



Financial Report Package

December 2023

Prepared for

The Martinique at Tarpon Cove Condo Assn., Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 12/31/2023	Prior Month Balance at 11/30/2023	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3468	\$ 49,239.05	\$ 34,724.65	\$ 14,514.40
Total OPERATING ASSETS:	\$ 49,239.05	\$ 34,724.65	\$ 14,514.40
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 160.00	\$ 106.00	\$ 54.00
Total CURRENT ASSETS:	\$ 160.00	\$ 106.00	\$ 54.00
Total Assets:	\$ 49,399.05	\$ 34,830.65	\$ 14,568.40
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ -	\$ 2,670.23	\$ (2,670.23)
20-2015-00-00 PPD Maintenance Fees	32,716.00	2,928.00	29,788.00
Total CURRENT LIABILITIES:	\$ 32,716.00	\$ 5,598.23	\$ 27,117.77
OPERATING EQUITY			
30-3900-01-00 Retained Earnings - Mart 1	\$ 13,644.35	\$ 13,644.35	\$ -
30-3900-02-00 Retained Earnings - Mart 2	33,826.87	33,826.87	-
30-3900-03-00 Retained Earnings - Mart 3	19,723.93	19,723.93	-
Total OPERATING EQUITY:	\$ 67,195.15	\$ 67,195.15	\$ -
Net Income / (Loss)	\$ (50,512.10)	\$ (37,962.73)	\$ (12,549.37)
Total Liabilities & Equity:	\$ 49,399.05	\$ 34,830.65	\$ 14,568.40

	Current Balance at 12/31/2023	Prior Month Balance at 11/30/2023	Change
Assets			
MART 1 RESERVE ASSETS			
11-1210-01-00 VNB RSV 1 1963	\$ 96,681.68	\$ 96,394.72	\$ 286.96
Total MART 1 RESERVE ASSETS:	\$ 96,681.68	\$ 96,394.72	\$ 286.96
MART 2 RESERVE ASSETS			
12-1211-02-00 VNB RSV 2 1971	\$ 94,373.58	\$ 94,093.47	\$ 280.11
Total MART 2 RESERVE ASSETS:	\$ 94,373.58	\$ 94,093.47	\$ 280.11
MART 3 RESERVE ASSETS			
13-1212-03-00 VNB RSV 3 1998	\$ 74,531.87	\$ 74,310.65	\$ 221.22
Total MART 3 RESERVE ASSETS:	\$ 74,531.87	\$ 74,310.65	\$ 221.22
Total Assets:	\$ 265,587.13	\$ 264,798.84	\$ 788.29
Liabilities & Equity			
MART 1 RESERVE EQUITY			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 3,448.01	\$ 3,161.05	\$ 286.96
25-3002-01-00 RSV - Painting Mart 1	31,843.11	31,843.11	-
25-3003-01-00 RSV 1 - Roof Mart 1	32,856.86	32,856.86	-
25-3004-01-00 RSV - Garage Roof - Mart 1	21,681.64	21,681.64	-
25-3005-01-00 RSV - Storage Mart 1	6,852.06	6,852.06	-
Total MART 1 RESERVE EQUITY:	\$ 96,681.68	\$ 96,394.72	\$ 286.96
MART 2 RESERVE EQUITY			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 3,393.21	\$ 3,113.10	\$ 280.11
26-3002-02-00 RSV - Painting Mart 2	31,847.12	31,847.12	-
26-3003-02-00 RSV 1 - Roof Mart 2	32,146.82	32,146.82	-
26-3004-02-00 RSV - Garage Roof - Mart 2	22,118.50	22,118.50	-
26-3005-02-00 RSV - Storage Mart 2	4,867.93	4,867.93	-
Total MART 2 RESERVE EQUITY:	\$ 94,373.58	\$ 94,093.47	\$ 280.11
MART 3 RESERVE EQUITY			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 2,487.98	\$ 2,266.76	\$ 221.22
27-3002-03-00 RSV - Painting Mart 3	31,846.62	31,846.62	-
27-3003-03-00 RSV 1 - Roof Mart 3	21,875.61	21,875.61	-
27-3004-03-00 RSV - Garage Roof - Mart 3	6,710.55	6,710.55	-
27-3005-03-00 RSV - Storage Mart 3	1,611.11	1,611.11	-
27-3009-03-00 RSV - Fire Equipment - Mart 3	10,000.00	10,000.00	-
Total MART 3 RESERVE EQUITY:	\$ 74,531.87	\$ 74,310.65	\$ 221.22
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 265,587.13	\$ 264,798.84	\$ 788.29

