PIPER DUNES NORTH CONDO ASSOC INC

Balance Sheet
As of 09/30/18

Account	Description	Operating	Reserves	Other	Totals
	ASSETS				
1001-000	LOCKBOX CHECKING	22,969.59			22,969.59
1091-000	OPERATING FUND FIRST FEDERAL	148,639.72			148,639.72
1091-011	INSURANCE FUND FIRST FED	32,242.37			32,242.37
1097-000	CAPITAL RESERVE FIRST FEDERAL		335,818.02		335,818.02
	TOTAL CASH ON HAND	203,851.68	335,818.02	.00	539,669.70
	ACCOUNTS RECEIVABLE	19,200.00			19,200.00
1411-000	PREPAID INSURANCE	29,388.59			29,388.59
1415-000	PREPAID INSURANCE - FLOOD	11,262.21			11,262.21
1551-000	UTILITIES DEPOSIT	1,000.00			1,000.00
	TOTAL ASSETS	264,702.48	335,818.02	.00	600,520.50
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	LIABILITIES & EQUITY				
	CURRENT LIABILITIES:				
2109-000	ACCOUNTS PAYABLE	1,257.94			1,257.94
2190-000	PREPAID ASSESSMENTS	28,800.00			28,800.00
	Subtotal Current Liab.	30,057.94	.00	.00	30,057.94
	RESERVES:				
3001-000	INTEREST		2,078.37		2,078.37
3004-000	POOL		17,967.57		17,967.57
3006-000	ROOFS		107,858.56		107,858.56
3007-000	EXT BUILDING		76,267.50		76,267.50
3008-000	PAVING		13,712.97		13,712.97
3009-000	ELEVATOR		17,287.86		17,287.86
3010-000	MECHANICAL		70,536.33		70,536.33
3011-000	GROUNDS		30,108.86		30,108.86
	Subtotal Reserves	.00	335,818.02	.00	335,818.02
	EQUITY:				
3996-000	RETAINED EARNINGS	204,625.73			204,625.73
	Current Year Net Income/(Loss)	30,018.81	.00	.00	30,018.81
	Subtotal Equity	234,644.54	.00	.00	234,644.54
	TOTAL LIABILITIES & EQUITY	264,702.48	335,818.02	.00	600,520.50
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PIPER DUNES NORTH CONDO ASSOC INC

