



Financial Report Package

April 2024

Prepared for

The Martinique at Tarpon Cove Condo Assn., Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 4/30/2024	Prior Month Balance at 03/31/2024	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3468	\$ 86,654.91	\$ 80,736.59	\$ 5,918.32
Total OPERATING ASSETS:	\$ 86,654.91	\$ 80,736.59	\$ 5,918.32
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 6,572.25	\$ 548.00	\$ 6,024.25
Total CURRENT ASSETS:	\$ 6,572.25	\$ 548.00	\$ 6,024.25
Total Assets:	\$ 93,227.16	\$ 81,284.59	\$ 11,942.57
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ -	\$ 598.42	\$ (598.42)
20-2015-00-00 PPD Maintenance Fees	3,866.00	31,831.00	(27,965.00)
Total CURRENT LIABILITIES:	\$ 3,866.00	\$ 32,429.42	\$ (28,563.42)
OPERATING EQUITY			
30-3900-01-00 Retained Earnings - Mart 1	\$ (4,374.95)	\$ (4,374.95)	\$ -
30-3900-02-00 Retained Earnings - Mart 2	18,113.97	18,113.97	-
30-3900-03-00 Retained Earnings - Mart 3	2,944.03	2,944.03	-
Total OPERATING EQUITY:	\$ 16,683.05	\$ 16,683.05	\$ -
Net Income / (Loss)	\$ 72,678.11	\$ 32,172.12	\$ 40,505.99
Total Liabilities & Equity:	\$ 93,227.16	\$ 81,284.59	\$ 11,942.57

	Current Balance at 4/30/2024	Prior Month Balance at 03/31/2024	Change
Assets			
MART 1 RESERVE ASSETS			
11-1210-01-00 VNB RSV 1 1963	\$ 90,803.32	\$ 87,233.62	\$ 3,569.70
Total MART 1 RESERVE ASSETS:	\$ 90,803.32	\$ 87,233.62	\$ 3,569.70
MART 2 RESERVE ASSETS			
12-1211-02-00 VNB RSV 2 1971	\$ 108,758.65	\$ 105,086.57	\$ 3,672.08
Total MART 2 RESERVE ASSETS:	\$ 108,758.65	\$ 105,086.57	\$ 3,672.08
MART 3 RESERVE ASSETS			
13-1212-03-00 VNB RSV 3 1998	\$ 80,368.34	\$ 75,905.67	\$ 4,462.67
Total MART 3 RESERVE ASSETS:	\$ 80,368.34	\$ 75,905.67	\$ 4,462.67
Total Assets:	\$ 279,930.31	\$ 268,225.86	\$ 11,704.45
Liabilities & Equity			
MART 1 RESERVE EQUITY			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 4,464.15	\$ 4,207.20	\$ 256.95
25-3002-01-00 RSV - Painting Mart 1	35,921.61	33,882.36	2,039.25
25-3003-01-00 RSV 1 - Roof Mart 1	35,117.86	33,987.36	1,130.50
25-3004-01-00 RSV - Garage Roof - Mart 1	18,161.64	18,161.64	-
25-3005-01-00 RSV - Storage Mart 1	7,138.06	6,995.06	143.00
Total MART 1 RESERVE EQUITY:	\$ 100,803.32	\$ 97,233.62	\$ 3,569.70
MART 2 RESERVE EQUITY			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 4,570.78	\$ 4,262.45	\$ 308.33
26-3002-02-00 RSV - Painting Mart 2	35,923.60	33,885.36	2,038.24
26-3003-02-00 RSV 1 - Roof Mart 2	34,415.86	33,281.34	1,134.52
26-3004-02-00 RSV - Garage Roof - Mart 2	18,584.24	18,591.37	(7.13)
26-3005-02-00 RSV - Storage Mart 2	5,264.17	5,066.05	198.12
Total MART 2 RESERVE EQUITY:	\$ 98,758.65	\$ 95,086.57	\$ 3,672.08
MART 3 RESERVE EQUITY			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 3,371.45	\$ 3,145.28	\$ 226.17
27-3002-03-00 RSV - Painting Mart 3	35,923.32	33,884.97	2,038.35
27-3003-03-00 RSV 1 - Roof Mart 3	24,261.31	23,068.46	1,192.85
27-3004-03-00 RSV - Garage Roof - Mart 3	4,624.15	3,907.35	716.80
27-3005-03-00 RSV - Storage Mart 3	2,188.11	1,899.61	288.50
27-3009-03-00 RSV - Fire Equipment - Mart 3	10,000.00	10,000.00	-
Total MART 3 RESERVE EQUITY:	\$ 80,368.34	\$ 75,905.67	\$ 4,462.67
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 279,930.31	\$ 268,225.86	\$ 11,704.45