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$49,239.05

Total OPERATING ASSETS:

\$49,239.05

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 96,681.68

Total MART 1 RESERVE ASSETS:

\$96,681.68

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 94,373.58

Total MART 2 RESERVE ASSETS:

\$94,373.58

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 74,531.87

Total MART 3 RESERVE ASSETS:

\$74,531.87

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 160.00

Total CURRENT ASSETS:

\$160.00

Total Assets:

\$314,986.18

Liabilities & Equity

CURRENT LIABILITIES

20-2015-00-00 PPD Maintenance Fees 32,716.00

Total CURRENT LIABILITIES:

\$32,716.00

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 3,448.01

25-3002-01-00 RSV - Painting Mart 1 31,843.11

25-3003-01-00 RSV 1 - Roof Mart 1 32,856.86

25-3004-01-00 RSV - Garage Roof - Mart 1 21,681.64

25-3005-01-00 RSV - Storage Mart 1 6,852.06

Total MART 1 RESERVE EQUITY:

\$96,681.68

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 3,393.21

26-3002-02-00 RSV - Painting Mart 2 31,847.12

26-3003-02-00 RSV 1 - Roof Mart 2 32,146.82

26-3004-02-00 RSV - Garage Roof - Mart 2 22,118.50

26-3005-02-00 RSV - Storage Mart 2 4,867.93

Total MART 1 RESERVE EQUITY:

\$94,373.58

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 2,487.98

27-3002-03-00 RSV - Painting Mart 3 31,846.62

27-3003-03-00 RSV 1 - Roof Mart 3 21,875.61

27-3004-03-00 RSV - Garage Roof - Mart 3 6,710.55

27-3005-03-00 RSV - Storage Mart 3 1,611.11

27-3009-03-00 RSV - Fire Equipment - Mart 3 10,000.00

Total MART 3 RESERVE EQUITY:

