

**Pickawillany Condominium Association**  
**Balance Sheet**  
**6/30/2021**

**Assets**

**Cash - Operating**

1000 - US Bank Checking

\$42,524.75

**Cash - Operating Total**

\$42,524.75

**Cash - Reserves**

1015 - USB MMkt Reserve Account

\$132,655.71

1020 - Popular Bank Reserve Account #..696

\$186,831.24

**Cash - Reserves Total**

\$319,486.95

**Assets Total**

\$362,011.70

**Liabilities and Equity**

**Retained Earnings**

\$416,969.77

**Net Income**

(\$54,957.07)

**Liabilities & Equity Total**

\$362,011.70

**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**6/1/2021 - 6/30/2021**

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<b><u>INCOME</u></b>							
4000 - Association Fee	\$64,291.21	\$64,960.00	(\$668.79)	\$388,562.21	\$389,760.00	(\$1,197.79)	\$779,520.00
4550 - Late Fee Income	\$400.00	\$0.00	\$400.00	\$1,347.77	\$0.00	\$1,347.77	\$0.00
4999 - Unapplied Prepaid Receipts	\$1,773.46	\$0.00	\$1,773.46	\$7,913.05	\$0.00	\$7,913.05	\$0.00
<b>Total INCOME</b>	<b>\$66,464.67</b>	<b>\$64,960.00</b>	<b>\$1,504.67</b>	<b>\$397,823.03</b>	<b>\$389,760.00</b>	<b>\$8,063.03</b>	<b>\$779,520.00</b>
<b><u>FUNDS TO CAPITAL RESERVES</u></b>							
4585 - Trans To Reserves	\$0.00	(\$22,500.00)	\$22,500.00	(\$77,500.00)	(\$135,000.00)	\$57,500.00	(\$270,000.00)
<b>Total FUNDS TO CAPITAL RESERVES</b>	<b>\$0.00</b>	<b>(\$22,500.00)</b>	<b>\$22,500.00</b>	<b>(\$77,500.00)</b>	<b>(\$135,000.00)</b>	<b>\$57,500.00</b>	<b>(\$270,000.00)</b>
<b>Total Income</b>	<b>\$66,464.67</b>	<b>\$42,460.00</b>	<b>\$24,004.67</b>	<b>\$320,323.03</b>	<b>\$254,760.00</b>	<b>\$65,563.03</b>	<b>\$509,520.00</b>
<b>Expense</b>							
<b><u>PROF. FEES/ADMIN EXPENSE</u></b>							
5010 - Secretary	\$75.00	\$83.33	\$8.33	\$444.38	\$499.98	\$55.60	\$1,000.00
5020 - Printing & Reproduction	\$115.57	\$250.00	\$134.43	\$4,464.68	\$1,500.00	(\$2,964.68)	\$3,000.00
5030 - Management Fees	\$2,875.00	\$2,875.00	\$0.00	\$17,250.00	\$17,250.00	\$0.00	\$34,500.00
5040 - Postage/Courier	\$16.21	\$79.17	\$62.96	\$342.81	\$475.02	\$132.21	\$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	\$238.98	\$238.98	\$478.00
5070 - Legal Fees	\$150.00	\$666.67	\$516.67	\$2,718.50	\$4,000.02	\$1,281.52	\$8,000.00
5071 - Reimburse Legal Fees	(\$115.00)	(\$416.67)	(\$301.67)	(\$1,540.50)	(\$2,500.02)	(\$959.52)	(\$5,000.00)
5095 - Bad Debt	\$0.00	\$625.00	\$625.00	\$0.00	\$3,750.00	\$3,750.00	\$7,500.00
5100 - Misc. Admin	\$229.97	\$66.67	(\$163.30)	\$1,424.47	\$400.02	(\$1,024.45)	\$800.00
<b>Total PROF. FEES/ADMIN EXPENSE</b>	<b>\$3,346.75</b>	<b>\$4,269.00</b>	<b>\$922.25</b>	<b>\$27,129.34</b>	<b>\$27,614.00</b>	<b>\$484.66</b>	<b>\$53,228.00</b>
<b><u>UTILITIES &amp; TRASH</u></b>							
5510 - Electric Common Area	\$1,314.44	\$916.67	(\$397.77)	\$3,326.52	\$5,500.02	\$2,173.50	\$11,000.00
5511 - Reimb Electric	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$4,725.00
5520 - Water & Sewer	\$10,294.62	\$11,083.33	\$788.71	\$59,928.32	\$66,499.98	\$6,571.66	\$133,000.00
5521 - Reimb Water/Sewer Exp	(\$7,921.13)	(\$10,208.33)	(\$2,287.20)	(\$48,760.13)	(\$61,249.98)	(\$12,489.85)	(\$122,500.00)
5525 - Meter Reading Fee	\$579.00	\$0.00	(\$579.00)	\$3,474.00	\$0.00	(\$3,474.00)	\$0.00
5530 - Gas	\$487.60	\$225.00	(\$262.60)	\$1,017.76	\$1,350.00	\$332.24	\$2,700.00
5540 - Trash Removal	\$356.11	\$291.67	(\$64.44)	\$2,136.66	\$1,750.02	(\$386.64)	\$3,500.00
<b>Total UTILITIES &amp; TRASH</b>	<b>\$5,110.64</b>	<b>\$2,308.34</b>	<b>(\$2,802.30)</b>	<b>\$21,423.13</b>	<b>\$13,850.04</b>	<b>(\$7,573.09)</b>	<b>\$32,425.00</b>
<b><u>GROUNDS</u></b>							
6002 - Flower Contract	\$69.56	\$100.00	\$30.44	\$663.97	\$600.00	(\$63.97)	\$1,200.00
6005 - Landscaping	\$5,009.50	\$5,204.17	\$194.67	\$30,057.45	\$31,225.02	\$1,167.57	\$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	\$24,606.78	\$24,607.02	\$0.24	\$49,214.00
6020 - Exterminating/Animal Control	\$1,888.59	\$583.33	(\$1,305.26)	\$5,203.29	\$3,499.98	(\$1,703.31)	\$7,000.00
6025 - Ponds/Crks/Lks-Contr Ser	\$0.00	\$139.58	\$139.58	\$1,625.00	\$837.48	(\$787.52)	\$1,675.00
6035 - Misc Grounds	\$50.97	\$250.00	\$199.03	\$2,517.89	\$1,500.00	(\$1,017.89)	\$3,000.00
6050 - Playground Expense	\$0.00	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$250.00
<b>Total GROUNDS</b>	<b>\$11,119.75</b>	<b>\$10,399.08</b>	<b>(\$720.67)</b>	<b>\$85,374.15</b>	<b>\$72,394.48</b>	<b>(\$12,979.67)</b>	<b>\$137,289.00</b>



