

**Pickawillany Condominium Association**  
**Balance Sheet**  
**10/31/2018**

**Assets**

Cash - Operating

1000 - US Bank Checking

\$35,851.15

Cash - Operating Total

\$35,851.15

Cash - Reserves

1015 - USB MMkt Reserve Account

\$204,164.16

1020 - Popular Bank Reserve Account

\$92,869.85

Cash - Reserves Total

\$297,034.01

*Assets Total*

\$332,885.16

**Liabilities and Equity**

Payables

2101 - Popular Loan

\$36,777.83

2102 - Loan Principal Payment

(\$36,777.83)

Payables Total

\$0.00

Retained Earnings

\$320,764.31

Net Income

\$12,120.85

*Liabilities & Equity Total*

\$332,885.16

**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**10/1/2018 - 10/31/2018**

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>INCOME</u>							
4000 - Association Fee	\$38,905.83	\$34,191.42	\$4,714.41	\$357,657.55	\$341,914.20	\$15,743.35	\$410,297.00
4005 - Reserve Income	\$17,646.94	\$17,284.75	\$362.19	\$171,330.26	\$172,847.50	(\$1,517.24)	\$207,417.00
4010 - Roof Assessment	\$11,345.73	\$10,812.83	\$532.90	\$114,481.28	\$108,128.30	\$6,352.98	\$129,754.00
4550 - Late Fee Income	\$501.19	\$375.00	\$126.19	\$1,948.12	\$3,750.00	(\$1,801.88)	\$4,500.00
4570 - Misc. Income	\$25.00	\$0.00	\$25.00	\$200.00	\$0.00	\$200.00	\$0.00
<u>Total INCOME</u>	\$68,424.69	\$62,664.00	\$5,760.69	\$645,617.21	\$626,640.00	\$18,977.21	\$751,968.00
<u>FUNDS TO CAPITAL RESERVES</u>							
4585 - Trans To Reserves	(\$15,208.33)	(\$15,208.33)	\$0.00	(\$152,083.30)	(\$152,083.30)	\$0.00	(\$182,500.00)
<u>Total FUNDS TO CAPITAL RESERVES</u>	(\$15,208.33)	(\$15,208.33)	\$0.00	(\$152,083.30)	(\$152,083.30)	\$0.00	(\$182,500.00)
<b>Total Income</b>	\$53,216.36	\$47,455.67	\$5,760.69	\$493,533.91	\$474,556.70	\$18,977.21	\$569,468.00
<b>Expense</b>							
<u>PROF. FEES/ADMIN EXPENSE</u>							
5010 - Secretary	\$93.75	\$0.00	(\$93.75)	\$451.88	\$56.25	(\$395.63)	\$75.00
5020 - Printing & Reproduction	\$208.97	\$416.67	\$207.70	\$2,599.57	\$4,166.70	\$1,567.13	\$5,000.00
5030 - Management Fees	\$2,798.50	\$2,798.50	\$0.00	\$27,985.00	\$27,985.00	\$0.00	\$33,582.00
5040 - Postage/Courier	\$27.40	\$50.00	\$22.60	\$169.61	\$500.00	\$330.39	\$600.00