\$74,531.87

OPERATING EQUITY

30-3900-01-00 Retained Earnings - Mart 1 13,644.35

30-3900-02-00 Retained Earnings - Mart 2 33,826.87

30-3900-03-00 Retained Earnings - Mart 3 19,723.93

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint/ Rsv Fees - 1	\$-	\$-	\$-	\$76,512.00	\$76,493.00	\$19.00	\$76,493.00
4010 Background Check - Mart 1	-	-	-	24.34	-	24.34	-
4025 Late Fees - 1	-	-	-	29.50	-	29.50	-
4050 Master Assoc Fees - Mart 1	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4060 Rental Application Fee - Mart 1	150.00	-	150.00	600.00	-	600.00	-
TOTAL INCOME	\$150.00	\$-	\$150.00	\$155,117.84	\$154,427.00	\$690.84	\$154,427.00
TOTAL INCOME	\$150.00	\$-	\$150.00	\$155,117.84	\$154,427.00	\$690.84	\$154,427.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 1	-	27.75	27.75	690.00	333.00	(357.00)	333.00
5110 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	117.00	(8.00)	117.00
5118 Division Filing Fees - 1	-	9.63	9.63	20.42	116.00	95.58	116.00
5457 Office Expense - 1	679.07	27.75	(651.32)	1,424.88	333.00	(1,091.88)	333.00
5458 Website Expense - 1	325.00	30.62	(294.38)	325.00	367.00	42.00	367.00
TOTAL ADMINISTRATIVE	\$1,004.07	\$105.50	(\$898.57)	\$2,585.30	\$1,266.00	(\$1,319.30)	\$1,266.00
INSURANCE							
5550 Insurance - Mart 1	-	2,222.00	2,222.00	37,470.15	26,664.00	(10,806.15)	26,664.00
5551 Flood Insurance - Mart 1	-	566.75	566.75	7,478.00	6,801.00	(677.00)	6,801.00
TOTAL INSURANCE	\$-	\$2,788.75	\$2,788.75	\$44,948.15	\$33,465.00	(\$11,483.15)	\$33,465.00
UTILITIES							
5801 Electricity - 1	45.57	50.00	4.43	521.02	600.00	78.98	600.00
5880 Water / Sewer - 1	1,222.98	972.13	(250.85)	14,665.90	11,666.00	(2,999.90)	11,666.00
TOTAL UTILITIES	\$1,268.55	\$1,022.13	(\$246.42)	\$15,186.92	\$12,266.00	(\$2,920.92)	\$12,266.00
MAINTENANCE							
6201 General Maintenance - 1	150.00	624.88	474.88	13,299.35	7,499.00	(5,800.35)	7,499.00
6202 Fire Equipment Repairs - 1	-	83.37	83.37	635.28	1,000.00	364.72	1,000.00
6203 Fire Alarm / Exting Service - 1	-	83.37	83.37	500.14	1,000.00	499.86	1,000.00
6204 Termite Warranty - 1	-	37.50	37.50	-	450.00	450.00	450.00
6205 Janitorial - Contract 1	400.00	400.00	-	4,800.00	4,800.00	-	4,800.00
6206 Roof Cleaning - Contract 1	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
TOTAL MAINTENANCE	\$550.00	\$1,354.12	\$804.12	\$19,234.77	\$16,249.00	(\$2,985.77)	\$16,249.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 1	-	-	-	77,934.00	77,934.00	-	77,934.00
9005 Transfer to Reserves - 1	-	-	-	13,248.00	13,248.00	-	13,248.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$91,182.00	\$91,182.00	\$-	\$91,182.00
TOTAL EXPENSES	\$2,822.62	\$5,270.50	\$2,447.88	\$173,137.14	\$154,428.00	(\$18,709.14)	\$154,428.00
NET ORDINARY INCOME	(\$2,672.62)	(\$5,270.50)	\$2,597.88	(\$18,019.30)	(\$1.00)	(\$18,018.30)	(\$1.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - 2	\$-	\$-	\$-	\$76,704.00	\$76,729.00	(\$25.00)	\$76,729.00
4010 Background Check - Mart 2	100.00	-	100.00	174.34	-	174.34	-
4025 Late Fees - 2	-	-	-	127.84	-	127.84	-
4050 Master Assoc Fees - Mart 2	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4060 Rental Application Fee - Mart 2	300.00	-	300.00	900.00	-	900.00	-
TOTAL INCOME	\$400.00	\$-	\$400.00	\$155,858.18	\$154,663.00	\$1,195.18	\$154,663.00
TOTAL INCOME	\$400.00	\$-	\$400.00	\$155,858.18	\$154,663.00	\$1,195.18	\$154,663.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 2	-	27.75	27.75	690.00	333.00	(357.00)	333.00
5110 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	117.00	(8.00)	117.00
5118 Division Filing Fee - 2	-	9.63	9.63	20.42	116.00	95.58	116.00
