

Tuscany Square I Condominium Assn., Inc.
Budget Comparison Report
3/1/2019 - 3/31/2019

	3/1/2019 - 3/31/2019			1/1/2019 - 3/31/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
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	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
4070 - Interest on Delinquent Balance	\$0.00	\$0.00	\$0.00	\$298.43	\$0.00	\$298.43	\$0.00
4180 - Interest on Operating Acct	\$79.88	\$0.00	\$79.88	\$228.62	\$0.00	\$228.62	\$0.00
4190 - Interest on Reserve Acct	\$5,701.79	\$0.00	\$5,701.79	\$6,766.02	\$0.00	\$6,766.02	\$0.00
4200 - Allocate Reserve Interest	(\$5,701.79)	\$0.00	(\$5,701.79)	(\$6,766.02)	\$0.00	(\$6,766.02)	\$0.00
4300 - Bright House Networks - Royalty Fees	\$0.00	\$0.00	\$0.00	\$1,102.59	\$0.00	\$1,102.59	\$0.00
4380 - Keys / Cards	\$0.00	\$0.00	\$0.00	\$130.00	\$0.00	\$130.00	\$0.00
4385 - Parking Pad Resurfacing Income	\$15.00	\$0.00	\$15.00	\$300.00	\$0.00	\$300.00	\$0.00
Total Income	\$41,887.61	\$41,792.63	\$94.98	\$127,487.83	\$125,377.89	\$2,109.94	\$501,511.55
Total Income	\$41,887.61	\$41,792.63	\$94.98	\$127,487.83	\$125,377.89	\$2,109.94	\$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	\$4,000.00
6040 - Legal Fees	\$0.00	\$2,655.67	\$2,655.67	\$2,301.78	\$7,967.01	\$5,665.23	\$31,868.05
6080 - Bank Fees / Coupon Books	\$0.00	\$8.18	\$8.18	\$420.00	\$434.38	\$14.38	\$508.00
6090 - Postage / Copies / Supplies	\$311.61	\$475.00	\$163.39	\$661.93	\$1,425.00	\$763.07	\$5,700.00
6110 - Insurance Premiums	\$3,607.93	\$3,750.00	\$142.07	\$10,823.79	\$11,250.00	\$426.21	\$45,000.00
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	\$7,846.66	\$7,686.92	(\$159.74)	\$15,698.78	\$23,060.76	\$7,361.98	\$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	\$887.85	\$887.85	\$0.00	\$2,663.60	\$2,663.60	\$0.00	\$10,654.25
6250 - Employee Benefits	\$159.50	\$0.00	(\$159.50)	\$159.50	\$0.00	(\$159.50)	\$0.00
6390 - Miscellaneous	\$0.00	\$208.33	\$208.33	\$479.49	\$624.99	\$145.50	\$2,500.00
Total General & Administrative	\$14,113.55	\$16,971.95	\$2,858.40	\$37,420.87	\$51,645.74	\$14,224.87	\$208,896.55
<u>Buildings & Grounds</u>							
6510 - Landscape Contract	\$1,587.00	\$2,000.00	\$413.00	\$6,437.00	\$6,000.00	(\$437.00)	\$24,000.00
6520 - Landscape Improvements	\$91.38	\$500.00	\$408.62	(\$77.26)	\$1,500.00	\$1,577.26	\$6,000.00
6530 - Gate Repairs / Expenses	\$0.00	\$83.33	\$83.33	\$90.00	\$249.99	\$159.99	\$1,000.00
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	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
6605 - Painting	\$0.00	\$83.33	\$83.33	\$174.87	\$249.99	\$75.12	\$1,000.00
6610 - Elevator Maintenance	\$1,965.60	\$2,333.33	\$367.73	\$5,896.80	\$6,999.99	\$1,103.19	\$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	\$0.00	\$541.67	\$541.67	\$111.83	\$1,625.01	\$1,513.18	\$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	\$0.00	\$500.01	\$500.01	\$2,000.00
6790 - General Repairs / Maintenance	\$1,532.66	\$2,083.33	\$550.67	\$4,241.05	\$6,249.99	\$2,008.94	\$25,000.00
6800 - Security Services	\$0.00	\$37.50	\$37.50	\$0.00	\$112.50	\$112.50	\$450.00
Total Buildings & Grounds	\$5,523.72	\$9,134.57	\$3,610.85	\$17,915.53	\$27,403.71	\$9,488.18	\$109,615.00

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	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Utilities</u>							
7810 - Utilities - Electric	\$1,164.38	\$1,416.67	\$252.29	\$3,722.49	\$4,250.01	\$527.52	\$17,000.00
7850 - Utilities - Water & Sewer	\$1,047.62	\$1,083.33	\$35.71	\$3,316.37	\$3,249.99	(\$66.38)	\$13,000.00
7855 - Utilities - Telephone	\$886.01	\$750.00	(\$136.01)	\$2,475.96	\$2,250.00	(\$225.96)	\$9,000.00
7860 - Utilities - Cable	\$3,663.81	\$3,666.67	\$2.86	\$10,991.43	\$11,000.01	\$8.58	\$44,000.00
<u>Total Utilities</u>	\$6,761.82	\$6,916.67	\$154.85	\$20,506.25	\$20,750.01	\$243.76	\$83,000.00
<u>Reserves</u>							
8005 - Reserves - Pooled	\$8,333.33	\$8,333.33	\$0.00	\$25,000.03	\$25,000.03	\$0.00	\$100,000.00
<u>Total Reserves</u>	\$8,333.33	\$8,333.33	\$0.00	\$25,000.03	\$25,000.03	\$0.00	\$100,000.00
Total Expense	\$34,732.42	\$41,356.52	\$6,624.10	\$100,842.68	\$124,799.49	\$23,956.81	\$501,511.55
Operating Net Income	\$7,155.19	\$436.11	\$6,719.08	\$26,645.15	\$578.40	\$26,066.75	\$0.00
Net Income	\$7,155.19	\$436.11	\$6,719.08	\$26,645.15	\$578.40	\$26,066.75	\$0.00