PIPER DUNES NORTH CONDO ASSOC INC

Balance Sheet
As of 12/31/17

Account	Description	Operating	Reserves	Other	Totals
	ASSETS				
1001-000	LOCKBOX CHECKING	5,025.65			5,025.65
1091-000	OPERATING FUND FIRST FEDERAL	137,193.73			137,193.73
1091-011	INSURANCE FUND FIRST FED	44,460.02			44,460.02
1097-000	CAPITAL RESERVE FIRST FEDERAL		341,184.74		341,184.74
	TOTAL CASH ON HAND	186,679.40	341,184.74	.00	527,864.14
	ACCOUNTS RECEIVABLE	44.02			44.02
1411-000	PREPAID INSURANCE	18,404.78			18,404.78
1415-000	PREPAID INSURANCE - FLOOD	6,981.69			6,981.69
1551-000	UTILITIES DEPOSIT	1,000.00			1,000.00
	TOTAL ASSETS	213,109.89	341,184.74	.00	554,294.63
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	LIABILITIES & EQUITY				
	CURRENT LIABILITIES:				
2109-000	ACCOUNTS PAYABLE	3,684.16			3,684.16
2190-000	PREPAID ASSESSMENTS	4,800.00			4,800.00
	Subtotal Current Liab.	8,484.16	.00	.00	8,484.16
	RESERVES:				
3004-000	POOL		14,847.90		14,847.90
3006-000	ROOFS		92,763.89		92,763.89
3007-000	EXT BUILDING		46,106.16		46,106.16
3008-000	PAVING		71,869.55		71,869.55
3009-000	ELEVATOR		29,564.00		29,564.00
3010-000	MECHANICAL		62,530.02		62,530.02
3011-000	GROUNDS		23,503.22		23,503.22
	Subtotal Reserves	.00	341,184.74	.00	341,184.74
	EQUITY:				
3996-000	RETAINED EARNINGS	192,695.37			192,695.37
	Current Year Net Income/(Loss)	11,930.36	.00	.00	11,930.36
	Subtotal Equity	204,625.73	.00	.00	204,625.73
	TOTAL LIABILITIES & EQUITY	213,109.89	341,184.74	.00	554,294.63
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PIPER DUNES NORTH CONDO ASSOC INC

