



**Financial Report Package**

**February 2024**

**Prepared for**

**The Martinique at Tarpon Cove Condo Assn., Inc.**

**By**

**KPG Accounting Services, Inc.**

	Current Balance at 2/29/2024	Prior Month Balance at 01/31/2024	Change
<b>Assets</b>			
<b>OPERATING ASSETS</b>			
10-1010-00-00 VNB OP 3468	\$ 67,781.82	\$ 76,092.03	\$ (8,310.21)
<b>Total OPERATING ASSETS:</b>	<b>\$ 67,781.82</b>	<b>\$ 76,092.03</b>	<b>\$ (8,310.21)</b>
<b>CURRENT ASSETS</b>			
14-1400-00-00 Accounts Receivable	\$ 2,724.01	\$ 3,277.01	\$ (553.00)
<b>Total CURRENT ASSETS:</b>	<b>\$ 2,724.01</b>	<b>\$ 3,277.01</b>	<b>\$ (553.00)</b>
<b>Total Assets:</b>	<b>\$ 70,505.83</b>	<b>\$ 79,369.04</b>	<b>\$ (8,863.21)</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ 2,515.75	\$ 1,219.00	\$ 1,296.75
20-2015-00-00 PPD Maintenance Fees	7,087.00	5,478.00	1,609.00
<b>Total CURRENT LIABILITIES:</b>	<b>\$ 9,602.75</b>	<b>\$ 6,697.00</b>	<b>\$ 2,905.75</b>
<b>OPERATING EQUITY</b>			
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	-
<b>Total OPERATING EQUITY:</b>	<b>\$ 16,683.05</b>	<b>\$ 16,683.05</b>	<b>\$ -</b>
<b>Net Income / (Loss)</b>	<b>\$ 44,220.03</b>	<b>\$ 55,988.99</b>	<b>\$ (11,768.96)</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 70,505.83</b>	<b>\$ 79,369.04</b>	<b>\$ (8,863.21)</b>

	Current Balance at 2/29/2024	Prior Month Balance at 01/31/2024	Change
<b>Assets</b>			
<b>MART 1 RESERVE ASSETS</b>			
11-1210-01-00 VNB RSV 1 1963	\$ 86,975.41	\$ 86,734.56	\$ 240.85
<b>Total MART 1 RESERVE ASSETS:</b>	<b>\$ 86,975.41</b>	<b>\$ 86,734.56</b>	<b>\$ 240.85</b>
<b>MART 2 RESERVE ASSETS</b>			
12-1211-02-00 VNB RSV 2 1971	\$ 104,775.52	\$ 104,493.01	\$ 282.51
<b>Total MART 2 RESERVE ASSETS:</b>	<b>\$ 104,775.52</b>	<b>\$ 104,493.01</b>	<b>\$ 282.51</b>
<b>MART 3 RESERVE ASSETS</b>			
13-1212-03-00 VNB RSV 3 1998	\$ 75,680.99	\$ 75,471.41	\$ 209.58
<b>Total MART 3 RESERVE ASSETS:</b>	<b>\$ 75,680.99</b>	<b>\$ 75,471.41</b>	<b>\$ 209.58</b>
<b>Total Assets:</b>	<b>\$ 267,431.92</b>	<b>\$ 266,698.98</b>	<b>\$ 732.94</b>
<b>Liabilities &amp; Equity</b>			
<b>MART 1 RESERVE EQUITY</b>			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 3,948.99	\$ 3,708.14	\$ 240.85
25-3002-01-00 RSV - Painting Mart 1	33,882.36	33,882.36	-
25-3003-01-00 RSV 1 - Roof Mart 1	33,987.36	33,987.36	-
25-3004-01-00 RSV - Garage Roof - Mart 1	18,161.64	18,161.64	-
25-3005-01-00 RSV - Storage Mart 1	6,995.06	6,995.06	-
<b>Total MART 1 RESERVE EQUITY:</b>	<b>\$ 96,975.41</b>	<b>\$ 96,734.56</b>	<b>\$ 240.85</b>
<b>MART 2 RESERVE EQUITY</b>			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 3,951.40	\$ 3,668.89	\$ 282.51
26-3002-02-00 RSV - Painting Mart 2	33,885.36	33,885.36	-
26-3003-02-00 RSV 1 - Roof Mart 2	33,281.34	33,281.34	-
26-3004-02-00 RSV - Garage Roof - Mart 2	18,591.37	18,591.37	-
26-3005-02-00 RSV - Storage Mart 2	5,066.05	5,066.05	-
<b>Total MART 2 RESERVE EQUITY:</b>	<b>\$ 94,775.52</b>	<b>\$ 94,493.01</b>	<b>\$ 282.51</b>
<b>MART 3 RESERVE EQUITY</b>			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 2,920.60	\$ 2,711.02	\$ 209.58
27-3002-03-00 RSV - Painting Mart 3	33,884.97	33,884.97	-
27-3003-03-00 RSV 1 - Roof Mart 3	23,068.46	23,068.46	-
27-3004-03-00 RSV - Garage Roof - Mart 3	3,907.35	3,907.35	-
27-3005-03-00 RSV - Storage Mart 3	1,899.61	1,899.61	-
27-3009-03-00 RSV - Fire Equipment - Mart 3	10,000.00	10,000.00	-
<b>Total MART 3 RESERVE EQUITY:</b>	<b>\$ 75,680.99</b>	<b>\$ 75,471.41</b>	<b>\$ 209.58</b>
<b>Net Income / (Loss)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Liabilities &amp; Equity:</b>	<b>\$ 267,431.92</b>	<b>\$ 266,698.98</b>	<b>\$ 732.94</b>