5050 - Accounting Fees	\$0.00	\$0.00	\$0.00	\$1,995.00	\$2,000.00	\$5.00	\$2,000.00
5055 - Social/Annual Meeting	\$0.00	\$0.00	\$0.00	\$1,175.00	\$1,200.00	\$25.00	\$1,200.00
5070 - Legal Fees	\$858.00	\$708.33	(\$149.67)	\$7,867.97	\$7,083.30	(\$784.67)	\$8,500.00
5071 - Reimburse Legal Fees	(\$649.34)	(\$250.00)	\$399.34	(\$3,859.47)	(\$2,500.00)	\$1,359.47	(\$3,000.00)
5075 - Bank Charges	\$0.00	\$0.00	\$0.00	(\$13.00)	\$0.00	\$13.00	\$0.00
5100 - Misc. Admin	(\$50.00)	\$0.00	\$50.00	\$462.81	\$0.00	(\$462.81)	\$0.00
<u>Total PROF. FEES/ADMIN EXPENSE</u>	\$3,287.28	\$3,723.50	\$436.22	\$38,834.37	\$40,491.25	\$1,656.88	\$47,957.00
<u>UTILITIES &amp; TRASH</u>							
5510 - Electric Common Area	\$773.66	\$877.08	\$103.42	\$6,740.37	\$8,770.80	\$2,030.43	\$10,525.00
5511 - Reimb Electric	(\$1,350.00)	\$0.00	\$1,350.00	(\$1,350.00)	\$0.00	\$1,350.00	\$4,725.00
5520 - Water & Sewer	\$7,867.57	\$10,416.67	\$2,549.10	\$93,902.33	\$104,166.70	\$10,264.37	\$125,000.00
5521 - Reimb Water/Sewer Exp	(\$7,862.79)	(\$9,666.67)	(\$1,803.88)	(\$75,221.48)	(\$96,666.70)	(\$21,445.22)	(\$116,000.00)
5525 - Meter Reading Fee	\$579.00	\$0.00	(\$579.00)	\$5,963.70	\$0.00	(\$5,963.70)	\$0.00
5530 - Gas	\$498.01	\$100.00	(\$398.01)	\$1,725.78	\$2,500.00	\$774.22	\$2,700.00
5540 - Trash Removal	\$211.27	\$166.67	(\$44.60)	\$1,992.70	\$1,666.70	(\$326.00)	\$2,000.00
<u>Total UTILITIES &amp; TRASH</u>	\$716.72	\$1,893.75	\$1,177.03	\$33,753.40	\$20,437.50	(\$13,315.90)	\$28,950.00
<u>GROUNDS</u>							
6001 - Grounds	\$0.00	\$0.00	\$0.00	\$16,291.85	\$17,500.00	\$1,208.15	\$17,500.00
6002 - Flower Contract	\$322.50	\$0.00	(\$322.50)	\$3,229.47	\$850.00	(\$2,379.47)	\$850.00
6003 - Landscape Replacements	\$0.00	\$0.00	\$0.00	\$0.00	\$995.00	\$995.00	\$1,545.00
6005 - Landscaping	\$4,444.88	\$4,445.83	\$0.95	\$44,448.80	\$44,458.30	\$9.50	\$53,350.00
6008 - Fire Hydrants/Fire Safety	\$0.00	\$0.00	\$0.00	\$763.45	\$37.50	(\$725.95)	\$75.00
6010 - Snow Removal	\$0.00	\$0.00	\$0.00	\$10,216.05	\$7,750.00	(\$2,466.05)	\$10,500.00
6020 - Exterminating/Animal Control	\$658.76	\$1,250.00	\$591.24	\$5,899.48	\$6,250.00	\$350.52	\$7,500.00
6025 - Ponds/Crks/Lks-Contr Ser	\$0.00	\$0.00	\$0.00	\$1,920.00	\$0.00	(\$1,920.00)	\$0.00