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$86,654.91

Total OPERATING ASSETS:

\$86,654.91

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 90,803.32

Total MART 1 RESERVE ASSETS:

\$90,803.32

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 108,758.65

Total MART 2 RESERVE ASSETS:

\$108,758.65

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 80,368.34

Total MART 3 RESERVE ASSETS:

\$80,368.34

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 6,572.25

Total CURRENT ASSETS:

\$6,572.25

Total Assets:

\$373,157.47

Liabilities & Equity

CURRENT LIABILITIES

20-2015-00-00 PPD Maintenance Fees 3,866.00

Total CURRENT LIABILITIES:

\$3,866.00

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 4,464.15

25-3002-01-00 RSV - Painting Mart 1 35,921.61

25-3003-01-00 RSV 1 - Roof Mart 1 35,117.86

25-3004-01-00 RSV - Garage Roof - Mart 1 18,161.64

25-3005-01-00 RSV - Storage Mart 1 7,138.06

Total MART 1 RESERVE EQUITY:

\$100,803.32

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 4,570.78

26-3002-02-00 RSV - Painting Mart 2 35,923.60

26-3003-02-00 RSV 1 - Roof Mart 2 34,415.86

26-3004-02-00 RSV - Garage Roof - Mart 2 18,584.24

26-3005-02-00 RSV - Storage Mart 2 5,264.17

Total MART 1 RESERVE EQUITY:

\$98,758.65

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 3,371.45

27-3002-03-00 RSV - Painting Mart 3 35,923.32

27-3003-03-00 RSV 1 - Roof Mart 3 24,261.31

27-3004-03-00 RSV - Garage Roof - Mart 3 4,624.15

27-3005-03-00 RSV - Storage Mart 3 2,188.11

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

Total MART 3 RESERVE EQUITY:

\$80,368.34

OPERATING EQUITY

30-3900-01-00 Retained Earnings - Mart 1 (4,374.95)