**Assets**

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$67,781.82

Total OPERATING ASSETS:

\$67,781.82

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 86,975.41

Total MART 1 RESERVE ASSETS:

\$86,975.41

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 104,775.52

Total MART 2 RESERVE ASSETS:

\$104,775.52

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 75,680.99

Total MART 3 RESERVE ASSETS:

\$75,680.99

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 2,724.01

Total CURRENT ASSETS:

\$2,724.01

**Total Assets:**

**\$337,937.75**

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 2,515.75

20-2015-00-00 PPD Maintenance Fees 7,087.00

Total CURRENT LIABILITIES:

\$9,602.75

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 3,948.99

25-3002-01-00 RSV - Painting Mart 1 33,882.36

25-3003-01-00 RSV 1 - Roof Mart 1 33,987.36

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

25-3005-01-00 RSV - Storage Mart 1 6,995.06

Total MART 1 RESERVE EQUITY:

\$96,975.41

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 3,951.40

26-3002-02-00 RSV - Painting Mart 2 33,885.36

26-3003-02-00 RSV 1 - Roof Mart 2 33,281.34

26-3004-02-00 RSV - Garage Roof - Mart 2 18,591.37

26-3005-02-00 RSV - Storage Mart 2 5,066.05

Total MART 1 RESERVE EQUITY:

\$94,775.52

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 2,920.60

27-3002-03-00 RSV - Painting Mart 3 33,884.97

27-3003-03-00 RSV 1 - Roof Mart 3 23,068.46

27-3004-03-00 RSV - Garage Roof - Mart 3 3,907.35

27-3005-03-00 RSV - Storage Mart 3 1,899.61

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

Total MART 3 RESERVE EQUITY:

