

Pickawillany Condominium Association

Balance Sheet

8/31/2021

Assets

Cash - Operating

1000 - US Bank Checking

\$26,921.89

Cash - Operating Total

\$26,921.89

Cash - Reserves

1015 - USB MMkt Reserve Account

\$114,879.48

1020 - Popular Bank Reserve Account #..696

\$136,918.59

Cash - Reserves Total

\$251,798.07

Assets Total

\$278,719.96

Liabilities and Equity

Retained Earnings

\$416,968.77

Net Income

(\$138,248.81)

Liabilities & Equity Total

\$278,719.96

**Pickawillany Condominium Association
Budget Comparison Report
8/1/2021 - 8/31/2021**

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>INCOME</u>							
4000 - Association Fee	\$63,599.09	\$64,960.00	(\$1,360.91)	\$516,498.96	\$519,680.00	(\$3,181.04)	\$779,520.00
4010 - Roof Assessment	\$0.21	\$0.00	\$0.21	\$0.21	\$0.00	\$0.21	\$0.00
4550 - Late Fee Income	\$280.00	\$0.00	\$280.00	\$1,867.77	\$0.00	\$1,867.77	\$0.00
4999 - Uapplied Prepaid Receipts	(\$4,617.37)	\$0.00	(\$4,617.37)	\$5,570.34	\$0.00	\$5,570.34	\$0.00
<u>Total INCOME</u>	\$59,261.93	\$64,960.00	(\$5,698.07)	\$523,937.28	\$519,680.00	\$4,257.28	\$779,520.00
<u>FUNDS TO CAPITAL RESERVES</u>							
4585 - Trans To Reserves	(\$22,500.00)	(\$22,500.00)	\$0.00	(\$122,500.00)	(\$180,000.00)	\$57,500.00	(\$270,000.00)
<u>Total FUNDS TO CAPITAL RESERVES</u>	(\$22,500.00)	(\$22,500.00)	\$0.00	(\$122,500.00)	(\$180,000.00)	\$57,500.00	(\$270,000.00)
Total Income	\$36,761.93	\$42,460.00	(\$5,698.07)	\$401,437.28	\$339,680.00	\$61,757.28	\$509,520.00
Expense							
<u>PROF. FEES/ADMIN EXPENSE</u>							
5010 - Secretary	\$75.00	\$83.33	\$8.33	\$519.38	\$666.64	\$147.26	\$1,000.00
5020 - Printing & Reproduction	\$257.93	\$250.00	(\$7.93)	\$5,188.92	\$2,000.00	(\$3,188.92)	\$3,000.00
5030 - Management Fees	\$2,875.00	\$2,875.00	\$0.00	\$23,000.00	\$23,000.00	\$0.00	\$34,500.00
5040 - Postage/Courier	\$18.32	\$79.17	\$60.85	\$387.89	\$633.36	\$245.47	\$950.00
5050 - Accounting Fees	\$0.00	\$0.00	\$0.00	\$2,025.00	\$2,000.00	(\$25.00)	\$2,000.00
5055 - Social/Annual Meeting	\$0.00	\$39.83	\$39.83	\$0.00	\$318.64	\$318.64	\$478.00
5070 - Legal Fees	\$115.00	\$666.67	\$551.67	\$3,051.00	\$5,333.36	\$2,282.36	\$8,000.00
5071 - Reimburse Legal Fees	\$0.00	(\$416.67)	(\$416.67)	(\$1,540.50)	(\$3,333.36)	(\$1,792.86)	(\$5,000.00)
5095 - Bad Debt	\$0.00	\$625.00	\$625.00	\$0.00	\$5,000.00	\$5,000.00	\$7,500.00
5100 - Misc. Admin	\$15.00	\$66.67	\$51.67	\$1,456.47	\$533.36	(\$923.11)	\$800.00
<u>Total PROF. FEES/ADMIN EXPENSE</u>	\$3,356.25	\$4,269.00	\$912.75	\$34,088.16	\$36,152.00	\$2,063.84	\$53,228.00
<u>UTILITIES & TRASH</u>							
5510 - Electric Common Area	\$752.71	\$916.67	\$163.96	\$4,878.41	\$7,333.36	\$2,454.95	\$11,000.00
5511 - Reimb Electric	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$4,725.00
5520 - Water & Sewer	\$10,971.56	\$11,083.33	\$111.77	\$80,730.03	\$88,666.64	\$7,936.61	\$133,000.00
5521 - Reimb Water/Sewer Exp	(\$8,268.31)	(\$10,208.33)	(\$1,940.02)	(\$65,401.26)	(\$81,666.64)	(\$16,265.38)	(\$122,500.00)
5525 - Meter Reading Fee	\$579.00	\$0.00	(\$579.00)	\$4,632.00	\$0.00	(\$4,632.00)	\$0.00
5530 - Gas	\$205.43	\$225.00	\$19.57	\$1,561.88	\$1,800.00	\$238.12	\$2,700.00
5540 - Trash Removal	\$356.11	\$291.67	(\$64.44)	\$2,848.88	\$2,333.36	(\$515.52)	\$3,500.00
<u>Total UTILITIES & TRASH</u>	\$4,596.50	\$2,308.34	(\$2,288.16)	\$29,549.94	\$18,466.72	(\$11,083.22)	\$32,425.00
<u>GROUNDS</u>							
6002 - Flower Contract	\$0.00	\$100.00	\$100.00	\$663.97	\$800.00	\$136.03	\$1,200.00
6003 - Landscape Replacements	\$0.00	\$0.00	\$0.00	\$111.78	\$0.00	(\$111.78)	\$0.00
6005 - Landscaping	\$5,020.75	\$5,204.17	\$183.42	\$40,087.70	\$41,633.36	\$1,545.66	\$62,450.00
6010 - Snow Removal	\$0.00	\$0.00	\$0.00	\$20,699.77	\$10,000.00	(\$10,699.77)	\$12,500.00
6015 - Tree & Shrub Care	\$4,101.13	\$4,101.17	\$0.04	\$32,809.04	\$32,809.36	\$0.32	\$49,214.00
6020 - Exterminating/Animal Control	\$680.60	\$583.33	(\$97.27)	\$6,547.78	\$4,666.64	(\$1,881.14)	\$7,000.00
6025 - Ponds/Crks/Lks-Contr Ser	\$545.00	\$139.58	(\$405.42)	\$2,170.00	\$1,116.64	(\$1,053.36)	\$1,675.00
6035 - Misc Grounds	\$350.81	\$250.00	(\$100.81)	\$3,077.07	\$2,000.00	(\$1,077.07)	\$3,000.00
6050 - Playground Expense	\$0.00	\$20.83	\$20.83	\$0.00	\$166.64	\$166.64	\$250.00