30-3900-02-00 Retained Earnings - Mart 2 18,113.97

30-3900-03-00 Retained Earnings - Mart 3 2,944.03

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME							
4000 Maint/ Rsv Fees - 1	\$24,312.00	\$24,312.25	(\$0.25)	\$48,624.00	\$48,624.50	(\$0.50)	\$97,249.00
4010 Background Check - Mart 1	-	-	-	80.00	-	80.00	-
4050 Master Assoc Fees - Mart 1	20,448.00	20,441.50	6.50	40,896.00	40,883.00	13.00	81,766.00
4060 Rental Application Fee - Mart 1	-	-	-	150.00	-	150.00	-
TOTAL INCOME	\$44,760.00	\$44,753.75	\$6.25	\$89,750.00	\$89,507.50	\$242.50	\$179,015.00
TOTAL INCOME	\$44,760.00	\$44,753.75	\$6.25	\$89,750.00	\$89,507.50	\$242.50	\$179,015.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 1	-	27.78	27.78	-	111.12	111.12	333.33
5110 Audit /Accounting Fees - 1	98.33	9.72	(88.61)	98.33	38.88	(59.45)	116.67
5118 Division Filing Fees - 1	20.42	10.42	(10.00)	20.42	41.68	21.26	125.00
5457 Office Expense - 1	2.67	27.78	25.11	608.09	111.12	(496.97)	333.33
5458 Website Expense - 1	-	30.56	30.56	-	122.24	122.24	366.66
TOTAL ADMINISTRATIVE	\$121.42	\$106.26	(\$15.16)	\$726.84	\$425.04	(\$301.80)	\$1,274.99
INSURANCE							
5550 Insurance - Mart 1	-	3,122.36	3,122.36	-	12,489.44	12,489.44	37,468.34
5551 Flood Insurance - Mart 1	-	671.89	671.89	217.00	2,687.56	2,470.56	8,062.67
TOTAL INSURANCE	\$-	\$3,794.25	\$3,794.25	\$217.00	\$15,177.00	\$14,960.00	\$45,531.01
UTILITIES							
5801 Electricity - 1	62.02	61.11	(0.91)	208.23	244.44	36.21	733.33
5880 Water / Sewer - 1	1,600.14	1,250.00	(350.14)	6,099.54	5,000.00	(1,099.54)	15,000.00
TOTAL UTILITIES	\$1,662.16	\$1,311.11	(\$351.05)	\$6,307.77	\$5,244.44	(\$1,063.33)	\$15,733.33
MAINTENANCE							
6201 General Maintenance - 1	1,650.00	1,000.00	(650.00)	2,850.00	4,000.00	1,150.00	12,000.00
6202 Fire Equipment Repairs - 1	-	55.56	55.56	1,170.75	222.24	(948.51)	666.66
6203 Fire Alarm / Exting Service - 1	-	83.33	83.33	489.66	333.32	(156.34)	1,000.00
6205 Janitorial - Contract 1	400.00	400.00	-	1,600.00	1,600.00	-	4,800.00
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	\$5,050.00	\$1,788.89	(\$3,261.11)	\$9,110.41	\$7,155.56	(\$1,954.85)	\$21,466.66
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 1	20,441.50	20,441.50	-	40,883.00	40,883.00	-	81,766.00
9005 Transfer to Reserves - 1	3,312.75	3,312.75	-	6,625.50	6,625.50	-	13,251.00
TOTAL RESERVE/MASTER TRANSFERS	\$23,754.25	\$23,754.25	\$-	\$47,508.50	\$47,508.50	\$-	\$95,017.00
TOTAL EXPENSES	\$30,587.83	\$30,754.76	\$166.93	\$63,870.52	\$75,510.54	\$11,640.02	\$179,022.99
NET ORDINARY INCOME	\$14,172.17	\$13,998.99	\$173.18	\$25,879.48	\$13,996.96	\$11,882.52	(\$7.99)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - 2	\$24,360.00	\$24,363.25	(\$3.25)	\$48,720.00	\$48,726.50	(\$6.50)	\$97,453.00