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
33,600.00	33,600.00	.00	04082-000	ASSOCIATION FEES	403,200.00	403,200.00	.00	403,200.00
.00	.00	.00	04391-000	LATE FEES	100.00	.00	100.00	.00
102.13	.00	102.13	04392-000	INTEREST INCOME	1,002.47	.00	1,002.47	.00
.64	.00	.64	04393-000	INTEREST CHARGES	73.53	.00	73.53	.00
(8,946.67)	(8,946.63)	(.04)	04400-000	CAP RSV FUND TRNSFR	(107,360.04)	(107,360.00)	(.04)	(107,360.00)
(62.87)	.00	(62.87)	04401-000	CAP RSV INTEREST	(600.09)	.00	(600.09)	.00
24,693.23	24,653.37	39.86		Subtotal Income	296,415.87	295,840.00	575.87	295,840.00
				EXPENSES				
MAINTENANCE								
2,175.50	2,016.63	(158.87)	05603-000	JANITORIAL	23,680.50	24,200.00	519.50	24,200.00
45.00	116.63	71.63	05604-000	PEST CONTROL	1,536.00	1,400.00	(136.00)	1,400.00
.00	166.63	166.63	05605-000	TREE MAINT	1,740.00	2,000.00	260.00	2,000.00
549.95	583.37	33.42	05607-000	REFUSE COLLECTION EXPENSES	6,733.95	7,000.00	266.05	7,000.00
5,537.30	875.00	(4,662.30)	05613-000	BUILDING REPAIR & MAINT	33,770.45	10,500.00	(23,270.45)	10,500.00
.00	183.37	183.37	05614-000	PLUMBING REPAIRS	.00	2,200.00	2,200.00	2,200.00
805.00	208.37	(596.63)	05615-000	CONSULTING FEES	15,830.00	2,500.00	(13,330.00)	2,500.00
1,025.00	1,233.37	208.37	05618-000	POOL CONTRACT	14,100.00	14,800.00	700.00	14,800.00
42.50	250.00	207.50	05626-000	POOL AREA EXPENSE	5,118.74	3,000.00	(2,118.74)	3,000.00
104.00	41.63	(62.37)	05627-000	SPRINKLER PARTS & SUPPLIES	902.17	500.00	(402.17)	500.00
200.00	512.50	312.50	05630-000	FIRE PROTECTION CONTRACT	5,535.68	6,150.00	614.32	6,150.00
.00	333.37	333.37	05631-000	FIRE SYSTEM REPAIRS	2,630.61	4,000.00	1,369.39	4,000.00
2,175.00	2,175.87	.87	05651-000	LANDSCAPE CONTRACT	26,100.00	26,110.00	10.00	26,110.00
204.00	666.63	462.63	05652-000	LANDSCAPE IMPROVEMENTS	5,199.00	8,000.00	2,801.00	8,000.00
.00	125.87	125.87	05683-000	TERMITE CONTRACT	1,510.00	1,510.00	.00	1,510.00
1,142.00	1,029.13	(112.87)	05686-000	ELEVATOR CONTRACT	11,086.04	12,350.00	1,263.96	12,350.00
.00	83.37	83.37	05687-000	ELEVATOR REPAIRS	281.25	1,000.00	718.75	1,000.00
2,284.65	125.00	(2,159.65)	05689-000	LIGHT MAINTENANCE	3,610.88	1,500.00	(2,110.88)	1,500.00
.00	100.00	100.00	05691-000	A/C MAINTENANCE	928.49	1,200.00	271.51	1,200.00
16,289.90	10,826.74	(5,463.16)		MAINTENANCE	160,293.76	129,920.00	(30,373.76)	129,920.00
UTILITIES								
1,449.21	1,691.63	242.42	05802-000	ELECTRICITY	18,160.73	20,300.00	2,139.27	20,300.00
1,775.73	1,125.00	(650.73)	05803-000	WATER & SEWAGE EXPENSES	14,106.21	13,500.00	(606.21)	13,500.00
135.61	133.37	(2.24)	05804-000	TELEPHONE	1,650.43	1,600.00	(50.43)	1,600.00
3,360.55	2,950.00	(410.55)		UTILITIES	33,917.37	35,400.00	1,482.63	35,400.00

PIPER DUNES NORTH CONDO ASSOC INC

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
GENERAL & ADMIN								
.00	75.00	75.00	05903-000	WEB SITE SRV	.00	900.00	900.00	900.00
20.26	25.00	4.74	05909-000	COPIES/POSTAGE	419.72	300.00	(119.72)	300.00
.00	.00	.00	05914-000	CORPORATE FILING FEES	61.25	61.00	(.25)	61.00
112.00	112.00	.00	05915-000	DIVISION FEES	112.00	112.00	.00	112.00
5,077.28	5,583.37	506.09	05921-000	GENERAL INSURANCE	65,135.82	67,000.00	1,864.18	67,000.00
.00	41.63	41.63	05953-000	LEGAL FEES	557.00	500.00	(57.00)	500.00
1,176.00	1,176.00	.00	05954-000	MANAGEMENT FEES	14,112.00	14,112.00	.00	14,112.00
6,385.54	7,013.00	627.46		GENERAL & ADMIN	80,397.79	82,985.00	2,587.21	82,985.00
MISCELLANEOUS								
.00	25.00	25.00	05969-000	MISCELLANEOUS EXPENSES	405.29	300.00	(105.29)	300.00
.00	3,936.25	3,936.25	05994-000	BOARD FUND EXP	.00	47,235.00	47,235.00	47,235.00
345.00	.00	(345.00)	05996-000	STORM DAMAGE	9,471.30	.00	(9,471.30)	.00
345.00	3,961.25	3,616.25		MISCELLANEOUS	9,876.59	47,535.00	37,658.41	47,535.00
26,380.99	24,750.99	(1,630.00)		TOTAL EXPENSES	284,485.51	295,840.00	11,354.49	295,840.00
(1,687.76)	(97.62)	(1,590.14)		Current Year Net Income/(los	11,930.36	.00	11,930.36	.00