PIPER DUNES NORTH CONDO ASSOC INC

Balance Sheet
As of 06/30/18

Account	Description	Operating	Reserves	Other	Totals
	ASSETS				
1001-000	LOCKBOX CHECKING	17,864.31			17,864.31
1091-000	OPERATING FUND FIRST FEDERAL	143,054.45			143,054.45
1091-011	INSURANCE FUND FIRST FED	15,991.37			15,991.37
1097-000	CAPITAL RESERVE FIRST FEDERAL		367,942.13		367,942.13
	TOTAL CASH ON HAND	176,910.13	367,942.13	.00	544,852.26
1411-000	PREPAID INSURANCE	40,411.73			40,411.73
1415-000	PREPAID INSURANCE - FLOOD	15,481.71			15,481.71
1551-000	UTILITIES DEPOSIT	1,000.00			1,000.00
	TOTAL ASSETS	233,803.57	367,942.13	.00	601,745.70
	LIABILITIES & EQUITY				
	CURRENT LIABILITIES:				
2108-000	CAP RSV PYBLE		4,880.00		4,880.00
2109-000	ACCOUNTS PAYABLE	1,141.59			1,141.59
2190-000	PREPAID ASSESSMENTS	12,000.00			12,000.00
	Subtotal Current Liab.	13,141.59	4,880.00	.00	18,021.59
	RESERVES:				
3001-000	INTEREST		1,177.41		1,177.41
3004-000	POOL		16,927.68		16,927.68
3006-000	ROOFS		100,511.17		100,511.17
3007-000	EXT BUILDING		64,553.52		64,553.52
3008-000	PAVING		66,817.05		66,817.05
3009-000	ELEVATOR		16,046.76		16,046.76
3010-000	MECHANICAL		69,121.56		69,121.56
3011-000	GROUNDS		27,906.98		27,906.98
	Subtotal Reserves	.00	363,062.13	.00	363,062.13
	EQUITY:				
3996-000	RETAINED EARNINGS	204,625.73			204,625.73
	Current Year Net Income/(Loss)	16,036.25	.00	.00	16,036.25
	Subtotal Equity	220,661.98	.00	.00	220,661.98
	TOTAL LIABILITIES & EQUITY	233,803.57	367,942.13	.00	601,745.70

