166,799.50 | \$ 392.87 | \$667,198.00 |
| OPERATING EXPENSE | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| 5030-01-00 Legal - 1 | - | 27.75 | 27.75 | - | 27.75 | 27.75 | 333.00 |
| 5030-02-00 Legal - 2 | - | 27.75 | 27.75 | - | 27.75 | 27.75 | 333.00 |
| 5030-03-00 Legal - 3 | - | 27.83 | 27.83 | - | 27.83 | 27.83 | 334.00 |
| 5110-01-00 Audit /Accounting Fees - 1 | - | 11.08 | 11.08 | - | 11.08 | 11.08 | 133.00 |
| 5110-02-00 Audit /Accounting Fees - 2 | - | 11.08 | 11.08 | - | 11.08 | 11.08 | 133.00 |
| 5110-03-00 Audit /Accounting Fees - 3 | - | 11.17 | 11.17 | - | 11.17 | 11.17 | 134.00 |
| 5118-01-00 Division Filing Fees - 1 | - | 13.92 | 13.92 | - | 13.92 | 13.92 | 167.00 |
| 5118-02-00 Division Filing Fee - 2 | - | 13.92 | 13.92 | - | 13.92 | 13.92 | 167.00 |
| 5118-03-00 Division Filing Fee - 3 | - | 13.83 | 13.83 | - | 13.83 | 13.83 | 166.00 |
| 5457-01-00 Office Expense - 1 | 83.01 | 69.42 | (13.59) | 83.01 | 69.42 | (13.59) | 833.00 |
| 5457-02-00 Office Expense - 2 | 3.01 | 69.42 | 66.41 | 3.01 | 69.42 | 66.41 | 833.00 |
| 5457-03-00 Office Expense - 3 | 5.90 | 69.50 | 63.60 | 5.90 | 69.50 | 63.60 | 834.00 |
| 5458-01-00 Website Expense - 1 | - | 33.33 | 33.33 | - | 33.33 | 33.33 | 400.00 |
| 5458-02-00 Website Expense - 2 | - | 33.33 | 33.33 | - | 33.33 | 33.33 | 400.00 |
| 5458-03-00 Website Expense - 3 | - | 33.33 | 33.33 | - | 33.33 | 33.33 | 400.00 |
| Total ADMINISTRATIVE | \$ 91.92 | \$ 466.66 | \$ 374.74 | \$ 91.92 | \$ 466.66 | \$374.74 | \$ 5,600.00 |
| INSURANCE | | | | | | | |
| 5550-01-00 Insurance - Mart 1 | - | 3,002.58 | 3,002.58 | - | 3,002.58 | 3,002.58 | 36,031.00 |
| 5550-02-00 Insurance - Mart 2 | - | 3,002.58 | 3,002.58 | - | 3,002.58 | 3,002.58 | 36,031.00 |
| 5550-03-00 Insurance - Mart 3 | - | 3,002.58 | 3,002.58 | - | 3,002.58 | 3,002.58 | 36,031.00 |
| 5551-01-00 Flood Insurance - Mart 1 | (3.00) | 817.75 | 820.75 | (3.00) | 817.75 | 820.75 | 9,813.00 |
| 5551-02-00 Flood Insurance - Mart 2 | 1.00 | 792.17 | 791.17 | 1.00 | 792.17 | 791.17 | 9,506.00 |
| 5551-03-00 Flood Insurance - Mart 3 | 3,286.00 | 887.17 | (2,398.83) | 3,286.00 | 887.17 | (2,398.83) | 10,646.00 |
| Total INSURANCE | \$ 3,284.00 | \$ 11,504.83 | \$ 8,220.83 | \$ 3,284.00 | \$ 11,504.83 | \$8,220.83 | \$138,058.00 |
| UTILITIES | | | | | | | |
| 5801-01-00 Electricity - 1 | 48.12 | 69.42 | 21.30 | 48.12 | 69.42 | 21.30 | 833.00 |
| 5801-02-00 Electricity - 2 | 36.99 | 69.42 | 32.43 | 36.99 | 69.42 | 32.43 | 833.00 |
| 5801-03-00 Electricity - 3 | 117.04 | 69.50 | (47.54) | 117.04 | 69.50 | (47.54) | 834.00 |
| 5880-01-00 Water / Sewer - 1 | 1,619.00 | 1,633.33 | 14.33 | 1,619.00 | 1,633.33 | 14.33 | 19,600.00 |
| 5880-02-00 Water / Sewer - 2 | 1,559.50 | 1,633.33 | 73.83 | 1,559.50 | 1,633.33 | 73.83 | 19,600.00 |
| 5880-03-00 Water / Sewer - 3 | 1,595.20 | 1,633.33 | 38.13 | 1,595.20 | 1,633.33 | 38.13 | 19,600.00 |
| Total UTILITIES | \$ 4,975.85 | \$ 5,108.33 | \$ 132.48 | \$ 4,975.85 | \$ 5,108.33 | \$132.48 | \$ 61,300.00 |
| MAINTENANCE | | | | | | | |
| 6201-01-00 General Maintenance - 1 | 691.66 | 850.00 | 158.34 | 691.66 | 850.00 | 158.34 | 10,200.00 |
| 6201-02-00 General Maintenance - 2 | 886.67 | 850.00 | (36.67) | 886.67 | 850.00 | (36.67) | 10,200.00 |
| 6201-03-00 General Maintenance - 3 | 991.67 | 1,250.00 | 258.33 | 991.67 | 1,250.00 | 258.33 | 15,000.00 |
| 6202-01-00 Fire Equipment Repairs - 1 | - | 570.33 | 570.33 | - | 570.33 | 570.33 | 6,844.00 |
| 6202-02-00 Fire Equipment Repairs - 2 | - | 461.25 | 461.25 | - | 461.25 | 461.25 | 5,535.00 |
| 6202-03-00 Fire Equipment Repairs - 3 | - | 450.17 | 450.17 | - | 450.17 | 450.17 | 5,402.00 |
| 6203-01-00 Fire Alarm / Exting Service - 1 | 699.60 | 222.25 | (477.35) | 699.60 | 222.25 | (477.35) | 2,667.00 |
| 6203-02-00 Fire Alarm / Exting Service - 2 | 699.60 | 222.25 | (477.35) | 699.60 | 222.25 | (477.35) | 2,667.00 |
| 6203-03-00 Fire Alarm / Exting Service - 3 | 699.60 | 222.17 | (477.43) | 699.60 | 222.17 | (477.43) | 2,666.00 |
| 6205-01-00 Janitorial - Contract 1 | 500.00 | 500.00 | - | 500.00 | 500.00 | - | 6,000.00 |
| 6205-02-00 Janitorial - Contract 2 | 500.00 | 500.00 | - | 500.00 | 500.00 | - | 6,000.00 |
| 6205-03-00 Janitorial - Contract 3 | 500.00 | 500.00 | - | 500.00 | 500.00 | - | 6,000.00 |
| 6206-01-00 Roof Cleaning - Contract 1 | - | 250.00 | 250.00 | - | 250.00 | 250.00 | 3,000.00 |
| 6206-02-00 Roof Cleaning - Contract 2 | - | 250.00 | 250.00 | - | 250.00 | 250.00 | 3,000.00 |