Income/Expense Statement
Period: 09/01/18 to 09/30/18

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	302,400.00	302,400.00	.00	403,200.00
.00	.00	.00	04391-000	LATE FEES	25.00	.00	25.00	.00
427.65	.00	427.65	04392-000	INTEREST INCOME	3,016.64	.00	3,016.64	.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	(80,520.03)	(80,520.03)	.00	(107,360.00)
(293.90)	.00	(293.90)	04401-000	CAP RSV INTEREST	(2,078.37)	.00	(2,078.37)	.00
24,787.08	24,653.33	133.75		Subtotal Income	222,860.99	221,879.97	981.02	295,840.00
				EXPENSES				
MAINTENANCE								
2,075.68	2,016.67	(59.01)	05603-000	JANITORIAL	18,369.30	18,150.03	(219.27)	24,200.00
227.00	116.67	(110.33)	05604-000	PEST CONTROL	1,101.00	1,050.03	(50.97)	1,400.00
.00	166.67	166.67	05605-000	TREE MAINT	400.00	1,500.03	1,100.03	2,000.00
1,156.95	583.33	(573.62)	05607-000	REFUSE COLLECTION EXPENSES	5,089.95	5,249.97	160.02	7,000.00
560.00	2,500.00	1,940.00	05613-000	BUILDING REPAIR & MAINT	12,642.37	22,500.00	9,857.63	30,000.00
.00	183.33	183.33	05614-000	PLUMBING REPAIRS	1,166.50	1,649.97	483.47	2,200.00
115.00	1,250.00	1,135.00	05615-000	CONSULTING FEES	8,355.00	11,250.00	2,895.00	15,000.00
1,025.00	1,175.00	150.00	05618-000	POOL CONTRACT	9,225.00	10,575.00	1,350.00	14,100.00
.00	333.33	333.33	05626-000	POOL AREA EXPENSE	3,357.26	2,999.97	(357.29)	4,000.00
45.00	83.33	38.33	05627-000	SPRINKLER PARTS & SUPPLIES	825.91	749.97	(75.94)	1,000.00
200.00	425.00	225.00	05630-000	FIRE PROTECTION CONTRACT	5,691.51	3,825.00	(1,866.51)	5,100.00
.00	166.67	166.67	05631-000	FIRE SYSTEM REPAIRS	681.92	1,500.03	818.11	2,000.00
2,175.00	2,241.67	66.67	05651-000	LANDSCAPE CONTRACT	19,575.00	20,175.03	600.03	26,900.00
.00	666.67	666.67	05652-000	LANDSCAPE IMPROVEMENTS	8,664.08	6,000.03	(2,664.05)	8,000.00
.00	125.83	125.83	05683-000	TERMITE CONTRACT	1,510.00	1,132.47	(377.53)	1,510.00
867.26	875.00	7.74	05686-000	ELEVATOR CONTRACT	7,778.52	7,875.00	96.48	10,500.00
.00	83.33	83.33	05687-000	ELEVATOR REPAIRS	1,329.80	749.97	(579.83)	1,000.00
276.90	125.00	(151.90)	05689-000	LIGHT MAINTENANCE	2,318.26	1,125.00	(1,193.26)	1,500.00
250.28	75.00	(175.28)	05691-000	A/C MAINTENANCE	360.28	675.00	314.72	900.00
8,974.07	13,192.50	4,218.43		MAINTENANCE	108,441.66	118,732.50	10,290.84	158,310.00
UTILITIES								
1,538.26	1,617.00	78.74	05802-000	ELECTRICITY	14,283.45	14,553.00	269.55	19,404.00
1,508.91	1,200.00	(308.91)	05803-000	WATER & SEWAGE EXPENSES	10,733.57	10,800.00	66.43	14,400.00
170.22	141.67	(28.55)	05804-000	TELEPHONE	1,449.52	1,275.03	(174.49)	1,700.00
3,217.39	2,958.67	(258.72)		UTILITIES	26,466.54	26,628.03	161.49	35,504.00

PIPER DUNES NORTH CONDO ASSOC INC

Income/Expense Statement

Period: 09/01/18 to 09/30/18

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	675.00	(225.00)	900.00
24.19	30.00	5.81	05909-000	COPIES/POSTAGE	236.76	270.00	33.24	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
5,080.89	5,417.00	336.11	05921-000	GENERAL INSURANCE	45,706.32	48,753.00	3,046.68	65,004.00
.00	41.67	41.67	05953-000	LEGAL FEES	.00	375.03	375.03	500.00
1,176.00	1,176.00	.00	05954-000	MANAGEMENT FEES	10,584.00	10,584.00	.00	14,112.00
6,281.08	6,739.67	458.59		GENERAL & ADMIN	57,488.33	60,718.03	3,229.70	81,049.00
MISCELLANEOUS								
.00	25.00	25.00	05969-000	MISCELLANEOUS EXPENSES	445.65	225.00	(220.65)	300.00
.00	1,723.08	1,723.08	05994-000	BOARD FUND EXP	.00	15,507.72	15,507.72	20,677.00
.00	1,748.08	1,748.08		MISCELLANEOUS	445.65	15,732.72	15,287.07	20,977.00
18,472.54	24,638.92	6,166.38		TOTAL EXPENSES	192,842.18	221,811.28	28,969.10	295,840.00
6,314.54	14.41	6,300.13		Current Year Net Income/(los	30,018.81	68.69	29,950.12	.00