5457 Office Expense - 2	679.06	27.75	(651.31)	1,423.90	333.00	(1,090.90)	333.00
5458 Website Expense - 2	325.00	30.62	(294.38)	325.00	367.00	42.00	367.00
TOTAL ADMINISTRATIVE	\$1,004.06	\$105.50	(\$898.56)	\$2,584.32	\$1,266.00	(\$1,318.32)	\$1,266.00
INSURANCE							
5550 Insurance - Mart 2	-	2,222.00	2,222.00	37,470.15	26,664.00	(10,806.15)	26,664.00
5551 Flood Insurance - Mart 2	-	566.75	566.75	7,297.00	6,801.00	(496.00)	6,801.00
TOTAL INSURANCE	\$-	\$2,788.75	\$2,788.75	\$44,767.15	\$33,465.00	(\$11,302.15)	\$33,465.00
UTILITIES							
5801 Electricity - 2	32.95	50.00	17.05	393.92	600.00	206.08	600.00
5880 Water / Sewer - 2	1,232.61	972.13	(260.48)	15,348.34	11,666.00	(3,682.34)	11,666.00
TOTAL UTILITIES	\$1,265.56	\$1,022.13	(\$243.43)	\$15,742.26	\$12,266.00	(\$3,476.26)	\$12,266.00
MAINTENANCE							
6201 General Maintenance - 2	150.00	624.88	474.88	11,759.35	7,499.00	(4,260.35)	7,499.00
6202 Fire Equipment Repairs - 2	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
6203 Fire Alarm / Exting Service - 2	-	83.37	83.37	500.00	1,000.00	500.00	1,000.00
6204 Termite Warranty - 2	-	37.50	37.50	-	450.00	450.00	450.00
6205 Janitorial - Contract 2	400.00	400.00	-	4,800.00	4,800.00	-	4,800.00
6206 Roof Cleaning - Contract 2	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
TOTAL MAINTENANCE	\$550.00	\$1,354.12	\$804.12	\$17,059.35	\$16,249.00	(\$810.35)	\$16,249.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 2	-	-	-	77,934.00	77,934.00	-	77,934.00
9005 Transfer to Reserves - 2	-	-	-	13,484.00	13,485.00	1.00	13,485.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$91,418.00	\$91,419.00	\$1.00	\$91,419.00
TOTAL EXPENSES	\$2,819.62	\$5,270.50	\$2,450.88	\$171,571.08	\$154,665.00	(\$16,906.08)	\$154,665.00
NET ORDINARY INCOME	(\$2,419.62)	(\$5,270.50)	\$2,850.88	(\$15,712.90)	(\$2.00)	(\$15,710.90)	(\$2.00)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - 3	\$-	\$-	\$-	\$79,296.00	\$79,324.00	(\$28.00)	\$79,324.00
4010 Background Check - Mart 3	-	-	-	(125.68)	-	(125.68)	-
4025 Late Fees - 3	-	-	-	79.07	-	79.07	-
4050 Master Assoc Fees - Mart 3	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4060 Rental Application Fee - Mart 3	-	-	-	450.00	-	450.00	-
TOTAL INCOME	\$-	\$-	\$-	\$157,651.39	\$157,258.00	\$393.39	\$157,258.00
TOTAL INCOME	\$0.00	\$-	\$-	\$157,651.39	\$157,258.00	\$393.39	\$157,258.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 3	-	27.75	27.75	690.00	333.00	(357.00)	333.00
5110 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	117.00	(8.00)	117.00
5118 Division Filing Fee - 3	-	9.63	9.63	20.41	116.00	95.59	116.00
5457 Office Expense - 3	679.07	27.75	(651.32)	1,423.90	333.00	(1,090.90)	333.00
5458 Website Expense - 3	325.00	30.62	(294.38)	325.00	367.00	42.00	367.00
TOTAL ADMINISTRATIVE	\$1,004.07	\$105.50	(\$898.57)	\$2,584.31	\$1,266.00	(\$1,318.31)	\$1,266.00
INSURANCE							
5550 Insurance - Mart 3	-	2,222.00	2,222.00	37,470.15	26,664.00	(10,806.15)	26,664.00
5551 Flood Insurance - Mart 3	5,009.00	566.75	(4,442.25)	10,544.00	6,801.00	(3,743.00)	6,801.00
TOTAL INSURANCE	\$5,009.00	\$2,788.75	(\$2,220.25)	\$48,014.15	\$33,465.00	(\$14,549.15)	\$33,465.00
UTILITIES							
5801 Electricity - 3	104.42	50.00	(54.42)	1,244.79	600.00	(644.79)	600.00
5880 Water / Sewer - 3	789.64	972.13	182.49	13,907.00	11,666.00	(2,241.00)	11,666.00
TOTAL UTILITIES	\$894.06	\$1,022.13	\$128.07	\$15,151.79	\$12,266.00	(\$2,885.79)	\$12,266.00
MAINTENANCE							
6201 General Maintenance - 3	150.00	624.88	474.88	8,078.35	7,499.00	(579.35)	7,499.00
6202 Fire Equipment Repairs - 3	-	83.37	83.37	1,170.09	1,000.00	(170.09)	1,000.00