*why variance*

**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**10/1/2018 - 10/31/2018**

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6035 - Misc Grounds	\$1,566.82	\$1,166.67	(\$400.15)	\$4,927.78	\$11,666.70	\$6,738.92	\$14,000.00
6050 - Playground Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$200.00
<b>Total GROUNDS</b>	<b>\$6,992.96</b>	<b>\$6,862.50</b>	<b>(\$130.46)</b>	<b>\$87,696.88</b>	<b>\$89,707.50</b>	<b>\$2,010.62</b>	<b>\$105,520.00</b>
<b><u>BUILDING REPAIR &amp; MAINTENANCE</u></b>							
6520 - Elec Repair/Common Lights	\$2,223.90	\$1,200.00	(\$1,023.90)	\$13,255.98	\$19,600.00	\$6,344.02	\$22,000.00
6530 - Maint Truck Repairs	\$0.00	\$66.67	\$66.67	\$265.47	\$666.70	\$401.23	\$800.00
6535 - Service Tech Payroll	\$9,599.27	\$9,166.67	(\$432.60)	\$84,859.45	\$91,666.70	\$6,807.25	\$110,000.00
6545 - Bldg Clean & Seal Project	\$15,000.00	\$0.00	(\$15,000.00)	\$52,400.00	\$60,000.00	\$7,600.00	\$60,000.00
6550 - Plumbing Repairs	\$0.00	\$500.00	\$500.00	(\$303.78)	\$5,000.00	\$5,303.78	\$5,000.00
6570 - Painting	\$0.00	\$0.00	\$0.00	\$407.75	\$750.00	\$342.25	\$750.00
6575 - Fence Repairs	\$45.02	\$0.00	(\$45.02)	\$136.09	\$1,000.00	\$863.91	\$1,000.00
6580 - Building Repairs	\$1,204.96	\$833.33	(\$371.63)	\$11,657.92	\$8,333.30	(\$3,324.62)	\$10,000.00
6590 - Gutters/Downspouts	\$434.06	\$500.00	\$65.94	\$1,693.95	\$2,500.00	\$806.05	\$3,000.00
6595 - Signage	\$0.00	\$0.00	\$0.00	\$91.35	\$300.00	\$208.65	\$300.00
<b>Total BUILDING REPAIR &amp; MAINTENANCE</b>	<b>\$28,507.21</b>	<b>\$12,266.67</b>	<b>(\$16,240.54)</b>	<b>\$164,464.18</b>	<b>\$189,816.70</b>	<b>\$25,352.52</b>	<b>\$212,850.00</b>
<b><u>INSURANCE &amp; TAX EXP</u></b>							
7010 - Property Insurance	\$9,625.64	\$5,333.33	(\$4,292.31)	\$53,568.67	\$53,333.30	(\$235.37)	\$64,000.00
7020 - Ins-Damages/(Claims Paid)	\$0.00	\$0.00	\$0.00	\$3,696.25	\$5,000.00	\$1,303.75	\$5,000.00
7040 - Taxes - Other	\$0.00	\$0.00	\$0.00	\$151.74	\$200.00	\$48.26	\$200.00
<b>Total INSURANCE &amp; TAX EXP</b>	<b>\$9,625.64</b>	<b>\$5,333.33</b>	<b>(\$4,292.31)</b>	<b>\$57,416.66</b>	<b>\$58,533.30</b>	<b>\$1,116.64</b>	<b>\$69,200.00</b>
<b><u>CLUBHOUSE/POOL EXPENSES</u></b>							
7507 - CH HVAC	\$0.00	\$0.00	\$0.00	\$318.31	\$0.00	(\$318.31)	\$0.00
7510 - CH Telephone	\$131.65	\$68.75	(\$62.90)	\$1,222.87	\$687.50	(\$535.37)	\$825.00
7515 - CH Repairs & Maint	\$19.86	\$83.33	\$63.47	\$19.86	\$833.30	\$813.44	\$1,000.00
7517 - CH Supplies	\$0.00	\$0.00	\$0.00	\$687.99	\$300.00	(\$387.99)	\$300.00
7519 - Pool License/Inspection Fees	\$0.00	\$0.00	\$0.00	\$500.00	\$525.00	\$25.00	\$525.00
7530 - Pool Repair/Maint/Service	\$1,654.19	\$1,500.00	(\$154.19)	\$6,315.59	\$7,000.00	\$684.41	\$7,000.00
7535 - Pool Supples	\$0.00	\$0.00	\$0.00	\$1,477.28	\$3,000.00	\$1,522.72	\$3,000.00
<b>Total CLUBHOUSE/POOL EXPENSES</b>	<b>\$1,805.70</b>	<b>\$1,652.08</b>	<b>(\$153.62)</b>	<b>\$10,541.90</b>	<b>\$12,345.80</b>	<b>\$1,803.90</b>	<b>\$12,650.00</b>
<b><u>SECURITY</u></b>							
7705 - Permits/License	\$0.00	\$0.00	\$0.00	\$75.00	\$800.00	\$725.00	\$800.00
7710 - Alarm Repairs	\$562.50	\$480.92	(\$81.58)	\$15,620.17	\$4,809.20	(\$10,810.97)	\$5,771.00
7715 - Alarm Monitoring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,250.00
<b>Total SECURITY</b>	<b>\$562.50</b>	<b>\$480.92</b>	<b>(\$81.58)</b>	<b>\$15,695.17</b>	<b>\$5,609.20</b>	<b>(\$10,085.97)</b>	<b>\$31,821.00</b>
<b>Total Expense</b>	<b>\$51,498.01</b>	<b>\$32,212.75</b>	<b>(\$19,285.26)</b>	<b>\$408,402.56</b>	<b>\$416,941.25</b>	<b>\$8,538.69</b>	<b>\$508,948.00</b>
Operating Net Income	\$1,718.35	\$15,242.92	(\$13,524.57)	\$85,131.35	\$57,615.45	\$27,515.90	\$60,520.00
<b>Reserve Income</b>							
<b><u>FUNDS FROM OPERATING</u></b>							
4510 - Interest Income	\$176.38	\$0.00	\$176.38	\$1,651.69	\$0.00	\$1,651.69	\$0.00
9001 - Funds Fr Operating	\$15,208.33	\$15,208.33	\$0.00	\$152,083.30	\$152,083.30	\$0.00	\$182,500.00
<b>Total FUNDS FROM OPERATING</b>	<b>\$15,384.71</b>	<b>\$15,208.33</b>	<b>\$176.38</b>	<b>\$153,734.99</b>	<b>\$152,083.30</b>	<b>\$1,651.69</b>	<b>\$182,500.00</b>

