

**Tuscany Square I Condominium Assn., Inc.**  
**Budget Comparison Report**  
**6/1/2018 - 6/30/2018**

	6/1/2018 - 6/30/2018			1/1/2018 - 6/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$41,792.73	\$41,792.63	\$0.10	\$250,756.38	\$250,755.78	\$0.60	\$501,511.55
4060 - Late Fee Income	\$150.00	\$0.00	\$150.00	\$925.00	\$0.00	\$925.00	\$0.00
4070 - Interest on Delinquent Balance	\$218.37	\$0.00	\$218.37	\$950.99	\$0.00	\$950.99	\$0.00
4180 - Interest on Operating Acct	\$52.81	\$0.00	\$52.81	\$230.34	\$0.00	\$230.34	\$0.00
4190 - Interest on Reserve Acct	\$341.78	\$0.00	\$341.78	\$2,148.43	\$0.00	\$2,148.43	\$0.00
4200 - Allocate Reserve Interest	(\$341.78)	\$0.00	(\$341.78)	(\$2,148.43)	\$0.00	(\$2,148.43)	\$0.00
4300 - Bright House Networks - Royalty Fees	\$560.88	\$0.00	\$560.88	\$560.88	\$0.00	\$560.88	\$0.00
4380 - Keys / Cards	\$0.00	\$0.00	\$0.00	\$630.00	\$0.00	\$630.00	\$0.00
<u>Total Income</u>	\$42,774.79	\$41,792.63	\$982.16	\$254,053.59	\$250,755.78	\$3,297.81	\$501,511.55
<b>Total Income</b>	\$42,774.79	\$41,792.63	\$982.16	\$254,053.59	\$250,755.78	\$3,297.81	\$501,511.55
<b>Expense</b>							
<u>General &amp; Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$4,000.00	\$0.00	(\$4,000.00)	\$4,000.00	\$4,225.00	\$225.00	\$4,225.00
6040 - Legal Fees	\$0.00	\$1,936.28	\$1,936.28	(\$2,502.55)	\$11,617.68	\$14,120.23	\$23,235.30
6050 - Professional Services	\$0.00	\$824.00	\$824.00	\$1,442.00	\$4,944.00	\$3,502.00	\$9,888.00
6080 - Bank Fees / Coupon Books	\$0.00	\$8.18	\$8.18	\$491.25	\$458.92	(\$32.33)	\$508.00
6090 - Postage / Copies / Supplies	\$97.77	\$375.00	\$277.23	\$2,749.55	\$2,250.00	(\$499.55)	\$4,500.00
6110 - Insurance Premiums	\$3,598.72	\$4,166.67	\$567.95	\$20,863.87	\$25,000.02	\$4,136.15	\$50,000.00
6160 - Management Fees	\$1,300.00	\$1,300.00	\$0.00	\$7,800.00	\$7,800.00	\$0.00	\$15,600.00
6200 - Maintenance Payroll	\$6,658.32	\$7,686.92	\$1,028.60	\$40,740.61	\$46,121.52	\$5,380.91	\$92,243.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$61.25	\$61.25	\$61.25
6225 - Licenses & Permits	\$0.00	\$0.00	\$0.00	\$312.00	\$320.00	\$8.00	\$762.00
6240 - Bad Debt	\$107.25	\$107.25	\$0.00	\$643.50	\$643.50	\$0.00	\$1,287.00
6250 - Employee Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00	\$750.00
6390 - Miscellaneous	\$82.87	\$741.67	\$658.80	\$1,149.51	\$4,450.02	\$3,300.51	\$8,900.00
<u>Total General &amp; Administrative</u>	\$15,844.93	\$17,145.97	\$1,301.04	\$77,689.74	\$108,641.91	\$30,952.17	\$211,959.55
<u>Buildings &amp; Grounds</u>							
6505 - Landscape Supplies	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
6510 - Landscape Contract	\$767.25	\$822.67	\$55.42	\$4,603.50	\$4,936.02	\$332.52	\$9,872.00
6520 - Landscape Improvements	\$0.00	\$166.67	\$166.67	\$2,482.00	\$1,000.02	(\$1,481.98)	\$2,000.00
6530 - Gate Repairs / Expenses	\$0.00	\$41.67	\$41.67	\$267.50	\$250.02	(\$17.48)	\$500.00
6535 - Tree Trim / Replace / Remove	\$0.00	\$208.33	\$208.33	\$0.00	\$1,249.98	\$1,249.98	\$2,500.00
6600 - Window Cleaning	\$6,481.59	\$375.00	(\$6,106.59)	\$6,481.59	\$2,250.00	(\$4,231.59)	\$4,500.00
6605 - Painting	\$38.07	\$27.08	(\$10.99)	\$951.58	\$162.48	(\$789.10)	\$325.00
6610 - Elevator Maintenance	\$1,892.16	\$2,333.33	\$441.17	\$11,895.49	\$13,999.98	\$2,104.49	\$28,000.00
6615 - Plumbing Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
6620 - Electrical Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
6625 - Roof Repairs / Replacements	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
6630 - Fire Sprinklers	\$0.00	\$541.67	\$541.67	\$4,375.27	\$3,250.02	(\$1,125.25)	\$6,500.00
6635 - Pest Control / Termite Bond	\$347.08	\$347.08	\$0.00	\$2,082.48	\$2,082.48	\$0.00	\$4,165.00
6785 - Misc Supplies for Repairs	\$0.00	\$166.67	\$166.67	\$13.40	\$1,000.02	\$986.62	\$2,000.00
6790 - General Repairs / Maintenance	\$2,181.89	\$2,083.33	(\$98.56)	\$11,285.68	\$12,499.98	\$1,214.30	\$25,000.00
6800 - Security Services	\$0.00	\$37.50	\$37.50	\$0.00	\$225.00	\$225.00	\$450.00
<u>Total Buildings &amp; Grounds</u>	\$11,708.04	\$7,567.66	(\$4,140.38)	\$44,438.49	\$45,405.96	\$967.47	\$90,812.00

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	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Utilities</u>							
7810 - Utilities - Electric	\$1,322.25	\$1,416.67	\$94.42	\$7,452.81	\$8,500.02	\$1,047.21	\$17,000.00
7850 - Utilities - Water & Sewer	\$1,051.22	\$1,041.67	(\$9.55)	\$6,275.64	\$6,250.02	(\$25.62)	\$12,500.00
7855 - Utilities - Telephone	\$810.11	\$686.67	(\$123.44)	\$4,337.56	\$4,120.02	(\$217.54)	\$8,240.00
7860 - Utilities - Cable	\$3,490.82	\$4,083.33	\$592.51	\$20,944.92	\$24,499.98	\$3,555.06	\$49,000.00
<u>Total Utilities</u>	\$6,674.40	\$7,228.34	\$553.94	\$39,010.93	\$43,370.04	\$4,359.11	\$86,740.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$9,333.33	\$9,333.33	\$0.00	\$56,000.02	\$56,000.02	\$0.00	\$112,000.00
<u>Total Reserves</u>	\$9,333.33	\$9,333.33	\$0.00	\$56,000.02	\$56,000.02	\$0.00	\$112,000.00
<b>Total Expense</b>	\$43,560.70	\$41,275.30	(\$2,285.40)	\$217,139.18	\$253,417.93	\$36,278.75	\$501,511.55
Operating Net Income	(\$785.91)	\$517.33	(\$1,303.24)	\$36,914.41	(\$2,662.15)	\$39,576.56	\$0.00
Net Income	(\$785.91)	\$517.33	(\$1,303.24)	\$36,914.41	(\$2,662.15)	\$39,576.56	\$0.00