4010 Background Check - Mart 2	-	-	-	80.00	-	80.00	-
4025 Late Fees - 2	167.25	-	167.25	220.26	-	220.26	-
4050 Master Assoc Fees - Mart 2	20,448.00	20,441.50	6.50	40,896.00	40,883.00	13.00	81,766.00
4060 Rental Application Fee - Mart 2	-	-	-	150.00	-	150.00	-
TOTAL INCOME	\$44,975.25	\$44,804.75	\$170.50	\$90,066.26	\$89,609.50	\$456.76	\$179,219.00
TOTAL INCOME	\$44,975.25	\$44,804.75	\$170.50	\$90,066.26	\$89,609.50	\$456.76	\$179,219.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 2	-	27.78	27.78	-	111.12	111.12	333.33
5110 Audit /Accounting Fees - 2	-	9.72	9.72	-	38.88	38.88	116.67
5118 Division Filing Fee - 2	20.42	10.42	(10.00)	20.42	41.68	21.26	125.00
5457 Office Expense - 2	101.00	27.78	(73.22)	531.29	111.12	(420.17)	333.33
5458 Website Expense - 2	-	30.56	30.56	-	122.24	122.24	366.67
TOTAL ADMINISTRATIVE	\$121.42	\$106.26	(\$15.16)	\$551.71	\$425.04	(\$126.67)	\$1,275.00
INSURANCE							
5550 Insurance - Mart 2	-	3,122.36	3,122.36	-	12,489.44	12,489.44	37,468.33
5551 Flood Insurance - Mart 2	2,762.00	671.89	(2,090.11)	5,723.00	2,687.56	(3,035.44)	8,062.67
TOTAL INSURANCE	\$2,762.00	\$3,794.25	\$1,032.25	\$5,723.00	\$15,177.00	\$9,454.00	\$45,531.00
UTILITIES							
5801 Electricity - 2	31.90	61.11	29.21	130.26	244.44	114.18	733.34
5880 Water / Sewer - 2	1,547.49	1,250.00	(297.49)	5,822.43	5,000.00	(822.43)	15,000.00
TOTAL UTILITIES	\$1,579.39	\$1,311.11	(\$268.28)	\$5,952.69	\$5,244.44	(\$708.25)	\$15,733.34
MAINTENANCE							
6201 General Maintenance - 2	1,650.00	1,000.00	(650.00)	2,850.00	4,000.00	1,150.00	12,000.00
6202 Fire Equipment Repairs - 2	-	55.56	55.56	570.00	222.24	(347.76)	666.67
6203 Fire Alarm / Exting Service - 2	-	83.33	83.33	489.67	333.32	(156.35)	1,000.00
6205 Janitorial - Contract 2	400.00	400.00	-	1,600.00	1,600.00	-	4,800.00
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	\$5,050.00	\$1,788.89	(\$3,261.11)	\$8,509.67	\$7,155.56	(\$1,354.11)	\$21,466.67
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 2	20,441.50	20,441.50	-	40,883.00	40,883.00	-	81,766.00
9005 Transfer to Reserves - 2	3,363.75	3,363.75	-	6,727.50	6,727.50	-	13,455.00
TOTAL RESERVE/MASTER TRANSFERS	\$23,805.25	\$23,805.25	\$-	\$47,610.50	\$47,610.50	\$-	\$95,221.00
TOTAL EXPENSES	\$33,318.06	\$30,805.76	(\$2,512.30)	\$68,347.57	\$75,612.54	\$7,264.97	\$179,227.01
NET ORDINARY INCOME	\$11,657.19	\$13,998.99	(\$2,341.80)	\$21,718.69	\$13,996.96	\$7,721.73	(\$8.01)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
INCOME							
4000 Maint / Rsv Fees - 3	\$25,728.00	\$25,735.75	(\$7.75)	\$51,456.00	\$51,471.50	(\$15.50)	\$102,943.00
4010 Background Check - Mart 3	-	-	-	(20.00)	-	(20.00)	-
4025 Late Fees - 3	-	-	-	50.11	-	50.11	-