Income Statement - Operating
The Martinique at Tarpon Cove Condo Assn., Inc.
01/31/2026

Date: 2/9/2026
Time: 11:32 am
Page: 2

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|--|---------------------|---------------------|--------------------|---------------------|---------------------|--------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| 6206-03-00 Roof Cleaning - Contract 3 | \$- | \$250.00 | \$250.00 | \$- | \$250.00 | \$250.00 | \$3,000.00 |
| Total MAINTENANCE | \$6,168.80 | \$7,348.42 | \$1,179.62 | \$6,168.80 | \$7,348.42 | \$1,179.62 | \$88,181.00 |
| RESERVE/MASTER TRANSFERS | | | | | | | |
| 9001-01-00 Master Assoc Transfer Exp - 1 | 23,767.75 | 23,767.75 | - | 23,767.75 | 23,767.75 | - | 95,071.00 |
| 9001-02-00 Master Assoc Transfer Exp - 2 | 23,767.75 | 23,767.75 | - | 23,767.75 | 23,767.75 | - | 95,071.00 |
| 9001-03-00 Master Assoc Transfer Exp - 3 | 23,767.75 | 23,767.75 | - | 23,767.75 | 23,767.75 | - | 95,071.00 |
| 9005-01-00 Transfer to Reserves - 1 | 7,218.50 | 7,218.50 | - | 7,218.50 | 7,218.50 | - | 28,874.00 |
| 9005-02-00 Transfer to Reserves - 2 | 7,622.50 | 7,622.50 | - | 7,622.50 | 7,622.50 | - | 30,490.00 |
| 9005-03-00 Transfer to Reserves - 3 | 7,370.50 | 7,370.50 | - | 7,370.50 | 7,370.50 | - | 29,482.00 |
| Total RESERVE/MASTER TRANSFERS | \$93,514.75 | \$93,514.75 | \$- | \$93,514.75 | \$93,514.75 | \$0.00 | \$374,059.00 |
| Total OPERATING EXPENSE | \$108,035.32 | \$117,942.99 | \$9,907.67 | \$108,035.32 | \$117,942.99 | \$9,907.67 | \$667,198.00 |
| Net Income: | \$59,157.05 | \$48,856.51 | \$10,300.54 | \$59,157.05 | \$48,856.51 | \$10,300.54 | \$0.00 |