



Financial Report Package

January 2024

Prepared for

The Martinique at Tarpon Cove Condo Assn., Inc.

By

KPG Accounting Services, Inc.

	Current Balance at 1/31/2024	Prior Month Balance at 12/31/2023	Change
Assets			
OPERATING ASSETS			
10-1010-00-00 VNB OP 3468	\$ 76,092.03	\$ 49,239.05	\$ 26,852.98
Total OPERATING ASSETS:	\$ 76,092.03	\$ 49,239.05	\$ 26,852.98
CURRENT ASSETS			
14-1400-00-00 Accounts Receivable	\$ 3,277.01	\$ 160.00	\$ 3,117.01
Total CURRENT ASSETS:	\$ 3,277.01	\$ 160.00	\$ 3,117.01
Total Assets:	\$ 79,369.04	\$ 49,399.05	\$ 29,969.99
Liabilities & Equity			
CURRENT LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 1,219.00	\$ -	\$ 1,219.00
20-2015-00-00 PPD Maintenance Fees	5,478.00	32,716.00	(27,238.00)
Total CURRENT LIABILITIES:	\$ 6,697.00	\$ 32,716.00	\$ (26,019.00)
OPERATING EQUITY			
30-3900-01-00 Retained Earnings - Mart 1	\$ (4,374.95)	\$ 13,644.35	\$ (18,019.30)
30-3900-02-00 Retained Earnings - Mart 2	18,113.97	33,826.87	(15,712.90)
30-3900-03-00 Retained Earnings - Mart 3	2,944.03	19,723.93	(16,779.90)
Total OPERATING EQUITY:	\$ 16,683.05	\$ 67,195.15	\$ (50,512.10)
Net Income / (Loss)	\$ 55,988.99	\$ (50,512.10)	\$ 106,501.09
Total Liabilities & Equity:	\$ 79,369.04	\$ 49,399.05	\$ 29,969.99

	Current Balance at 1/31/2024	Prior Month Balance at 12/31/2023	Change
Assets			
MART 1 RESERVE ASSETS			
11-1210-01-00 VNB RSV 1 1963	\$ 86,734.56	\$ 96,681.68	\$ (9,947.12)
Total MART 1 RESERVE ASSETS:	\$ 86,734.56	\$ 96,681.68	\$ (9,947.12)
MART 2 RESERVE ASSETS			
12-1211-02-00 VNB RSV 2 1971	\$ 104,493.01	\$ 94,373.58	\$ 10,119.43
Total MART 2 RESERVE ASSETS:	\$ 104,493.01	\$ 94,373.58	\$ 10,119.43
MART 3 RESERVE ASSETS			
13-1212-03-00 VNB RSV 3 1998	\$ 75,471.41	\$ 74,531.87	\$ 939.54
Total MART 3 RESERVE ASSETS:	\$ 75,471.41	\$ 74,531.87	\$ 939.54
Total Assets:	\$ 266,698.98	\$ 265,587.13	\$ 1,111.85
Liabilities & Equity			
MART 1 RESERVE EQUITY			
25-2502-01-00 RSV - Unallocated Interest - Mart 1	\$ 3,708.14	\$ 3,448.01	\$ 260.13
25-3002-01-00 RSV - Painting Mart 1	33,882.36	31,843.11	2,039.25
25-3003-01-00 RSV 1 - Roof Mart 1	33,987.36	32,856.86	1,130.50
25-3004-01-00 RSV - Garage Roof - Mart 1	18,161.64	21,681.64	(3,520.00)
25-3005-01-00 RSV - Storage Mart 1	6,995.06	6,852.06	143.00
Total MART 1 RESERVE EQUITY:	\$ 96,734.56	\$ 96,681.68	\$ 52.88
MART 2 RESERVE EQUITY			
26-2602-02-00 RSV - Unallocated Interest - Mart 2	\$ 3,668.89	\$ 3,393.21	\$ 275.68
26-3002-02-00 RSV - Painting Mart 2	33,885.36	31,847.12	2,038.24
26-3003-02-00 RSV 1 - Roof Mart 2	33,281.34	32,146.82	1,134.52
26-3004-02-00 RSV - Garage Roof - Mart 2	18,591.37	22,118.50	(3,527.13)
26-3005-02-00 RSV - Storage Mart 2	5,066.05	4,867.93	198.12
Total MART 2 RESERVE EQUITY:	\$ 94,493.01	\$ 94,373.58	\$ 119.43
MART 3 RESERVE EQUITY			
27-2502-03-00 RSV - Unallocated Interest - Mart 3	\$ 2,711.02	\$ 2,487.98	\$ 223.04
27-3002-03-00 RSV - Painting Mart 3	33,884.97	31,846.62	2,038.35
27-3003-03-00 RSV 1 - Roof Mart 3	23,068.46	21,875.61	1,192.85
27-3004-03-00 RSV - Garage Roof - Mart 3	3,907.35	6,710.55	(2,803.20)
27-3005-03-00 RSV - Storage Mart 3	1,899.61	1,611.11	288.50
27-3009-03-00 RSV - Fire Equipment - Mart 3	10,000.00	10,000.00	-
Total MART 3 RESERVE EQUITY:	\$ 75,471.41	\$ 74,531.87	\$ 939.54
Net Income / (Loss)	\$ -	\$ -	\$ -
Total Liabilities & Equity:	\$ 266,698.98	\$ 265,587.13	\$ 1,111.85