Pickawillany Condominium Association
Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total GROUNDS	\$10,698.29	\$10,399.08	(\$299.21)	\$106,167.11	\$93,192.64	(\$12,974.47)	\$137,289.00
<u>BUILDING REPAIR & MAINTENANCE</u>							
6520 - Elec Repair/Common Lights	\$33.35	\$666.67	\$633.32	\$21,261.80	\$5,333.36	(\$15,928.44)	\$8,000.00
6530 - Maint Truck Repairs	\$0.00	\$83.33	\$83.33	\$2,328.71	\$666.64	(\$1,662.07)	\$1,000.00
6535 - Service Tech Payroll	\$8,598.89	\$9,166.67	\$567.78	\$63,817.71	\$73,333.36	\$9,515.65	\$110,000.00
6545 - Bldg Clean & Seal Project	\$0.00	\$2,250.00	\$2,250.00	\$20,000.00	\$18,000.00	(\$2,000.00)	\$27,000.00
6550 - Plumbing Repairs	\$0.00	\$291.67	\$291.67	(\$1,565.36)	\$2,333.36	\$3,898.72	\$3,500.00
6570 - Painting	\$0.00	\$150.00	\$150.00	\$570.15	\$550.00	(\$20.15)	\$750.00
6575 - Fence Repairs	\$0.00	\$100.00	\$100.00	\$131.53	\$300.00	\$168.47	\$500.00
6580 - Building Repairs	\$2,468.33	\$1,250.00	(\$1,218.33)	\$10,286.95	\$10,000.00	(\$286.95)	\$15,000.00
6590 - Gutters/Downspouts	\$758.14	\$208.33	(\$549.81)	\$1,359.04	\$1,666.64	\$307.60	\$2,500.00
6595 - Signage	\$0.00	\$20.83	\$20.83	\$71.90	\$166.64	\$94.74	\$250.00
Total BUILDING REPAIR & MAINTENANCE	\$11,858.71	\$14,187.50	\$2,328.79	\$118,262.43	\$112,350.00	(\$5,912.43)	\$168,500.00
<u>INSURANCE & TAX EXP</u>							
7010 - Property Insurance	\$5,083.54	\$5,250.00	\$166.46	\$40,668.36	\$42,000.00	\$1,331.64	\$63,000.00
7020 - Ins-Damages/(Claims Paid)	\$0.00	\$416.67	\$416.67	\$3,000.00	\$3,333.36	\$333.36	\$5,000.00
7040 - Taxes - Other	\$0.00	\$0.00	\$0.00	\$170.84	\$200.00	\$29.16	\$200.00
Total INSURANCE & TAX EXP	\$5,083.54	\$5,666.67	\$583.13	\$43,839.20	\$45,533.36	\$1,694.16	\$68,200.00
<u>CLUBHOUSE/POOL EXPENSES</u>							
7508 - CH Tags	\$28.91	\$0.00	(\$28.91)	\$28.91	\$0.00	(\$28.91)	\$0.00
7510 - CH Telephone	\$191.17	\$125.00	(\$66.17)	\$1,494.47	\$1,000.00	(\$494.47)	\$1,500.00
7513 - CH Mats	\$0.00	\$0.00	\$0.00	\$128.98	\$0.00	(\$128.98)	\$0.00
7515 - CH Repairs & Maint	\$39.69	\$41.67	\$1.98	\$4,087.44	\$333.36	(\$3,754.08)	\$500.00
7517 - CH Supplies	\$0.00	\$41.67	\$41.67	\$1,250.42	\$333.36	(\$917.06)	\$500.00
7519 - Pool License/Inspection Fees	\$0.00	\$0.00	\$0.00	\$500.00	\$550.00	\$50.00	\$550.00
7530 - Pool Repair/Maint/Service	\$1,517.04	\$1,000.00	(\$517.04)	\$2,993.79	\$4,500.00	\$1,506.21	\$7,000.00
7535 - Pool Supples	\$876.94	\$625.00	(\$251.94)	\$1,515.72	\$2,575.00	\$1,059.28	\$3,200.00
Total CLUBHOUSE/POOL EXPENSES	\$2,653.75	\$1,833.34	(\$820.41)	\$11,999.73	\$9,291.72	(\$2,708.01)	\$13,250.00
<u>SECURITY</u>							
7704 - Fire Hydrants	\$0.00	\$70.83	\$70.83	\$0.00	\$566.64	\$566.64	\$850.00
7705 - Permits/License	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	(\$25.00)	\$7,500.00
7710 - Alarm Repairs	\$0.00	\$250.00	\$250.00	\$3,884.44	\$2,000.00	(\$1,884.44)	\$3,000.00
7715 - Alarm Monitoring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,250.00
Total SECURITY	\$0.00	\$320.83	\$320.83	\$3,909.44	\$2,566.64	(\$1,342.80)	\$36,600.00
Total Expense	\$38,247.04	\$38,984.76	\$737.72	\$347,816.01	\$317,553.08	(\$30,262.93)	\$509,492.00
Operating Net Income	(\$1,485.11)	\$3,475.24	(\$4,960.35)	\$53,621.27	\$22,126.92	\$31,494.35	\$28.00
Reserve Income							
<u>CAPITAL INCOME</u>							
4510 - Interest Income	\$42.26	\$0.00	\$42.26	\$418.27	\$0.00	\$418.27	\$0.00
9001 - Funds Fr Operating	\$22,500.00	\$22,500.00	\$0.00	\$122,500.00	\$180,000.00	(\$57,500.00)	\$270,000.00
Total CAPITAL INCOME	\$22,542.26	\$22,500.00	\$42.26	\$122,918.27	\$180,000.00	(\$57,081.73)	\$270,000.00

