

Tuscany Square I Condominium Assn., Inc.
Budget Comparison Report
3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018			1/1/2018 - 3/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$41,792.73	\$41,792.63	\$0.10	\$125,378.19	\$125,377.89	\$0.30	\$501,511.55
4060 - Late Fee Income	\$175.00	\$0.00	\$175.00	\$475.00	\$0.00	\$475.00	\$0.00
4070 - Interest on Delinquent Balance	\$156.90	\$0.00	\$156.90	\$366.92	\$0.00	\$366.92	\$0.00
4180 - Interest on Operating Acct	\$34.12	\$0.00	\$34.12	\$77.75	\$0.00	\$77.75	\$0.00
4190 - Interest on Reserve Acct	\$367.78	\$0.00	\$367.78	\$979.04	\$0.00	\$979.04	\$0.00
4200 - Allocate Reserve Interest	(\$367.78)	\$0.00	(\$367.78)	(\$979.04)	\$0.00	(\$979.04)	\$0.00
4380 - Keys / Cards	\$0.00	\$0.00	\$0.00	\$415.00	\$0.00	\$415.00	\$0.00
<u>Total Income</u>	\$42,158.75	\$41,792.63	\$366.12	\$126,712.86	\$125,377.89	\$1,334.97	\$501,511.55
Total Income	\$42,158.75	\$41,792.63	\$366.12	\$126,712.86	\$125,377.89	\$1,334.97	\$501,511.55
Expense							
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,225.00
6040 - Legal Fees	\$1,366.12	\$1,936.28	\$570.16	(\$2,502.55)	\$5,808.84	\$8,311.39	\$23,235.30
6050 - Professional Services	\$1,442.00	\$824.00	(\$618.00)	\$1,442.00	\$2,472.00	\$1,030.00	\$9,888.00
6080 - Bank Fees / Coupon Books	\$0.00	\$0.00	\$0.00	\$426.00	\$508.00	\$82.00	\$508.00
6090 - Postage / Copies / Supplies	\$359.76	\$375.00	\$15.24	\$1,830.40	\$1,125.00	(\$705.40)	\$4,500.00
6110 - Insurance Premiums	\$3,365.83	\$4,166.67	\$800.84	\$10,097.49	\$12,500.01	\$2,402.52	\$50,000.00
6160 - Management Fees	\$1,300.00	\$1,300.00	\$0.00	\$3,900.00	\$3,900.00	\$0.00	\$15,600.00
6200 - Maintenance Payroll	\$6,763.68	\$7,686.92	\$923.24	\$20,987.51	\$23,060.76	\$2,073.25	\$92,243.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$321.75	\$321.75	\$0.00	\$1,287.00
6250 - Employee Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00	\$750.00
6390 - Miscellaneous	\$120.00	\$741.67	\$621.67	\$759.98	\$2,225.01	\$1,465.03	\$8,900.00
<u>Total General & Administrative</u>	\$14,824.64	\$17,137.79	\$2,313.15	\$37,574.58	\$52,991.37	\$15,416.79	\$211,959.55
<u>Buildings & Grounds</u>							
6505 - Landscape Supplies	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
6510 - Landscape Contract	\$767.25	\$822.67	\$55.42	\$2,301.75	\$2,468.01	\$166.26	\$9,872.00
6520 - Landscape Improvements	\$0.00	\$166.67	\$166.67	\$0.00	\$500.01	\$500.01	\$2,000.00
6530 - Gate Repairs / Expenses	\$267.50	\$41.67	(\$225.83)	\$267.50	\$125.01	(\$142.49)	\$500.00
6535 - Tree Trim / Replace / Remove	\$0.00	\$208.33	\$208.33	\$0.00	\$624.99	\$624.99	\$2,500.00
6600 - Window Cleaning	\$0.00	\$375.00	\$375.00	\$0.00	\$1,125.00	\$1,125.00	\$4,500.00
6605 - Painting	\$381.90	\$27.08	(\$354.82)	\$381.90	\$81.24	(\$300.66)	\$325.00
6610 - Elevator Maintenance	\$2,434.69	\$2,333.33	(\$101.36)	\$6,219.01	\$6,999.99	\$780.98	\$28,000.00
6615 - Plumbing Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
6620 - Electrical Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
6625 - Roof Repairs / Replacements	\$0.00	\$166.67	\$166.67	\$0.00	\$500.01	\$500.01	\$2,000.00
6630 - Fire Sprinklers	\$750.00	\$541.67	(\$208.33)	\$2,804.39	\$1,625.01	(\$1,179.38)	\$6,500.00
6635 - Pest Control / Termite Bond	\$347.08	\$347.08	\$0.00	\$1,041.24	\$1,041.24	\$0.00	\$4,165.00
6785 - Misc Supplies for Repairs	\$0.00	\$166.67	\$166.67	\$13.40	\$500.01	\$486.61	\$2,000.00
6790 - General Repairs / Maintenance	\$1,157.00	\$2,083.33	\$926.33	\$7,080.90	\$6,249.99	(\$830.91)	\$25,000.00
6800 - Security Services	\$0.00	\$37.50	\$37.50	\$0.00	\$112.50	\$112.50	\$450.00
<u>Total Buildings & Grounds</u>	\$6,105.42	\$7,567.66	\$1,462.24	\$20,110.09	\$22,702.98	\$2,592.89	\$90,812.00

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	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Budget</u>
<u>Utilities</u>							
7810 - Utilities - Electric	\$1,227.46	\$1,416.67	\$189.21	\$3,802.48	\$4,250.01	\$447.53	\$17,000.00
7850 - Utilities - Water & Sewer	\$1,122.15	\$1,041.67	(\$80.48)	\$3,238.99	\$3,125.01	(\$113.98)	\$12,500.00
7855 - Utilities - Telephone	\$408.10	\$686.67	\$278.57	\$1,835.08	\$2,060.01	\$224.93	\$8,240.00
7860 - Utilities - Cable	\$3,490.82	\$4,083.33	\$592.51	\$10,472.46	\$12,249.99	\$1,777.53	\$49,000.00
<u>Total Utilities</u>	\$6,248.53	\$7,228.34	\$979.81	\$19,349.01	\$21,685.02	\$2,336.01	\$86,740.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$9,333.33	\$9,333.33	\$0.00	\$28,000.03	\$28,000.03	\$0.00	\$112,000.00
<u>Total Reserves</u>	\$9,333.33	\$9,333.33	\$0.00	\$28,000.03	\$28,000.03	\$0.00	\$112,000.00
Total Expense	\$36,511.92	\$41,267.12	\$4,755.20	\$105,033.71	\$125,379.40	\$20,345.69	\$501,511.55
Operating Net Income	\$5,646.83	\$525.51	\$5,121.32	\$21,679.15	(\$1.51)	\$21,680.66	\$0.00
Net Income	\$5,646.83	\$525.51	\$5,121.32	\$21,679.15	(\$1.51)	\$21,680.66	\$0.00