Assets

OPERATING ASSETS

10-1010-00-00 VNB OP 3468 \$76,092.03

Total OPERATING ASSETS:

\$76,092.03

MART 1 RESERVE ASSETS

11-1210-01-00 VNB RSV 1 1963 86,734.56

Total MART 1 RESERVE ASSETS:

\$86,734.56

MART 2 RESERVE ASSETS

12-1211-02-00 VNB RSV 2 1971 104,493.01

Total MART 2 RESERVE ASSETS:

\$104,493.01

MART 3 RESERVE ASSETS

13-1212-03-00 VNB RSV 3 1998 75,471.41

Total MART 3 RESERVE ASSETS:

\$75,471.41

CURRENT ASSETS

14-1400-00-00 Accounts Receivable 3,277.01

Total CURRENT ASSETS:

\$3,277.01

Total Assets:

\$346,068.02

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00-00 Accounts Payable 1,219.00

20-2015-00-00 PPD Maintenance Fees 5,478.00

Total CURRENT LIABILITIES:

\$6,697.00

MART 1 RESERVE EQUITY

25-2502-01-00 RSV - Unallocated Interest - Mart 1 3,708.14

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:

\$96,734.56

MART 1 RESERVE EQUITY

26-2602-02-00 RSV - Unallocated Interest - Mart 2 3,668.89

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:

\$94,493.01

MART 3 RESERVE EQUITY

27-2502-03-00 RSV - Unallocated Interest - Mart 3 2,711.02

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:

\$75,471.41

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

Total OPERATING EQUITY:		\$16,683.05
Net Income Gain / Loss	\$55,988.99	\$55,988.99
Total Liabilities & Equity:		\$346,068.02