\$75,680.99

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

**Balance Sheet**

The Martinique at Tarpon Cove Condo Assn., Inc.  
End Date: 02/29/2024

Date: 3/6/2024  
Time: 6:27 pm  
Page: 2

Total OPERATING EQUITY:		\$16,683.05
Net Income Gain / Loss	\$44,220.03	
		\$44,220.03
<b>Total Liabilities &amp; Equity:</b>		<b>\$337,937.75</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>INCOME</b>							
4000 Maint/ Rsv Fees - 1	\$-	\$-	\$-	\$24,312.00	\$24,312.25	(\$0.25)	\$97,249.00
4010 Background Check - Mart 1	100.00	-	100.00	80.00	-	80.00	-
4050 Master Assoc Fees - Mart 1	-	-	-	20,448.00	20,441.50	6.50	81,766.00
4060 Rental Application Fee - Mart 1	150.00	-	150.00	150.00	-	150.00	-
<b>TOTAL INCOME</b>	<b>\$250.00</b>	<b>\$-</b>	<b>\$250.00</b>	<b>\$44,990.00</b>	<b>\$44,753.75</b>	<b>\$236.25</b>	<b>\$179,015.00</b>
<b>TOTAL INCOME</b>	<b>\$250.00</b>	<b>\$-</b>	<b>\$250.00</b>	<b>\$44,990.00</b>	<b>\$44,753.75</b>	<b>\$236.25</b>	<b>\$179,015.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 1	-	27.78	27.78	-	55.56	55.56	333.33
5110 Audit /Accounting Fees - 1	-	9.72	9.72	-	19.44	19.44	116.67
5118 Division Filing Fees - 1	-	10.42	10.42	-	20.84	20.84	125.00
5457 Office Expense - 1	277.71	27.78	(249.93)	277.71	55.56	(222.15)	333.33
5458 Website Expense - 1	-	30.56	30.56	-	61.12	61.12	366.66
<b>TOTAL ADMINISTRATIVE</b>	<b>\$277.71</b>	<b>\$106.26</b>	<b>(\$171.45)</b>	<b>\$277.71</b>	<b>\$212.52</b>	<b>(\$65.19)</b>	<b>\$1,274.99</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 1	-	3,122.36	3,122.36	-	6,244.72	6,244.72	37,468.34
5551 Flood Insurance - Mart 1	-	671.89	671.89	217.00	1,343.78	1,126.78	8,062.67
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$3,794.25</b>	<b>\$3,794.25</b>	<b>\$217.00</b>	<b>\$7,588.50</b>	<b>\$7,371.50</b>	<b>\$45,531.01</b>
<b>UTILITIES</b>							
5801 Electricity - 1	45.12	61.11	15.99	103.57	122.22	18.65	733.33
5880 Water / Sewer - 1	1,589.61	1,250.00	(339.61)	2,899.26	2,500.00	(399.26)	15,000.00
<b>TOTAL UTILITIES</b>	<b>\$1,634.73</b>	<b>\$1,311.11</b>	<b>(\$323.62)</b>	<b>\$3,002.83</b>	<b>\$2,622.22</b>	<b>(\$380.61)</b>	<b>\$15,733.33</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 1	900.00	1,000.00	100.00	1,050.00	2,000.00	950.00	12,000.00
6202 Fire Equipment Repairs - 1	1,170.75	55.56	(1,115.19)	1,170.75	111.12	(1,059.63)	666.66
6203 Fire Alarm / Exting Service - 1	-	83.33	83.33	489.66	166.66	(323.00)	1,000.00
6205 Janitorial - Contract 1	400.00	400.00	-	800.00	800.00	-	4,800.00
6206 Roof Cleaning - Contract 1	-	250.00	250.00	-	500.00	500.00	3,000.00
<b>TOTAL MAINTENANCE</b>	<b>\$2,470.75</b>	<b>\$1,788.89</b>	<b>(\$681.86)</b>	<b>\$3,510.41</b>	<b>\$3,577.78</b>	<b>\$67.37</b>	<b>\$21,466.66</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001 Master Assoc Transfer Exp - 1	-	-	-	20,441.50	20,441.50	-	81,766.00
9005 Transfer to Reserves - 1	-	-	-	3,312.75	3,312.75	-	13,251.00
<b>TOTAL RESERVE/MASTER TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$23,754.25</b>	<b>\$23,754.25</b>	<b>\$-</b>	<b>\$95,017.00</b>
<b>TOTAL EXPENSES</b>	<b>\$4,383.19</b>	<b>\$7,000.51</b>	<b>\$2,617.32</b>	<b>\$30,762.20</b>	<b>\$37,755.27</b>	<b>\$6,993.07</b>	<b>\$179,022.99</b>