6203 Fire Alarm / Exting Service - 3	-	83.37	83.37	2,618.60	1,000.00	(1,618.60)	1,000.00
6204 Termite Warranty - 3	-	37.50	37.50	-	450.00	450.00	450.00
6205 Janitorial - Contract 3	400.00	400.00	-	4,800.00	4,800.00	-	4,800.00
6206 Roof Cleaning - Contract 3	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
TOTAL MAINTENANCE	\$550.00	\$1,354.12	\$804.12	\$16,667.04	\$16,249.00	(\$418.04)	\$16,249.00
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 3	-	-	-	77,934.00	77,934.00	-	77,934.00
9005 Transfer to Reserves - 3	-	-	-	14,080.00	14,080.00	-	14,080.00
TOTAL RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$92,014.00	\$92,014.00	\$-	\$92,014.00
TOTAL EXPENSES	\$7,457.13	\$5,270.50	(\$2,186.63)	\$174,431.29	\$155,260.00	(\$19,171.29)	\$155,260.00
NET ORDINARY INCOME	(\$7,457.13)	(\$5,270.50)	(\$2,186.63)	(\$16,779.90)	\$1,998.00	(\$18,777.90)	\$1,998.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-01-00 Maint/ Rsv Fees - 1	\$-	\$-	\$-	\$76,512.00	\$76,493.00	\$19.00	\$76,493.00
4000-02-00 Maint / Rsv Fees - 2	-	-	-	76,704.00	76,729.00	(25.00)	76,729.00
4000-03-00 Maint / Rsv Fees - 3	-	-	-	79,296.00	79,324.00	(28.00)	79,324.00
4010-01-00 Background Check - Mart 1	-	-	-	24.34	-	24.34	-
4010-02-00 Background Check - Mart 2	100.00	-	100.00	174.34	-	174.34	-
4010-03-00 Background Check - Mart 3	-	-	-	(125.68)	-	(125.68)	-
4025-01-00 Late Fees - 1	-	-	-	29.50	-	29.50	-
4025-02-00 Late Fees - 2	-	-	-	127.84	-	127.84	-
4025-03-00 Late Fees - 3	-	-	-	79.07	-	79.07	-
4050-01-00 Master Assoc Fees - Mart 1	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4050-02-00 Master Assoc Fees - Mart 2	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4050-03-00 Master Assoc Fees - Mart 3	-	-	-	77,952.00	77,934.00	18.00	77,934.00
4060-01-00 Rental Application Fee - Mart 1	150.00	-	150.00	600.00	-	600.00	-
4060-02-00 Rental Application Fee - Mart 2	300.00	-	300.00	900.00	-	900.00	-
4060-03-00 Rental Application Fee - Mart 3	-	-	-	450.00	-	450.00	-
Total INCOME	\$550.00	\$-	\$550.00	\$468,627.41	\$466,348.00	\$2,279.41	\$466,348.00
Total OPERATING INCOME	\$550.00	\$-	\$550.00	\$468,627.41	\$466,348.00	\$2,279.41	\$466,348.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5030-01-00 Legal - 1	-	27.75	27.75	690.00	333.00	(357.00)	333.00
5030-02-00 Legal - 2	-	27.75	27.75	690.00	333.00	(357.00)	333.00
5030-03-00 Legal - 3	-	27.75	27.75	690.00	333.00	(357.00)	333.00
5110-01-00 Audit /Accounting Fees - 1	-	9.75	9.75	125.00	117.00	(8.00)	117.00
5110-02-00 Audit /Accounting Fees - 2	-	9.75	9.75	125.00	117.00	(8.00)	117.00
5110-03-00 Audit /Accounting Fees - 3	-	9.75	9.75	125.00	117.00	(8.00)	117.00
5118-01-00 Division Filing Fees - 1	-	9.63	9.63	20.42	116.00	95.58	116.00
5118-02-00 Division Filing Fee - 2	-	9.63	9.63	20.42	116.00	95.58	116.00
5118-03-00 Division Filing Fee - 3	-	9.63	9.63	20.41	116.00	95.59	116.00
5457-01-00 Office Expense - 1	679.07	27.75	(651.32)	1,424.88	333.00	(1,091.88)	333.00
5457-02-00 Office Expense - 2	679.06	27.75	(651.31)	1,423.90	333.00	(1,090.90)	333.00
5457-03-00 Office Expense - 3	679.07	27.75	(651.32)	1,423.90	333.00	(1,090.90)	333.00
5458-01-00 Website Expense - 1	325.00	30.62	(294.38)	325.00	367.00	42.00	367.00
5458-02-00 Website Expense - 2	325.00	30.62	(294.38)	325.00	367.00	42.00	367.00
5458-03-00 Website Expense - 3	325.00	30.62	(294.38)	325.00	367.00	42.00	367.00
Total ADMINISTRATIVE	\$3,012.20	\$316.50	(\$2,695.70)	\$7,753.93	\$3,798.00	(\$3,955.93)	\$3,798.00
INSURANCE							
5550-01-00 Insurance - Mart 1	-	2,222.00	2,222.00	37,470.15	26,664.00	(10,806.15)	26,664.00
5550-02-00 Insurance - Mart 2	-	2,222.00	2,222.00	37,470.15	26,664.00	(10,806.15)	26,664.00