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)	\$24,312.00	\$24,312.25	(\$0.25)	\$97,249.00
4010 Background Check - Mart 1	(20.00)	-	(20.00)	(20.00)	-	(20.00)	-
4050 Master Assoc Fees - Mart 1	20,448.00	20,441.50	6.50	20,448.00	20,441.50	6.50	81,766.00
TOTAL INCOME	\$44,740.00	\$44,753.75	(\$13.75)	\$44,740.00	\$44,753.75	(\$13.75)	\$179,015.00
TOTAL INCOME	\$44,740.00	\$44,753.75	(\$13.75)	\$44,740.00	\$44,753.75	(\$13.75)	\$179,015.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 1	-	27.78	27.78	-	27.78	27.78	333.33
5110 Audit /Accounting Fees - 1	-	9.72	9.72	-	9.72	9.72	116.67
5118 Division Filing Fees - 1	-	10.42	10.42	-	10.42	10.42	125.00
5457 Office Expense - 1	-	27.78	27.78	-	27.78	27.78	333.33
5458 Website Expense - 1	-	30.56	30.56	-	30.56	30.56	366.66
TOTAL ADMINISTRATIVE	\$-	\$106.26	\$106.26	\$-	\$106.26	\$106.26	\$1,274.99
INSURANCE							
5550 Insurance - Mart 1	-	3,122.36	3,122.36	-	3,122.36	3,122.36	37,468.34
5551 Flood Insurance - Mart 1	217.00	671.89	454.89	217.00	671.89	454.89	8,062.67
TOTAL INSURANCE	\$217.00	\$3,794.25	\$3,577.25	\$217.00	\$3,794.25	\$3,577.25	\$45,531.01
UTILITIES							
5801 Electricity - 1	58.45	61.11	2.66	58.45	61.11	2.66	733.33
5880 Water / Sewer - 1	1,309.65	1,250.00	(59.65)	1,309.65	1,250.00	(59.65)	15,000.00
TOTAL UTILITIES	\$1,368.10	\$1,311.11	(\$56.99)	\$1,368.10	\$1,311.11	(\$56.99)	\$15,733.33
MAINTENANCE							
6201 General Maintenance - 1	150.00	1,000.00	850.00	150.00	1,000.00	850.00	12,000.00
6202 Fire Equipment Repairs - 1	-	55.56	55.56	-	55.56	55.56	666.66
6203 Fire Alarm / Exting Service - 1	489.66	83.33	(406.33)	489.66	83.33	(406.33)	1,000.00
6205 Janitorial - Contract 1	400.00	400.00	-	400.00	400.00	-	4,800.00
6206 Roof Cleaning - Contract 1	-	250.00	250.00	-	250.00	250.00	3,000.00
TOTAL MAINTENANCE	\$1,039.66	\$1,788.89	\$749.23	\$1,039.66	\$1,788.89	\$749.23	\$21,466.66
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 1	20,441.50	20,441.50	-	20,441.50	20,441.50	-	81,766.00
9005 Transfer to Reserves - 1	3,312.75	3,312.75	-	3,312.75	3,312.75	-	13,251.00
TOTAL RESERVE/MASTER TRANSFERS	\$23,754.25	\$23,754.25	\$-	\$23,754.25	\$23,754.25	\$-	\$95,017.00
TOTAL EXPENSES	\$26,379.01	\$30,754.76	\$4,375.75	\$26,379.01	\$30,754.76	\$4,375.75	\$179,022.99
NET ORDINARY INCOME	\$18,360.99	\$13,998.99	\$4,362.00	\$18,360.99	\$13,998.99	\$4,362.00	(\$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)	\$24,360.00	\$24,363.25	(\$3.25)	\$97,453.00
4010 Background Check - Mart 2	80.00	-	80.00	80.00	-	80.00	-
4025 Late Fees - 2	53.01	-	53.01	53.01	-	53.01	-
4050 Master Assoc Fees - Mart 2	20,448.00	20,441.50	6.50	20,448.00	20,441.50	6.50	81,766.00
4060 Rental Application Fee - Mart 2	150.00	-	150.00	150.00	-	150.00	-
TOTAL INCOME	\$45,091.01	\$44,804.75	\$286.26	\$45,091.01	\$44,804.75	\$286.26	\$179,219.00
TOTAL INCOME	\$45,091.01	\$44,804.75	\$286.26	\$45,091.01	\$44,804.75	\$286.26	\$179,219.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 2	-	27.78	27.78	-	27.78	27.78	333.33
5110 Audit /Accounting Fees - 2	-	9.72	9.72	-	9.72	9.72	116.67
5118 Division Filing Fee - 2	-	10.42	10.42	-	10.42	10.42	125.00
5457 Office Expense - 2	-	27.78	27.78	-	27.78	27.78	333.33
5458 Website Expense - 2	-	30.56	30.56	-	30.56	30.56	366.67
TOTAL ADMINISTRATIVE	\$-	\$106.26	\$106.26	\$-	\$106.26	\$106.26	\$1,275.00
INSURANCE							
5550 Insurance - Mart 2	-	3,122.36	3,122.36	-	3,122.36	3,122.36	37,468.33
5551 Flood Insurance - Mart 2	100.00	671.89	571.89	100.00	671.89	571.89	8,062.67
TOTAL INSURANCE	\$100.00	\$3,794.25	\$3,694.25	\$100.00	\$3,794.25	\$3,694.25	\$45,531.00
UTILITIES							
5801 Electricity - 2	33.20	61.11	27.91	33.20	61.11	27.91	733.34
5880 Water / Sewer - 2	1,232.61	1,250.00	17.39	1,232.61	1,250.00	17.39	15,000.00