<b>NET ORDINARY INCOME</b>	<b>(\$4,133.19)</b>	<b>(\$7,000.51)</b>	<b>\$2,867.32</b>	<b>\$14,227.80</b>	<b>\$6,998.48</b>	<b>\$7,229.32</b>	<b>(\$7.99)</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
<b>INCOME</b>							
4000 Maint / Rsv Fees - 2	\$-	\$-	\$-	\$24,360.00	\$24,363.25	(\$3.25)	\$97,453.00
4010 Background Check - Mart 2	-	-	-	80.00	-	80.00	-
4025 Late Fees - 2	-	-	-	53.01	-	53.01	-
4050 Master Assoc Fees - Mart 2	-	-	-	20,448.00	20,441.50	6.50	81,766.00
4060 Rental Application Fee - Mart 2	-	-	-	150.00	-	150.00	-
<b>TOTAL INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$45,091.01</b>	<b>\$44,804.75</b>	<b>\$286.26</b>	<b>\$179,219.00</b>
<b>TOTAL INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$45,091.01</b>	<b>\$44,804.75</b>	<b>\$286.26</b>	<b>\$179,219.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 2	-	27.78	27.78	-	55.56	55.56	333.33
5110 Audit /Accounting Fees - 2	-	9.72	9.72	-	19.44	19.44	116.67
5118 Division Filing Fee - 2	-	10.42	10.42	-	20.84	20.84	125.00
5457 Office Expense - 2	235.94	27.78	(208.16)	235.94	55.56	(180.38)	333.33
5458 Website Expense - 2	-	30.56	30.56	-	61.12	61.12	366.67
<b>TOTAL ADMINISTRATIVE</b>	<b>\$235.94</b>	<b>\$106.26</b>	<b>(\$129.68)</b>	<b>\$235.94</b>	<b>\$212.52</b>	<b>(\$23.42)</b>	<b>\$1,275.00</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 2	-	3,122.36	3,122.36	-	6,244.72	6,244.72	37,468.33
5551 Flood Insurance - Mart 2	-	671.89	671.89	100.00	1,343.78	1,243.78	8,062.67
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$3,794.25</b>	<b>\$3,794.25</b>	<b>\$100.00</b>	<b>\$7,588.50</b>	<b>\$7,488.50</b>	<b>\$45,531.00</b>
<b>UTILITIES</b>							
5801 Electricity - 2	32.96	61.11	28.15	66.16	122.22	56.06	733.34
5880 Water / Sewer - 2	1,505.37	1,250.00	(255.37)	2,737.98	2,500.00	(237.98)	15,000.00
<b>TOTAL UTILITIES</b>	<b>\$1,538.33</b>	<b>\$1,311.11</b>	<b>(\$227.22)</b>	<b>\$2,804.14</b>	<b>\$2,622.22</b>	<b>(\$181.92)</b>	<b>\$15,733.34</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 2	900.00	1,000.00	100.00	1,050.00	2,000.00	950.00	12,000.00
6202 Fire Equipment Repairs - 2	570.00	55.56	(514.44)	570.00	111.12	(458.88)	666.67
6203 Fire Alarm / Exting Service - 2	-	83.33	83.33	489.67	166.66	(323.01)	1,000.00
6205 Janitorial - Contract 2	400.00	400.00	-	800.00	800.00	-	4,800.00
6206 Roof Cleaning - Contract 2	-	250.00	250.00	-	500.00	500.00	3,000.00
<b>TOTAL MAINTENANCE</b>	<b>\$1,870.00</b>	<b>\$1,788.89</b>	<b>(\$81.11)</b>	<b>\$2,909.67</b>	<b>\$3,577.78</b>	<b>\$668.11</b>	<b>\$21,466.67</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001 Master Assoc Transfer Exp - 2	-	-	-	20,441.50	20,441.50	-	81,766.00
9005 Transfer to Reserves - 2	-	-	-	3,363.75	3,363.75	-	13,455.00
<b>TOTAL RESERVE/MASTER TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$23,805.25</b>	<b>\$23,805.25</b>	<b>\$-</b>	<b>\$95,221.00</b>
<b>TOTAL EXPENSES</b>	<b>\$3,644.27</b>	<b>\$7,000.51</b>	<b>\$3,356.24</b>	<b>\$29,855.00</b>	<b>\$37,806.27</b>	<b>\$7,951.27</b>	<b>\$179,227.01</b>
<b>NET ORDINARY INCOME</b>	<b>(\$3,644.27)</b>	<b>(\$7,000.51)</b>	<b>\$3,356.24</b>	<b>\$15,236.01</b>	<b>\$6,998.48</b>	<b>\$8,237.53</b>	<b>(\$8.01)</b>