4050 Master Assoc Fees - Mart 3	20,448.00	20,441.50	6.50	40,996.00	40,883.00	113.00	81,766.00
4060 Rental Application Fee - Mart 3	-	-	-	300.00	-	300.00	-
TOTAL INCOME	\$46,176.00	\$46,177.25	(\$1.25)	\$92,782.11	\$92,354.50	\$427.61	\$184,709.00
TOTAL INCOME	\$46,176.00	\$46,177.25	(\$1.25)	\$92,782.11	\$92,354.50	\$427.61	\$184,709.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 3	-	27.78	27.78	-	111.12	111.12	333.34
5110 Audit /Accounting Fees - 3	-	9.72	9.72	-	38.88	38.88	116.66
5118 Division Filing Fee - 3	20.41	10.42	(9.99)	20.41	41.68	21.27	125.00
5457 Office Expense - 3	103.70	27.78	(75.92)	573.99	111.12	(462.87)	333.34
5458 Website Expense - 3	-	30.56	30.56	-	122.24	122.24	366.67
TOTAL ADMINISTRATIVE	\$124.11	\$106.26	(\$17.85)	\$594.40	\$425.04	(\$169.36)	\$1,275.01
INSURANCE							
5550 Insurance - Mart 3	-	3,122.36	3,122.36	-	12,489.44	12,489.44	37,468.33
5551 Flood Insurance - Mart 3	-	671.89	671.89	306.00	2,687.56	2,381.56	8,062.66
TOTAL INSURANCE	\$-	\$3,794.25	\$3,794.25	\$306.00	\$15,177.00	\$14,871.00	\$45,530.99
UTILITIES							
5801 Electricity - 3	99.77	61.11	(38.66)	410.55	244.44	(166.11)	733.33
5880 Water / Sewer - 3	1,547.49	1,250.00	(297.49)	6,221.75	5,000.00	(1,221.75)	15,000.00
TOTAL UTILITIES	\$1,647.26	\$1,311.11	(\$336.15)	\$6,632.30	\$5,244.44	(\$1,387.86)	\$15,733.33
MAINTENANCE							
6201 General Maintenance - 3	1,650.00	1,000.00	(650.00)	3,625.00	4,000.00	375.00	12,000.00
6202 Fire Equipment Repairs - 3	-	55.56	55.56	-	222.24	222.24	666.67
6203 Fire Alarm / Exting Service - 3	-	250.00	250.00	2,588.47	1,000.00	(1,588.47)	3,000.00
6205 Janitorial - Contract 3	400.00	400.00	-	1,600.00	1,600.00	-	4,800.00
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	\$5,050.00	\$1,955.56	(\$3,094.44)	\$10,813.47	\$7,822.24	(\$2,991.23)	\$23,466.67
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 3	20,441.50	20,441.50	-	40,883.00	40,883.00	-	81,766.00
9005 Transfer to Reserves - 3	4,236.50	4,236.50	-	8,473.00	8,473.00	-	16,946.00
TOTAL RESERVE/MASTER TRANSFERS	\$24,678.00	\$24,678.00	\$-	\$49,356.00	\$49,356.00	\$-	\$98,712.00
TOTAL EXPENSES	\$31,499.37	\$31,845.18	\$345.81	\$67,702.17	\$78,024.72	\$10,322.55	\$184,718.00
NET ORDINARY INCOME	\$14,676.63	\$14,332.07	\$344.56	\$25,079.94	\$14,329.78	\$10,750.16	(\$9.00)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-01-00 Maint/ Rsv Fees - 1	\$24,312.00	\$24,312.25	(\$0.25)	\$48,624.00	\$48,624.50	(\$0.50)	\$97,249.00
4000-02-00 Maint / Rsv Fees - 2	24,360.00	24,363.25	(3.25)	48,720.00	48,726.50	(6.50)	97,453.00
4000-03-00 Maint / Rsv Fees - 3	25,728.00	25,735.75	(7.75)	51,456.00	51,471.50	(15.50)	102,943.00
4010-01-00 Background Check - Mart 1	-	-	-	80.00	-	80.00	-
4010-02-00 Background Check - Mart 2	-	-	-	80.00	-	80.00	-