TOTAL UTILITIES	\$1,265.81	\$1,311.11	\$45.30	\$1,265.81	\$1,311.11	\$45.30	\$15,733.34
MAINTENANCE							
6201 General Maintenance - 2	150.00	1,000.00	850.00	150.00	1,000.00	850.00	12,000.00
6202 Fire Equipment Repairs - 2	-	55.56	55.56	-	55.56	55.56	666.67
6203 Fire Alarm / Exting Service - 2	489.67	83.33	(406.34)	489.67	83.33	(406.34)	1,000.00
6205 Janitorial - Contract 2	400.00	400.00	-	400.00	400.00	-	4,800.00
6206 Roof Cleaning - Contract 2	-	250.00	250.00	-	250.00	250.00	3,000.00
TOTAL MAINTENANCE	\$1,039.67	\$1,788.89	\$749.22	\$1,039.67	\$1,788.89	\$749.22	\$21,466.67
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 2	20,441.50	20,441.50	-	20,441.50	20,441.50	-	81,766.00
9005 Transfer to Reserves - 2	3,363.75	3,363.75	-	3,363.75	3,363.75	-	13,455.00
TOTAL RESERVE/MASTER TRANSFERS	\$23,805.25	\$23,805.25	\$-	\$23,805.25	\$23,805.25	\$-	\$95,221.00
TOTAL EXPENSES	\$26,210.73	\$30,805.76	\$4,595.03	\$26,210.73	\$30,805.76	\$4,595.03	\$179,227.01
NET ORDINARY INCOME	\$18,880.28	\$13,998.99	\$4,881.29	\$18,880.28	\$13,998.99	\$4,881.29	(\$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)	\$25,728.00	\$25,735.75	(\$7.75)	\$102,943.00
4010 Background Check - Mart 3	(20.00)	-	(20.00)	(20.00)	-	(20.00)	-
4025 Late Fees - 3	50.11	-	50.11	50.11	-	50.11	-
4050 Master Assoc Fees - Mart 3	20,548.00	20,441.50	106.50	20,548.00	20,441.50	106.50	81,766.00
4060 Rental Application Fee - Mart 3	150.00	-	150.00	150.00	-	150.00	-
TOTAL INCOME	\$46,456.11	\$46,177.25	\$278.86	\$46,456.11	\$46,177.25	\$278.86	\$184,709.00
TOTAL INCOME	\$46,456.11	\$46,177.25	\$278.86	\$46,456.11	\$46,177.25	\$278.86	\$184,709.00
EXPENSES							
ADMINISTRATIVE							
5030 Legal - 3	-	27.78	27.78	-	27.78	27.78	333.34
5110 Audit /Accounting Fees - 3	-	9.72	9.72	-	9.72	9.72	116.66
5118 Division Filing Fee - 3	-	10.42	10.42	-	10.42	10.42	125.00
5457 Office Expense - 3	-	27.78	27.78	-	27.78	27.78	333.34
5458 Website Expense - 3	-	30.56	30.56	-	30.56	30.56	366.67
TOTAL ADMINISTRATIVE	\$-	\$106.26	\$106.26	\$-	\$106.26	\$106.26	\$1,275.01
INSURANCE							
5550 Insurance - Mart 3	-	3,122.36	3,122.36	-	3,122.36	3,122.36	37,468.33
5551 Flood Insurance - Mart 3	306.00	671.89	365.89	306.00	671.89	365.89	8,062.66
TOTAL INSURANCE	\$306.00	\$3,794.25	\$3,488.25	\$306.00	\$3,794.25	\$3,488.25	\$45,530.99
UTILITIES							
5801 Electricity - 3	105.44	61.11	(44.33)	105.44	61.11	(44.33)	733.33
5880 Water / Sewer - 3	1,579.28	1,250.00	(329.28)	1,579.28	1,250.00	(329.28)	15,000.00
TOTAL UTILITIES	\$1,684.72	\$1,311.11	(\$373.61)	\$1,684.72	\$1,311.11	(\$373.61)	\$15,733.33
MAINTENANCE							
6201 General Maintenance - 3	150.00	1,000.00	850.00	150.00	1,000.00	850.00	12,000.00
6202 Fire Equipment Repairs - 3	-	55.56	55.56	-	55.56	55.56	666.67
6203 Fire Alarm / Exting Service - 3	489.67	250.00	(239.67)	489.67	250.00	(239.67)	3,000.00
6205 Janitorial - Contract 3	400.00	400.00	-	400.00	400.00	-	4,800.00
6206 Roof Cleaning - Contract 3	-	250.00	250.00	-	250.00	250.00	3,000.00
TOTAL MAINTENANCE	\$1,039.67	\$1,955.56	\$915.89	\$1,039.67	\$1,955.56	\$915.89	\$23,466.67
RESERVE/MASTER TRANSFERS							
9001 Master Assoc Transfer Exp - 3	20,441.50	20,441.50	-	20,441.50	20,441.50	-	81,766.00
9005 Transfer to Reserves - 3	4,236.50	4,236.50	-	4,236.50	4,236.50	-	16,946.00
TOTAL RESERVE/MASTER TRANSFERS	\$24,678.00	\$24,678.00	\$-	\$24,678.00	\$24,678.00	\$-	\$98,712.00
TOTAL EXPENSES	\$27,708.39	\$31,845.18	\$4,136.79	\$27,708.39	\$31,845.18	\$4,136.79	\$184,718.00
NET ORDINARY INCOME	\$18,747.72	\$14,332.07	\$4,415.65	\$18,747.72	\$14,332.07	\$4,415.65	(\$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)	\$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)	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)	25,728.00	25,735.75	(7.75)	102,943.00