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME</b>							
<b>INCOME</b>							
4000 Maint / Rsv Fees - 3	\$-	\$-	\$-	\$25,728.00	\$25,735.75	(\$7.75)	\$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	-	-	-	20,548.00	20,441.50	106.50	81,766.00
4060 Rental Application Fee - Mart 3	-	-	-	150.00	-	150.00	-
<b>TOTAL INCOME</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$46,456.11</b>	<b>\$46,177.25</b>	<b>\$278.86</b>	<b>\$184,709.00</b>
<b>TOTAL INCOME</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$46,456.11</b>	<b>\$46,177.25</b>	<b>\$278.86</b>	<b>\$184,709.00</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5030 Legal - 3	-	27.78	27.78	-	55.56	55.56	333.34
5110 Audit /Accounting Fees - 3	-	9.72	9.72	-	19.44	19.44	116.66
5118 Division Filing Fee - 3	-	10.42	10.42	-	20.84	20.84	125.00
5457 Office Expense - 3	275.93	27.78	(248.15)	275.93	55.56	(220.37)	333.34
5458 Website Expense - 3	-	30.56	30.56	-	61.12	61.12	366.67
<b>TOTAL ADMINISTRATIVE</b>	<b>\$275.93</b>	<b>\$106.26</b>	<b>(\$169.67)</b>	<b>\$275.93</b>	<b>\$212.52</b>	<b>(\$63.41)</b>	<b>\$1,275.01</b>
<b>INSURANCE</b>							
5550 Insurance - Mart 3	-	3,122.36	3,122.36	-	6,244.72	6,244.72	37,468.33
5551 Flood Insurance - Mart 3	-	671.89	671.89	306.00	1,343.78	1,037.78	8,062.66
<b>TOTAL INSURANCE</b>	<b>\$-</b>	<b>\$3,794.25</b>	<b>\$3,794.25</b>	<b>\$306.00</b>	<b>\$7,588.50</b>	<b>\$7,282.50</b>	<b>\$45,530.99</b>
<b>UTILITIES</b>							
5801 Electricity - 3	103.61	61.11	(42.50)	209.05	122.22	(86.83)	733.33
5880 Water / Sewer - 3	1,536.96	1,250.00	(286.96)	3,116.24	2,500.00	(616.24)	15,000.00
<b>TOTAL UTILITIES</b>	<b>\$1,640.57</b>	<b>\$1,311.11</b>	<b>(\$329.46)</b>	<b>\$3,325.29</b>	<b>\$2,622.22</b>	<b>(\$703.07)</b>	<b>\$15,733.33</b>
<b>MAINTENANCE</b>							
6201 General Maintenance - 3	1,675.00	1,000.00	(675.00)	1,825.00	2,000.00	175.00	12,000.00
6202 Fire Equipment Repairs - 3	-	55.56	55.56	-	111.12	111.12	666.67
6203 Fire Alarm / Exting Service - 3	-	250.00	250.00	489.67	500.00	10.33	3,000.00
6205 Janitorial - Contract 3	400.00	400.00	-	800.00	800.00	-	4,800.00
6206 Roof Cleaning - Contract 3	-	250.00	250.00	-	500.00	500.00	3,000.00
<b>TOTAL MAINTENANCE</b>	<b>\$2,075.00</b>	<b>\$1,955.56</b>	<b>(\$119.44)</b>	<b>\$3,114.67</b>	<b>\$3,911.12</b>	<b>\$796.45</b>	<b>\$23,466.67</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001 Master Assoc Transfer Exp - 3	-	-	-	20,441.50	20,441.50	-	81,766.00
9005 Transfer to Reserves - 3	-	-	-	4,236.50	4,236.50	-	16,946.00
<b>TOTAL RESERVE/MASTER TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$24,678.00</b>	<b>\$24,678.00</b>	<b>\$-</b>	<b>\$98,712.00</b>
<b>TOTAL EXPENSES</b>	<b>\$3,991.50</b>	<b>\$7,167.18</b>	<b>\$3,175.68</b>	<b>\$31,699.89</b>	<b>\$39,012.36</b>	<b>\$7,312.47</b>	<b>\$184,718.00</b>
<b>NET ORDINARY INCOME</b>	<b>(\$3,991.50)</b>	<b>(\$7,167.18)</b>	<b>\$3,175.68</b>	<b>\$14,756.22</b>	<b>\$7,164.89</b>	<b>\$7,591.33</b>	<b>(\$9.00)</b>



Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4000-01-00 Maint/ Rsv Fees - 1	\$-	\$-	\$-	\$24,312.00	\$24,312.25	(\$0.25)	\$97,249.00
4000-02-00 Maint / Rsv Fees - 2	-	-	-	24,360.00	24,363.25	(3.25)	97,453.00
4000-03-00 Maint / Rsv Fees - 3	-	-	-	25,728.00	25,735.75	(7.75)	102,943.00
4010-01-00 Background Check - Mart 1	100.00	-	100.00	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	-	-	-	53.01	-	53.01	-
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	81,766.00
4050-02-00 Master Assoc Fees - Mart 2	-	-	-	20,448.00	20,441.50	6.50	81,766.00
4050-03-00 Master Assoc Fees - Mart 3	-	-	-	20,548.00	20,441.50	106.50	81,766.00
4060-01-00 Rental Application Fee - Mart 1	150.00	-	150.00	150.00	-	150.00	-
4060-02-00 Rental Application Fee - Mart 2	-	-	-	150.00	-	150.00	-
4060-03-00 Rental Application Fee - Mart 3	-	-	-	150.00	-	150.00	-
<b>Total INCOME</b>	<b>\$250.00</b>	<b>\$-</b>	<b>\$250.00</b>	<b>\$136,537.12</b>	<b>\$135,735.75</b>	<b>\$801.37</b>	<b>\$542,943.00</b>
<b>Total OPERATING INCOME</b>	<b>\$250.00</b>	<b>\$-</b>	<b>\$250.00</b>	<b>\$136,537.12</b>	<b>\$135,735.75</b>	<b>\$801.37</b>	<b>\$542,943.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5030-01-00 Legal - 1	-	27.78	27.78	-	55.56	55.56	333.33
5030-02-00 Legal - 2	-	27.78	27.78	-	55.56	55.56	333.33
5030-03-00 Legal - 3	-	27.78	27.78	-	55.56	55.56	333.34
5110-01-00 Audit /Accounting Fees - 1	-	9.72	9.72	-	19.44	19.44	116.67
5110-02-00 Audit /Accounting Fees - 2	-	9.72	9.72	-	19.44	19.44	116.67
5110-03-00 Audit /Accounting Fees - 3	-	9.72	9.72	-	19.44	19.44	116.66
5118-01-00 Division Filing Fees - 1	-	10.42	10.42	-	20.84	20.84	125.00
5118-02-00 Division Filing Fee - 2	-	10.42	10.42	-	20.84	20.84	125.00
5118-03-00 Division Filing Fee - 3	-	10.42	10.42	-	20.84	20.84	125.00
5457-01-00 Office Expense - 1	277.71	27.78	(249.93)	277.71	55.56	(222.15)	333.33
5457-02-00 Office Expense - 2	235.94	27.78	(208.16)	235.94	55.56	(180.38)	333.33
5457-03-00 Office Expense - 3	275.93	27.78	(248.15)	275.93	55.56	(220.37)	333.34
5458-01-00 Website Expense - 1	-	30.56	30.56	-	61.12	61.12	366.66
5458-02-00 Website Expense - 2	-	30.56	30.56	-	61.12	61.12	366.67
5458-03-00 Website Expense - 3	-	30.56	30.56	-	61.12	61.12	366.67
<b>Total ADMINISTRATIVE</b>	<b>\$789.58</b>	<b>\$318.78</b>	<b>(\$470.80)</b>	<b>\$789.58</b>	<b>\$637.56</b>	<b>(\$152.02)</b>	<b>\$3,825.00</b>
<b>INSURANCE</b>							
5550-01-00 Insurance - Mart 1	-	3,122.36	3,122.36	-	6,244.72	6,244.72	37,468.34
5550-02-00 Insurance - Mart 2	-	3,122.36	3,122.36	-	6,244.72	6,244.72	37,468.33
5550-03-00 Insurance - Mart 3	-	3,122.36	3,122.36	-	6,244.72	6,244.72	37,468.33
5551-01-00 Flood Insurance - Mart 1	-	671.89	671.89	217.00	1,343.78	1,126.78	8,062.67
5551-02-00 Flood Insurance - Mart 2	-	671.89	671.89	100.00	1,343.78	1,243.78	8,062.67
5551-03-00 Flood Insurance - Mart 3	-	671.89	671.89	306.00	1,343.78	1,037.78	8,062.66
<b>Total INSURANCE</b>	<b>\$-</b>	<b>\$11,382.75</b>	<b>\$11,382.75</b>	<b>\$623.00</b>	<b>\$22,765.50</b>	<b>\$22,142.50</b>	<b>\$136,593.00</b>