**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**6/1/2021 - 6/30/2021**

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b><u>BUILDING REPAIR &amp; MAINTENANCE</u></b>							
6520 - Elec Repair/Common Lights	\$5,075.60	\$666.67	(\$4,408.93)	\$21,228.45	\$4,000.02	(\$17,228.43)	\$8,000.00
6530 - Maint Truck Repairs	\$40.96	\$83.33	\$42.37	\$2,282.20	\$499.98	(\$1,782.22)	\$1,000.00
6535 - Service Tech Payroll	\$8,395.22	\$9,166.67	\$771.45	\$46,781.21	\$55,000.02	\$8,218.81	\$110,000.00
6545 - Bldg Clean & Seal Project	\$0.00	\$2,250.00	\$2,250.00	\$20,000.00	\$13,500.00	(\$6,500.00)	\$27,000.00
6550 - Plumbing Repairs	\$0.00	\$291.67	\$291.67	(\$1,506.90)	\$1,750.02	\$3,256.92	\$3,500.00
6570 - Painting	\$0.00	\$200.00	\$200.00	\$342.63	\$200.00	(\$142.63)	\$750.00
6575 - Fence Repairs	\$0.00	\$100.00	\$100.00	\$131.53	\$100.00	(\$31.53)	\$500.00
6580 - Building Repairs	\$2,800.00	\$1,250.00	(\$1,550.00)	\$7,138.62	\$7,500.00	\$361.38	\$15,000.00
6590 - Gutters/Downspouts	\$0.00	\$208.33	\$208.33	\$576.58	\$1,249.98	\$673.40	\$2,500.00
6595 - Signage	\$71.90	\$20.83	(\$51.07)	\$71.90	\$124.98	\$53.08	\$250.00
<b>Total BUILDING REPAIR &amp; MAINTENANCE</b>	<b>\$16,383.68</b>	<b>\$14,237.50</b>	<b>(\$2,146.18)</b>	<b>\$97,046.22</b>	<b>\$83,925.00</b>	<b>(\$13,121.22)</b>	<b>\$168,500.00</b>
<b><u>INSURANCE &amp; TAX EXP</u></b>							
7010 - Property Insurance	\$5,083.54	\$5,250.00	\$166.46	\$30,501.28	\$31,500.00	\$998.72	\$63,000.00
7020 - Ins-Damages/(Claims Paid)	\$0.00	\$416.67	\$416.67	\$3,000.00	\$2,500.02	(\$499.98)	\$5,000.00
7040 - Taxes - Other	\$0.00	\$200.00	\$200.00	\$170.84	\$200.00	\$29.16	\$200.00
<b>Total INSURANCE &amp; TAX EXP</b>	<b>\$5,083.54</b>	<b>\$5,866.67</b>	<b>\$783.13</b>	<b>\$33,672.12</b>	<b>\$34,200.02</b>	<b>\$527.90</b>	<b>\$68,200.00</b>
<b><u>CLUBHOUSE/POOL EXPENSES</u></b>							
7510 - CH Telephone	\$191.70	\$125.00	(\$66.70)	\$1,112.28	\$750.00	(\$362.28)	\$1,500.00
7515 - CH Repairs & Maint	\$0.00	\$41.67	\$41.67	\$3,308.20	\$250.02	(\$3,058.18)	\$500.00
7517 - CH Supplies	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$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	\$96.00	\$1,000.00	\$904.00	\$671.00	\$2,500.00	\$1,829.00	\$7,000.00
7535 - Pool Supplies	\$512.76	\$650.00	\$137.24	\$638.78	\$1,300.00	\$661.22	\$3,200.00
<b>Total CLUBHOUSE/POOL EXPENSES</b>	<b>\$800.46</b>	<b>\$1,858.34</b>	<b>\$1,057.88</b>	<b>\$6,230.26</b>	<b>\$5,600.04</b>	<b>(\$630.22)</b>	<b>\$13,250.00</b>
<b><u>SECURITY</u></b>							
7704 - Fire Hydrants	\$0.00	\$70.83	\$70.83	\$0.00	\$424.98	\$424.98	\$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	\$3,696.94	\$1,500.00	(\$2,196.94)	\$3,000.00
7715 - Alarm Monitoring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,250.00
<b>Total SECURITY</b>	<b>\$0.00</b>	<b>\$320.83</b>	<b>\$320.83</b>	<b>\$3,721.94</b>	<b>\$1,924.98</b>	<b>(\$1,796.96)</b>	<b>\$36,600.00</b>
<b>Total Expense</b>	<b>\$41,844.82</b>	<b>\$39,259.76</b>	<b>(\$2,585.06)</b>	<b>\$274,597.16</b>	<b>\$239,508.56</b>	<b>(\$35,088.60)</b>	<b>\$509,492.00</b>
<b>Operating Net Income</b>	<b>\$24,619.85</b>	<b>\$3,200.24</b>	<b>\$21,419.61</b>	<b>\$45,725.87</b>	<b>\$15,251.44</b>	<b>\$30,474.43</b>	<b>\$28.00</b>
<b><u>Reserve Income</u></b>							
<b><u>CAPITAL INCOME</u></b>							
4510 - Interest Income	\$59.84	\$0.00	\$59.84	\$329.89	\$0.00	\$329.89	\$0.00
9001 - Funds Fr Operating	\$0.00	\$22,500.00	(\$22,500.00)	\$77,500.00	\$135,000.00	(\$57,500.00)	\$270,000.00
<b>Total CAPITAL INCOME</b>	<b>\$59.84</b>	<b>\$22,500.00</b>	<b>(\$22,440.16)</b>	<b>\$77,829.89</b>	<b>\$135,000.00</b>	<b>(\$57,170.11)</b>	<b>\$270,000.00</b>
<b>Total Reserve Income</b>	<b>\$59.84</b>	<b>\$22,500.00</b>	<b>(\$22,440.16)</b>	<b>\$77,829.89</b>	<b>\$135,000.00</b>	<b>(\$57,170.11)</b>	<b>\$270,000.00</b>
<b>Reserve Expense</b>							