4010-01-00 Background Check - Mart 1	(20.00)	-	(20.00)	(20.00)	-	(20.00)	-
4010-02-00 Background Check - Mart 2	80.00	-	80.00	80.00	-	80.00	-
4010-03-00 Background Check - Mart 3	(20.00)	-	(20.00)	(20.00)	-	(20.00)	-
4025-02-00 Late Fees - 2	53.01	-	53.01	53.01	-	53.01	-
4025-03-00 Late Fees - 3	50.11	-	50.11	50.11	-	50.11	-
4050-01-00 Master Assoc Fees - Mart 1	20,448.00	20,441.50	6.50	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	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	20,548.00	20,441.50	106.50	81,766.00
4060-02-00 Rental Application Fee - Mart 2	150.00	-	150.00	150.00	-	150.00	-
4060-03-00 Rental Application Fee - Mart 3	150.00	-	150.00	150.00	-	150.00	-
Total INCOME	\$136,287.12	\$135,735.75	\$551.37	\$136,287.12	\$135,735.75	\$551.37	\$542,943.00
Total OPERATING INCOME	\$136,287.12	\$135,735.75	\$551.37	\$136,287.12	\$135,735.75	\$551.37	\$542,943.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5030-01-00 Legal - 1	-	27.78	27.78	-	27.78	27.78	333.33
5030-02-00 Legal - 2	-	27.78	27.78	-	27.78	27.78	333.33
5030-03-00 Legal - 3	-	27.78	27.78	-	27.78	27.78	333.34
5110-01-00 Audit /Accounting Fees - 1	-	9.72	9.72	-	9.72	9.72	116.67
5110-02-00 Audit /Accounting Fees - 2	-	9.72	9.72	-	9.72	9.72	116.67
5110-03-00 Audit /Accounting Fees - 3	-	9.72	9.72	-	9.72	9.72	116.66
5118-01-00 Division Filing Fees - 1	-	10.42	10.42	-	10.42	10.42	125.00
5118-02-00 Division Filing Fee - 2	-	10.42	10.42	-	10.42	10.42	125.00
5118-03-00 Division Filing Fee - 3	-	10.42	10.42	-	10.42	10.42	125.00
5457-01-00 Office Expense - 1	-	27.78	27.78	-	27.78	27.78	333.33
5457-02-00 Office Expense - 2	-	27.78	27.78	-	27.78	27.78	333.33
5457-03-00 Office Expense - 3	-	27.78	27.78	-	27.78	27.78	333.34
5458-01-00 Website Expense - 1	-	30.56	30.56	-	30.56	30.56	366.66
5458-02-00 Website Expense - 2	-	30.56	30.56	-	30.56	30.56	366.67
5458-03-00 Website Expense - 3	-	30.56	30.56	-	30.56	30.56	366.67
Total ADMINISTRATIVE	\$-	\$318.78	\$318.78	\$-	\$318.78	\$318.78	\$3,825.00
INSURANCE							
5550-01-00 Insurance - Mart 1	-	3,122.36	3,122.36	-	3,122.36	3,122.36	37,468.34
5550-02-00 Insurance - Mart 2	-	3,122.36	3,122.36	-	3,122.36	3,122.36	37,468.33
5550-03-00 Insurance - Mart 3	-	3,122.36	3,122.36	-	3,122.36	3,122.36	37,468.33
5551-01-00 Flood Insurance - Mart 1	217.00	671.89	454.89	217.00	671.89	454.89	8,062.67
5551-02-00 Flood Insurance - Mart 2	100.00	671.89	571.89	100.00	671.89	571.89	8,062.67
5551-03-00 Flood Insurance - Mart 3	306.00	671.89	365.89	306.00	671.89	365.89	8,062.66
Total INSURANCE	\$623.00	\$11,382.75	\$10,759.75	\$623.00	\$11,382.75	\$10,759.75	\$136,593.00
UTILITIES							
5801-01-00 Electricity - 1	58.45	61.11	2.66	58.45	61.11	2.66	733.33
5801-02-00 Electricity - 2	33.20	61.11	27.91	33.20	61.11	27.91	733.34
5801-03-00 Electricity - 3	105.44	61.11	(44.33)	105.44	61.11	(44.33)	733.33
5880-01-00 Water / Sewer - 1	1,309.65	1,250.00	(59.65)	1,309.65	1,250.00	(59.65)	15,000.00
5880-02-00 Water / Sewer - 2	1,232.61	1,250.00	17.39	1,232.61	1,250.00	17.39	15,000.00
5880-03-00 Water / Sewer - 3	1,579.28	1,250.00	(329.28)	1,579.28	1,250.00	(329.28)	15,000.00
Total UTILITIES	\$4,318.63	\$3,933.33	(\$385.30)	\$4,318.63	\$3,933.33	(\$385.30)	\$47,200.00
MAINTENANCE							
6201-01-00 General Maintenance - 1	150.00	1,000.00	850.00	150.00	1,000.00	850.00	12,000.00
6201-02-00 General Maintenance - 2	150.00	1,000.00	850.00	150.00	1,000.00	850.00	12,000.00
6201-03-00 General Maintenance - 3	150.00	1,000.00	850.00	150.00	1,000.00	850.00	12,000.00
6202-01-00 Fire Equipment Repairs - 1	-	55.56	55.56	-	55.56	55.56	666.66
6202-02-00 Fire Equipment Repairs - 2	-	55.56	55.56	-	55.56	55.56	666.67