4010-03-00 Background Check - Mart 3	-	-	-	(20.00)	-	(20.00)	-
4025-02-00 Late Fees - 2	167.25	-	167.25	220.26	-	220.26	-
4025-03-00 Late Fees - 3	-	-	-	50.11	-	50.11	-
4050-01-00 Master Assoc Fees - Mart 1	20,448.00	20,441.50	6.50	40,896.00	40,883.00	13.00	81,766.00
4050-02-00 Master Assoc Fees - Mart 2	20,448.00	20,441.50	6.50	40,896.00	40,883.00	13.00	81,766.00
4050-03-00 Master Assoc Fees - Mart 3	20,448.00	20,441.50	6.50	40,996.00	40,883.00	113.00	81,766.00
4060-01-00 Rental Application Fee - Mart 1	-	-	-	150.00	-	150.00	-
4060-02-00 Rental Application Fee - Mart 2	-	-	-	150.00	-	150.00	-
4060-03-00 Rental Application Fee - Mart 3	-	-	-	300.00	-	300.00	-
Total INCOME	\$135,911.25	\$135,735.75	\$175.50	\$272,598.37	\$271,471.50	\$1,126.87	\$542,943.00
Total OPERATING INCOME	\$135,911.25	\$135,735.75	\$175.50	\$272,598.37	\$271,471.50	\$1,126.87	\$542,943.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5030-01-00 Legal - 1	-	27.78	27.78	-	111.12	111.12	333.33
5030-02-00 Legal - 2	-	27.78	27.78	-	111.12	111.12	333.33
5030-03-00 Legal - 3	-	27.78	27.78	-	111.12	111.12	333.34
5110-01-00 Audit /Accounting Fees - 1	98.33	9.72	(88.61)	98.33	38.88	(59.45)	116.67
5110-02-00 Audit /Accounting Fees - 2	-	9.72	9.72	-	38.88	38.88	116.67
5110-03-00 Audit /Accounting Fees - 3	-	9.72	9.72	-	38.88	38.88	116.66
5118-01-00 Division Filing Fees - 1	20.42	10.42	(10.00)	20.42	41.68	21.26	125.00
5118-02-00 Division Filing Fee - 2	20.42	10.42	(10.00)	20.42	41.68	21.26	125.00
5118-03-00 Division Filing Fee - 3	20.41	10.42	(9.99)	20.41	41.68	21.27	125.00
5457-01-00 Office Expense - 1	2.67	27.78	25.11	608.09	111.12	(496.97)	333.33
5457-02-00 Office Expense - 2	101.00	27.78	(73.22)	531.29	111.12	(420.17)	333.33
5457-03-00 Office Expense - 3	103.70	27.78	(75.92)	573.99	111.12	(462.87)	333.34
5458-01-00 Website Expense - 1	-	30.56	30.56	-	122.24	122.24	366.66
5458-02-00 Website Expense - 2	-	30.56	30.56	-	122.24	122.24	366.67
5458-03-00 Website Expense - 3	-	30.56	30.56	-	122.24	122.24	366.67
Total ADMINISTRATIVE	\$366.95	\$318.78	(\$48.17)	\$1,872.95	\$1,275.12	(\$597.83)	\$3,825.00
INSURANCE							
5550-01-00 Insurance - Mart 1	-	3,122.36	3,122.36	-	12,489.44	12,489.44	37,468.34
5550-02-00 Insurance - Mart 2	-	3,122.36	3,122.36	-	12,489.44	12,489.44	37,468.33
5550-03-00 Insurance - Mart 3	-	3,122.36	3,122.36	-	12,489.44	12,489.44	37,468.33
5551-01-00 Flood Insurance - Mart 1	-	671.89	671.89	217.00	2,687.56	2,470.56	8,062.67
5551-02-00 Flood Insurance - Mart 2	2,762.00	671.89	(2,090.11)	5,723.00	2,687.56	(3,035.44)	8,062.67
5551-03-00 Flood Insurance - Mart 3	-	671.89	671.89	306.00	2,687.56	2,381.56	8,062.66
Total INSURANCE	\$2,762.00	\$11,382.75	\$8,620.75	\$6,246.00	\$45,531.00	\$39,285.00	\$136,593.00
UTILITIES							
