

Tuscany Square I Condominium Assn., Inc.
Budget Comparison Report
6/1/2019 - 6/30/2019

	6/1/2019 - 6/30/2019			1/1/2019 - 6/30/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<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	\$100.00	\$0.00	\$100.00	\$400.00	\$0.00	\$400.00	\$0.00
4070 - Interest on Delinquent Balance	\$392.94	\$0.00	\$392.94	\$2,048.49	\$0.00	\$2,048.49	\$0.00
4180 - Interest on Operating Acct	\$76.90	\$0.00	\$76.90	\$464.18	\$0.00	\$464.18	\$0.00
4190 - Interest on Reserve Acct	\$343.72	\$0.00	\$343.72	\$7,792.11	\$0.00	\$7,792.11	\$0.00
4200 - Allocate Reserve Interest	(\$343.72)	\$0.00	(\$343.72)	(\$7,792.11)	\$0.00	(\$7,792.11)	\$0.00
4300 - Bright House Networks - Royalty Fees	\$0.00	\$0.00	\$0.00	\$1,724.44	\$0.00	\$1,724.44	\$0.00
4380 - Keys / Cards	(\$20.00)	\$0.00	(\$20.00)	\$220.00	\$0.00	\$220.00	\$0.00
4385 - Parking Pad Resurfacing Income	\$0.00	\$0.00	\$0.00	\$330.00	\$0.00	\$330.00	\$0.00
<u>Total Income</u>	\$42,342.57	\$41,792.63	\$549.94	\$255,943.49	\$250,755.78	\$5,187.71	\$501,511.55
Total Income	\$42,342.57	\$41,792.63	\$549.94	\$255,943.49	\$250,755.78	\$5,187.71	\$501,511.55
Expense							
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$5,526.00	\$4,000.00	(\$1,526.00)	\$4,000.00
6040 - Legal Fees	\$875.00	\$2,655.67	\$1,780.67	\$5,973.78	\$15,934.02	\$9,960.24	\$31,868.05
6080 - Bank Fees / Coupon Books	\$0.00	\$8.18	\$8.18	\$436.00	\$458.92	\$22.92	\$508.00
6090 - Postage / Copies / Supplies	\$233.37	\$475.00	\$241.63	\$1,816.09	\$2,850.00	\$1,033.91	\$5,700.00
6110 - Insurance Premiums	\$3,728.92	\$3,750.00	\$21.08	\$21,768.57	\$22,500.00	\$731.43	\$45,000.00
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	\$8,269.26	\$7,686.92	(\$582.34)	\$35,559.12	\$46,121.52	\$10,562.40	\$92,243.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$61.25	\$0.00	\$61.25
6225 - Licenses & Permits	\$0.00	\$0.00	\$0.00	\$312.00	\$320.00	\$8.00	\$762.00
6240 - Bad Debt	\$887.85	\$887.85	\$0.00	\$5,327.15	\$5,327.15	\$0.00	\$10,654.25
6250 - Employee Benefits	\$0.00	\$0.00	\$0.00	\$159.50	\$0.00	(\$159.50)	\$0.00
6390 - Miscellaneous	\$265.14	\$208.33	(\$56.81)	\$1,111.69	\$1,249.98	\$138.29	\$2,500.00
<u>Total General & Administrative</u>	\$15,559.54	\$16,971.95	\$1,412.41	\$85,851.15	\$106,622.84	\$20,771.69	\$208,896.55
<u>Buildings & Grounds</u>							
6510 - Landscape Contract	\$1,587.00	\$2,000.00	\$413.00	\$11,198.00	\$12,000.00	\$802.00	\$24,000.00
6520 - Landscape Improvements	(\$20.00)	\$500.00	\$520.00	\$246.87	\$3,000.00	\$2,753.13	\$6,000.00
6530 - Gate Repairs / Expenses	\$0.00	\$83.33	\$83.33	\$90.00	\$499.98	\$409.98	\$1,000.00
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	\$0.00	\$416.67	\$416.67	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00
6605 - Painting	\$0.00	\$83.33	\$83.33	\$174.87	\$499.98	\$325.11	\$1,000.00
6610 - Elevator Maintenance	\$4,088.63	\$2,333.33	(\$1,755.30)	\$13,916.63	\$13,999.98	\$83.35	\$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	\$14,985.00	\$1,000.02	(\$13,984.98)	\$2,000.00
6630 - Fire Sprinklers	\$0.00	\$541.67	\$541.67	\$973.66	\$3,250.02	\$2,276.36	\$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	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
6790 - General Repairs / Maintenance	\$3,033.89	\$2,083.33	(\$950.56)	\$8,707.13	\$12,499.98	\$3,792.85	\$25,000.00
6800 - Security Services	\$0.00	\$37.50	\$37.50	\$0.00	\$225.00	\$225.00	\$450.00
<u>Total Buildings & Grounds</u>	\$9,036.60	\$9,134.57	\$97.97	\$52,374.64	\$54,807.42	\$2,432.78	\$109,615.00

Tuscany Square I Condominium Assn., Inc.
Budget Comparison Report
6/1/2019 - 6/30/2019

	6/1/2019 - 6/30/2019			1/1/2019 - 6/30/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Utilities</u>							
7810 - Utilities - Electric	\$1,570.21	\$1,416.67	(\$153.54)	\$7,773.63	\$8,500.02	\$726.39	\$17,000.00
7850 - Utilities - Water & Sewer	\$1,167.43	\$1,083.33	(\$84.10)	\$6,688.47	\$6,499.98	(\$188.49)	\$13,000.00
7855 - Utilities - Telephone	\$825.52	\$750.00	(\$75.52)	\$4,953.11	\$4,500.00	(\$453.11)	\$9,000.00
7860 - Utilities - Cable	\$3,659.90	\$3,666.67	\$6.77	\$21,975.04	\$22,000.02	\$24.98	\$44,000.00
<u>Total Utilities</u>	\$7,223.06	\$6,916.67	(\$306.39)	\$41,390.25	\$41,500.02	\$109.77	\$83,000.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$8,333.33	\$8,333.33	\$0.00	\$50,000.02	\$50,000.02	\$0.00	\$100,000.00
<u>Total Reserves</u>	\$8,333.33	\$8,333.33	\$0.00	\$50,000.02	\$50,000.02	\$0.00	\$100,000.00
Total Expense	\$40,152.53	\$41,356.52	\$1,203.99	\$229,616.06	\$252,930.30	\$23,314.24	\$501,511.55
Operating Net Income	\$2,190.04	\$436.11	\$1,753.93	\$26,327.43	(\$2,174.52)	\$28,501.95	\$0.00
Net Income	\$2,190.04	\$436.11	\$1,753.93	\$26,327.43	(\$2,174.52)	\$28,501.95	\$0.00