5550-03-00 Insurance - Mart 3	-	2,222.00	2,222.00	37,470.15	26,664.00	(10,806.15)	26,664.00
5551-01-00 Flood Insurance - Mart 1	-	566.75	566.75	7,478.00	6,801.00	(677.00)	6,801.00
5551-02-00 Flood Insurance - Mart 2	-	566.75	566.75	7,297.00	6,801.00	(496.00)	6,801.00
5551-03-00 Flood Insurance - Mart 3	5,009.00	566.75	(4,442.25)	10,544.00	6,801.00	(3,743.00)	6,801.00
Total INSURANCE	\$5,009.00	\$8,366.25	\$3,357.25	\$137,729.45	\$100,395.00	(\$37,334.45)	\$100,395.00
UTILITIES							
5801-01-00 Electricity - 1	45.57	50.00	4.43	521.02	600.00	78.98	600.00
5801-02-00 Electricity - 2	32.95	50.00	17.05	393.92	600.00	206.08	600.00
5801-03-00 Electricity - 3	104.42	50.00	(54.42)	1,244.79	600.00	(644.79)	600.00
5880-01-00 Water / Sewer - 1	1,222.98	972.13	(250.85)	14,665.90	11,666.00	(2,999.90)	11,666.00
5880-02-00 Water / Sewer - 2	1,232.61	972.13	(260.48)	15,348.34	11,666.00	(3,682.34)	11,666.00
5880-03-00 Water / Sewer - 3	789.64	972.13	182.49	13,907.00	11,666.00	(2,241.00)	11,666.00
Total UTILITIES	\$3,428.17	\$3,066.39	(\$361.78)	\$46,080.97	\$36,798.00	(\$9,282.97)	\$36,798.00
MAINTENANCE							
6201-01-00 General Maintenance - 1	150.00	624.88	474.88	13,299.35	7,499.00	(5,800.35)	7,499.00
6201-02-00 General Maintenance - 2	150.00	624.88	474.88	11,759.35	7,499.00	(4,260.35)	7,499.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6201-03-00 General Maintenance - 3	\$150.00	\$624.88	\$474.88	\$8,078.35	\$7,499.00	(\$579.35)	\$7,499.00
6202-01-00 Fire Equipment Repairs - 1	-	83.37	83.37	635.28	1,000.00	364.72	1,000.00
6202-02-00 Fire Equipment Repairs - 2	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
6202-03-00 Fire Equipment Repairs - 3	-	83.37	83.37	1,170.09	1,000.00	(170.09)	1,000.00
6203-01-00 Fire Alarm / Exting Service - 1	-	83.37	83.37	500.14	1,000.00	499.86	1,000.00
6203-02-00 Fire Alarm / Exting Service - 2	-	83.37	83.37	500.00	1,000.00	500.00	1,000.00
6203-03-00 Fire Alarm / Exting Service - 3	-	83.37	83.37	2,618.60	1,000.00	(1,618.60)	1,000.00
6204-01-00 Termite Warranty - 1	-	37.50	37.50	-	450.00	450.00	450.00
6204-02-00 Termite Warranty - 2	-	37.50	37.50	-	450.00	450.00	450.00
6204-03-00 Termite Warranty - 3	-	37.50	37.50	-	450.00	450.00	450.00
6205-01-00 Janitorial - Contract 1	400.00	400.00	-	4,800.00	4,800.00	-	4,800.00
6205-02-00 Janitorial - Contract 2	400.00	400.00	-	4,800.00	4,800.00	-	4,800.00
6205-03-00 Janitorial - Contract 3	400.00	400.00	-	4,800.00	4,800.00	-	4,800.00
6206-01-00 Roof Cleaning - Contract 1	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
6206-02-00 Roof Cleaning - Contract 2	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
6206-03-00 Roof Cleaning - Contract 3	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
Total MAINTENANCE	\$1,650.00	\$4,062.36	\$2,412.36	\$52,961.16	\$48,747.00	(\$4,214.16)	\$48,747.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - 1	-	-	-	77,934.00	77,934.00	-	77,934.00
9001-02-00 Master Assoc Transfer Exp - 2	-	-	-	77,934.00	77,934.00	-	77,934.00
9001-03-00 Master Assoc Transfer Exp - 3	-	-	-	77,934.00	77,934.00	-	77,934.00
9005-01-00 Transfer to Reserves - 1	-	-	-	13,248.00	13,248.00	-	13,248.00
9005-02-00 Transfer to Reserves - 2	-	-	-	13,484.00	13,485.00	1.00	13,485.00
9005-03-00 Transfer to Reserves - 3	-	-	-	14,080.00	14,080.00	-	14,080.00
Total RESERVE/MASTER TRANSFERS	\$-	\$-	\$-	\$274,614.00	\$274,615.00	\$1.00	\$274,615.00
Total OPERATING EXPENSE	\$13,099.37	\$15,811.50	\$2,712.13	\$519,139.51	\$464,353.00	(\$54,786.51)	\$464,353.00
Net Income:	(\$12,549.37)	(\$15,811.50)	\$3,262.13	(\$50,512.10)	\$1,995.00	(\$52,507.10)	\$1,995.00