**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**10/1/2018 - 10/31/2018**

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Reserve Income</b>	\$15,384.71	\$15,208.33	\$176.38	\$153,734.99	\$152,083.30	\$1,651.69	\$182,500.00
<b>Reserve Expense</b>							
<u>CAPITAL EXPENSES</u>							
9002 - Popular Bk Loan Interest	\$0.00	\$625.00	\$625.00	\$224.47	\$6,250.00	\$6,025.53	\$7,500.00
9004 - Wood Repl / Painting	\$0.00	\$0.00	\$0.00	\$73.95	\$15,000.00	\$14,926.05	\$15,000.00
9008 - Basements	\$0.00	\$5,000.00	\$5,000.00	\$12,425.00	\$50,000.00	\$37,575.00	\$60,000.00
9010 - Roof	\$0.00	\$0.00	\$0.00	\$2,856.20	\$2,450.00	(\$406.20)	\$2,450.00
9011 - Blacktop/Paving	\$0.00	\$0.00	\$0.00	\$180,327.50	\$150,000.00	(\$30,327.50)	\$150,000.00
9012 - Garage Door Reimb	\$0.00	\$0.00	\$0.00	\$490.00	\$0.00	(\$490.00)	\$5,000.00
9013 - Concrete, Foundation	\$6,984.80	\$0.00	(\$6,984.80)	\$19,539.42	\$30,000.00	\$10,460.58	\$30,000.00
9014 - Landscaping	\$0.00	\$0.00	\$0.00	\$6,840.00	\$7,500.00	\$660.00	\$7,500.00
9015 - Water Lines	\$2,950.00	\$5,000.00	\$2,050.00	\$2,950.00	\$10,000.00	\$7,050.00	\$10,000.00
9017 - Shed Maintenance Addition	\$0.00	\$0.00	\$0.00	\$1,018.95	\$5,000.00	\$3,981.05	\$5,000.00
<u>Total CAPITAL EXPENSES</u>	\$9,934.80	\$10,625.00	\$690.20	\$226,745.49	\$276,200.00	\$49,454.51	\$292,450.00
<b>Total Reserve Expense</b>	\$9,934.80	\$10,625.00	\$690.20	\$226,745.49	\$276,200.00	\$49,454.51	\$292,450.00
Reserve Net Income	\$5,449.91	\$4,583.33	\$866.58	(\$73,010.50)	(\$124,116.70)	\$51,106.20	(\$109,950.00)
Net Income	\$7,168.26	\$19,826.25	(\$12,657.99)	\$12,120.85	(\$66,501.25)	\$78,622.10	(\$49,430.00)