PIPER DUNES NORTH CONDO ASSOC INC

Income/Expense Statement
Period: 06/01/18 to 06/30/18

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	201,600.00	201,600.00	.00	403,200.00
.00	.00	.00	04391-000	LATE FEES	25.00	.00	25.00	.00
401.05	.00	401.05	04392-000	INTEREST INCOME	1,699.65	.00	1,699.65	.00
.00	.00	.00	04393-000	INTEREST CHARGES	17.75	.00	17.75	.00
(8,946.67)	(8,946.67)	.00	04400-000	CAP RSV FUND TRNSFR	(53,680.02)	(53,680.02)	.00	(107,360.00)
(273.47)	.00	(273.47)	04401-000	CAP RSV INTEREST	(1,177.41)	.00	(1,177.41)	.00
24,780.91	24,653.33	127.58		Subtotal Income	148,484.97	147,919.98	564.99	295,840.00
				EXPENSES				
MAINTENANCE								
2,053.00	2,016.67	(36.33)	05603-000	JANITORIAL	12,156.91	12,100.02	(56.89)	24,200.00
45.00	116.67	71.67	05604-000	PEST CONTROL	784.00	700.02	(83.98)	1,400.00
.00	166.67	166.67	05605-000	TREE MAINT	400.00	1,000.02	600.02	2,000.00
.00	583.33	583.33	05607-000	REFUSE COLLECTION EXPENSES	2,770.00	3,499.98	729.98	7,000.00
.00	2,500.00	2,500.00	05613-000	BUILDING REPAIR & MAINT	11,295.00	15,000.00	3,705.00	30,000.00
.00	183.33	183.33	05614-000	PLUMBING REPAIRS	1,071.50	1,099.98	28.48	2,200.00
517.50	1,250.00	732.50	05615-000	CONSULTING FEES	6,472.50	7,500.00	1,027.50	15,000.00
1,025.00	1,175.00	150.00	05618-000	POOL CONTRACT	6,150.00	7,050.00	900.00	14,100.00
260.00	333.33	73.33	05626-000	POOL AREA EXPENSE	2,428.76	1,999.98	(428.78)	4,000.00
289.83	83.33	(206.50)	05627-000	SPRINKLER PARTS & SUPPLIES	747.31	499.98	(247.33)	1,000.00
150.00	425.00	275.00	05630-000	FIRE PROTECTION CONTRACT	3,691.76	2,550.00	(1,141.76)	5,100.00
.00	166.67	166.67	05631-000	FIRE SYSTEM REPAIRS	681.92	1,000.02	318.10	2,000.00
2,175.00	2,241.67	66.67	05651-000	LANDSCAPE CONTRACT	13,050.00	13,450.02	400.02	26,900.00
1,126.40	666.67	(459.73)	05652-000	LANDSCAPE IMPROVEMENTS	3,854.36	4,000.02	145.66	8,000.00
.00	125.83	125.83	05683-000	TERMITE CONTRACT	1,510.00	754.98	(755.02)	1,510.00
2,117.00	875.00	(1,242.00)	05686-000	ELEVATOR CONTRACT	6,477.00	5,250.00	(1,227.00)	10,500.00
.00	83.33	83.33	05687-000	ELEVATOR REPAIRS	54.80	499.98	445.18	1,000.00
420.89	125.00	(295.89)	05689-000	LIGHT MAINTENANCE	2,041.36	750.00	(1,291.36)	1,500.00
.00	75.00	75.00	05691-000	A/C MAINTENANCE	.00	450.00	450.00	900.00
10,179.62	13,192.50	3,012.88		MAINTENANCE	75,637.18	79,155.00	3,517.82	158,310.00
UTILITIES								
1,410.72	1,617.00	206.28	05802-000	ELECTRICITY	9,881.72	9,702.00	(179.72)	19,404.00
1,322.33	1,200.00	(122.33)	05803-000	WATER & SEWAGE EXPENSES	6,909.67	7,200.00	290.33	14,400.00
170.20	141.67	(28.53)	05804-000	TELEPHONE	938.86	850.02	(88.84)	1,700.00
2,903.25	2,958.67	55.42		UTILITIES	17,730.25	17,752.02	21.77	35,504.00

PIPER DUNES NORTH CONDO ASSOC INC

Income/Expense Statement

Period: 06/01/18 to 06/30/18

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	900.00	450.00	(450.00)	900.00
14.77	30.00	15.23	05909-000	COPIES/POSTAGE	154.71	180.00	25.29	360.00
.00	.00	.00	05914-000	CORPORATE FILING FEES	61.25	61.00	(.25)	61.00
.00	.00	.00	05915-000	DIVISION FEES	.00	.00	.00	112.00
5,077.28	5,417.00	339.72	05921-000	GENERAL INSURANCE	30,463.68	32,502.00	2,038.32	65,004.00
.00	41.67	41.67	05953-000	LEGAL FEES	.00	250.02	250.02	500.00
1,176.00	1,176.00	.00	05954-000	MANAGEMENT FEES	7,056.00	7,056.00	.00	14,112.00
6,268.05	6,739.67	471.62		GENERAL & ADMIN	38,635.64	40,499.02	1,863.38	81,049.00
MISCELLANEOUS								
5.85	25.00	19.15	05969-000	MISCELLANEOUS EXPENSES	445.65	150.00	(295.65)	300.00
.00	1,723.08	1,723.08	05994-000	BOARD FUND EXP	.00	10,338.48	10,338.48	20,677.00
5.85	1,748.08	1,742.23		MISCELLANEOUS	445.65	10,488.48	10,042.83	20,977.00
19,356.77	24,638.92	5,282.15		TOTAL EXPENSES	132,448.72	147,894.52	15,445.80	295,840.00
5,424.14	14.41	5,409.73		Current Year Net Income/(los	16,036.25	25.46	16,010.79	.00