**Pickawillany Condominium Association
Budget Comparison Report
8/1/2021 - 8/31/2021**

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Reserve Income	\$22,542.26	\$22,500.00	\$42.26	\$122,918.27	\$180,000.00	(\$57,081.73)	\$270,000.00
Reserve Expense							
<u>CAPITAL EXPENSES</u>							
9004 - Wood Repl / Painting	\$0.00	\$1,041.67	\$1,041.67	\$16,009.54	\$8,333.36	(\$7,676.18)	\$12,500.00
9007 - Pool	\$0.00	\$0.00	\$0.00	\$5,067.63	\$0.00	(\$5,067.63)	\$0.00
9008 - Basements	\$0.00	\$4,166.67	\$4,166.67	\$37,600.00	\$33,333.36	(\$4,266.64)	\$50,000.00
9010 - Roof	\$0.00	\$208.33	\$208.33	\$998.52	\$1,666.64	\$668.12	\$2,500.00
9011 - Blacktop/Paving	\$0.00	\$29,875.00	\$29,875.00	\$229,680.00	\$239,000.00	\$9,320.00	\$358,500.00
9012 - Garage Door Reimb	\$0.00	\$475.00	\$475.00	\$570.00	\$3,800.00	\$3,230.00	\$5,700.00
9013 - Concrete, Foundation	\$0.00	\$2,083.33	\$2,083.33	\$19,556.39	\$16,666.64	(\$2,889.75)	\$25,000.00
9014 - Landscaping	\$0.00	\$416.67	\$416.67	\$29.27	\$3,333.36	\$3,304.09	\$5,000.00
9015 - Water Lines	\$5,277.00	\$2,397.00	(\$2,880.00)	\$5,277.00	\$19,176.00	\$13,899.00	\$28,764.00
Total CAPITAL EXPENSES	\$5,277.00	\$40,663.67	\$35,386.67	\$314,788.35	\$325,309.36	\$10,521.01	\$487,964.00
Total Reserve Expense	\$5,277.00	\$40,663.67	\$35,386.67	\$314,788.35	\$325,309.36	\$10,521.01	\$487,964.00
Reserve Net Income	\$17,265.26	(\$18,163.67)	\$35,428.93	(\$191,870.08)	(\$145,309.36)	(\$46,560.72)	(\$217,964.00)
Net Income	\$15,780.15	(\$14,688.43)	\$30,468.58	(\$138,248.81)	(\$123,182.44)	(\$15,066.37)	(\$217,936.00)