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6202-03-00 Fire Equipment Repairs - 3	\$-	\$55.56	\$55.56	\$-	\$55.56	\$55.56	\$666.67
6203-01-00 Fire Alarm / Exting Service - 1	489.66	83.33	(406.33)	489.66	83.33	(406.33)	1,000.00
6203-02-00 Fire Alarm / Exting Service - 2	489.67	83.33	(406.34)	489.67	83.33	(406.34)	1,000.00
6203-03-00 Fire Alarm / Exting Service - 3	489.67	250.00	(239.67)	489.67	250.00	(239.67)	3,000.00
6205-01-00 Janitorial - Contract 1	400.00	400.00	-	400.00	400.00	-	4,800.00
6205-02-00 Janitorial - Contract 2	400.00	400.00	-	400.00	400.00	-	4,800.00
6205-03-00 Janitorial - Contract 3	400.00	400.00	-	400.00	400.00	-	4,800.00
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
6206-03-00 Roof Cleaning - Contract 3	-	250.00	250.00	-	250.00	250.00	3,000.00
Total MAINTENANCE	\$3,119.00	\$5,533.34	\$2,414.34	\$3,119.00	\$5,533.34	\$2,414.34	\$66,400.00
RESERVE/MASTER TRANSFERS							
9001-01-00 Master Assoc Transfer Exp - 1	20,441.50	20,441.50	-	20,441.50	20,441.50	-	81,766.00
9001-02-00 Master Assoc Transfer Exp - 2	20,441.50	20,441.50	-	20,441.50	20,441.50	-	81,766.00
9001-03-00 Master Assoc Transfer Exp - 3	20,441.50	20,441.50	-	20,441.50	20,441.50	-	81,766.00
9005-01-00 Transfer to Reserves - 1	3,312.75	3,312.75	-	3,312.75	3,312.75	-	13,251.00
9005-02-00 Transfer to Reserves - 2	3,363.75	3,363.75	-	3,363.75	3,363.75	-	13,455.00
9005-03-00 Transfer to Reserves - 3	4,236.50	4,236.50	-	4,236.50	4,236.50	-	16,946.00
Total RESERVE/MASTER TRANSFERS	\$72,237.50	\$72,237.50	\$-	\$72,237.50	\$72,237.50	\$0.00	\$288,950.00
Total OPERATING EXPENSE	\$80,298.13	\$93,405.70	\$13,107.57	\$80,298.13	\$93,405.70	\$13,107.57	\$542,968.00
Net Income:	\$55,988.99	\$42,330.05	\$13,658.94	\$55,988.99	\$42,330.05	\$13,658.94	(\$25.00)