<b>UTILITIES</b>							
5801-01-00 Electricity - 1	45.12	61.11	15.99	103.57	122.22	18.65	733.33
5801-02-00 Electricity - 2	32.96	61.11	28.15	66.16	122.22	56.06	733.34
5801-03-00 Electricity - 3	103.61	61.11	(42.50)	209.05	122.22	(86.83)	733.33
5880-01-00 Water / Sewer - 1	1,589.61	1,250.00	(339.61)	2,899.26	2,500.00	(399.26)	15,000.00
5880-02-00 Water / Sewer - 2	1,505.37	1,250.00	(255.37)	2,737.98	2,500.00	(237.98)	15,000.00
5880-03-00 Water / Sewer - 3	1,536.96	1,250.00	(286.96)	3,116.24	2,500.00	(616.24)	15,000.00
<b>Total UTILITIES</b>	<b>\$4,813.63</b>	<b>\$3,933.33</b>	<b>(\$880.30)</b>	<b>\$9,132.26</b>	<b>\$7,866.66</b>	<b>(\$1,265.60)</b>	<b>\$47,200.00</b>
<b>MAINTENANCE</b>							
6201-01-00 General Maintenance - 1	900.00	1,000.00	100.00	1,050.00	2,000.00	950.00	12,000.00
6201-02-00 General Maintenance - 2	900.00	1,000.00	100.00	1,050.00	2,000.00	950.00	12,000.00
6201-03-00 General Maintenance - 3	1,675.00	1,000.00	(675.00)	1,825.00	2,000.00	175.00	12,000.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6202-01-00 Fire Equipment Repairs - 1	\$1,170.75	\$55.56	(\$1,115.19)	\$1,170.75	\$111.12	(\$1,059.63)	\$666.66
6202-02-00 Fire Equipment Repairs - 2	570.00	55.56	(514.44)	570.00	111.12	(458.88)	666.67
6202-03-00 Fire Equipment Repairs - 3	-	55.56	55.56	-	111.12	111.12	666.67
6203-01-00 Fire Alarm / Exting Service - 1	-	83.33	83.33	489.66	166.66	(323.00)	1,000.00
6203-02-00 Fire Alarm / Exting Service - 2	-	83.33	83.33	489.67	166.66	(323.01)	1,000.00
6203-03-00 Fire Alarm / Exting Service - 3	-	250.00	250.00	489.67	500.00	10.33	3,000.00
6205-01-00 Janitorial - Contract 1	400.00	400.00	-	800.00	800.00	-	4,800.00
6205-02-00 Janitorial - Contract 2	400.00	400.00	-	800.00	800.00	-	4,800.00
6205-03-00 Janitorial - Contract 3	400.00	400.00	-	800.00	800.00	-	4,800.00
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
<b>Total MAINTENANCE</b>	<b>\$6,415.75</b>	<b>\$5,533.34</b>	<b>(\$882.41)</b>	<b>\$9,534.75</b>	<b>\$11,066.68</b>	<b>\$1,531.93</b>	<b>\$66,400.00</b>
<b>RESERVE/MASTER TRANSFERS</b>							
9001-01-00 Master Assoc Transfer Exp - 1	-	-	-	20,441.50	20,441.50	-	81,766.00
9001-02-00 Master Assoc Transfer Exp - 2	-	-	-	20,441.50	20,441.50	-	81,766.00
9001-03-00 Master Assoc Transfer Exp - 3	-	-	-	20,441.50	20,441.50	-	81,766.00
9005-01-00 Transfer to Reserves - 1	-	-	-	3,312.75	3,312.75	-	13,251.00
9005-02-00 Transfer to Reserves - 2	-	-	-	3,363.75	3,363.75	-	13,455.00
9005-03-00 Transfer to Reserves - 3	-	-	-	4,236.50	4,236.50	-	16,946.00
<b>Total RESERVE/MASTER TRANSFERS</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$72,237.50</b>	<b>\$72,237.50</b>	<b>\$0.00</b>	<b>\$288,950.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$12,018.96</b>	<b>\$21,168.20</b>	<b>\$9,149.24</b>	<b>\$92,317.09</b>	<b>\$114,573.90</b>	<b>\$22,256.81</b>	<b>\$542,968.00</b>
<b>Net Income:</b>	<b>(\$11,768.96)</b>	<b>(\$21,168.20)</b>	<b>\$9,399.24</b>	<b>\$44,220.03</b>	<b>\$21,161.85</b>	<b>\$23,058.18</b>	<b>(\$25.00)</b>