5801-01-00 Electricity - 1	62.02	61.11	(0.91)	208.23	244.44	36.21	733.33
5801-02-00 Electricity - 2	31.90	61.11	29.21	130.26	244.44	114.18	733.34
5801-03-00 Electricity - 3	99.77	61.11	(38.66)	410.55	244.44	(166.11)	733.33
5880-01-00 Water / Sewer - 1	1,600.14	1,250.00	(350.14)	6,099.54	5,000.00	(1,099.54)	15,000.00
5880-02-00 Water / Sewer - 2	1,547.49	1,250.00	(297.49)	5,822.43	5,000.00	(822.43)	15,000.00
5880-03-00 Water / Sewer - 3	1,547.49	1,250.00	(297.49)	6,221.75	5,000.00	(1,221.75)	15,000.00
Total UTILITIES	\$4,888.81	\$3,933.33	(\$955.48)	\$18,892.76	\$15,733.32	(\$3,159.44)	\$47,200.00
MAINTENANCE							
6201-01-00 General Maintenance - 1	1,650.00	1,000.00	(650.00)	2,850.00	4,000.00	1,150.00	12,000.00
6201-02-00 General Maintenance - 2	1,650.00	1,000.00	(650.00)	2,850.00	4,000.00	1,150.00	12,000.00
6201-03-00 General Maintenance - 3	1,650.00	1,000.00	(650.00)	3,625.00	4,000.00	375.00	12,000.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6202-01-00 Fire Equipment Repairs - 1	\$-	\$55.56	\$55.56	\$1,170.75	\$222.24	(\$948.51)	\$666.66
6202-02-00 Fire Equipment Repairs - 2	-	55.56	55.56	570.00	222.24	(347.76)	666.67
6202-03-00 Fire Equipment Repairs - 3	-	55.56	55.56	-	222.24	222.24	666.67
6203-01-00 Fire Alarm / Exting Service - 1	-	83.33	83.33	489.66	333.32	(156.34)	1,000.00
6203-02-00 Fire Alarm / Exting Service - 2	-	83.33	83.33	489.67	333.32	(156.35)	1,000.00
6203-03-00 Fire Alarm / Exting Service - 3	-	250.00	250.00	2,588.47	1,000.00	(1,588.47)	3,000.00
6205-01-00 Janitorial - Contract 1	400.00	400.00	-	1,600.00	1,600.00	-	4,800.00
6205-02-00 Janitorial - Contract 2	400.00	400.00	-	1,600.00	1,600.00	-	4,800.00
6205-03-00 Janitorial - Contract 3	400.00	400.00	-	1,600.00	1,600.00	-	4,800.00
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	\$15,150.00	\$5,533.34	(\$9,616.66)	\$28,433.55	\$22,133.36	(\$6,300.19)	\$66,400.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - 1	20,441.50	20,441.50	-	40,883.00	40,883.00	-	81,766.00
9001-02-00 Master Assoc Transfer Exp - 2	20,441.50	20,441.50	-	40,883.00	40,883.00	-	81,766.00
9001-03-00 Master Assoc Transfer Exp - 3	20,441.50	20,441.50	-	40,883.00	40,883.00	-	81,766.00
9005-01-00 Transfer to Reserves - 1	3,312.75	3,312.75	-	6,625.50	6,625.50	-	13,251.00
9005-02-00 Transfer to Reserves - 2	3,363.75	3,363.75	-	6,727.50	6,727.50	-	13,455.00
9005-03-00 Transfer to Reserves - 3	4,236.50	4,236.50	-	8,473.00	8,473.00	-	16,946.00
Total RESERVE/MASTER TRANSFERS	\$72,237.50	\$72,237.50	\$-	\$144,475.00	\$144,475.00	\$0.00	\$288,950.00
Total OPERATING EXPENSE	\$95,405.26	\$93,405.70	(\$1,999.56)	\$199,920.26	\$229,147.80	\$29,227.54	\$542,968.00
Net Income:	\$40,505.99	\$42,330.05	(\$1,824.06)	\$72,678.11	\$42,323.70	\$30,354.41	(\$25.00)