**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**6/1/2021 - 6/30/2021**

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b><u>CAPITAL EXPENSES</u></b>							
9004 - Wood Repl / Painting	\$0.00	\$1,041.67	\$1,041.67	\$16,009.54	\$6,250.02	(\$9,759.52)	\$12,500.00
9007 - Pool	\$0.00	\$0.00	\$0.00	\$5,067.63	\$0.00	(\$5,067.63)	\$0.00
9008 - Basements	\$37,600.00	\$4,166.67	(\$33,433.33)	\$37,600.00	\$25,000.02	(\$12,599.98)	\$50,000.00
9010 - Roof	\$0.00	\$208.33	\$208.33	\$0.00	\$1,249.98	\$1,249.98	\$2,500.00
9011 - Blacktop/Paving	\$0.00	\$29,875.00	\$29,875.00	\$99,680.00	\$179,250.00	\$79,570.00	\$358,500.00
9012 - Garage Door Reimb	\$0.00	\$475.00	\$475.00	\$570.00	\$2,850.00	\$2,280.00	\$5,700.00
9013 - Concrete, Foundation	\$9,738.90	\$2,083.33	(\$7,655.57)	\$19,556.39	\$12,499.98	(\$7,056.41)	\$25,000.00
9014 - Landscaping	\$0.00	\$416.67	\$416.67	\$29.27	\$2,500.02	\$2,470.75	\$5,000.00
9015 - Water Lines	\$0.00	\$2,397.00	\$2,397.00	\$0.00	\$14,382.00	\$14,382.00	\$28,764.00
<b><u>Total CAPITAL EXPENSES</u></b>	<b>\$47,338.90</b>	<b>\$40,663.67</b>	<b>(\$6,675.23)</b>	<b>\$178,512.83</b>	<b>\$243,982.02</b>	<b>\$65,469.19</b>	<b>\$487,964.00</b>
<b>Total Reserve Expense</b>	<b>\$47,338.90</b>	<b>\$40,663.67</b>	<b>(\$6,675.23)</b>	<b>\$178,512.83</b>	<b>\$243,982.02</b>	<b>\$65,469.19</b>	<b>\$487,964.00</b>
<b>Reserve Net Income</b>	<b>(\$47,279.06)</b>	<b>(\$18,163.67)</b>	<b>(\$29,115.39)</b>	<b>(\$100,682.94)</b>	<b>(\$108,982.02)</b>	<b>\$8,299.08</b>	<b>(\$217,964.00)</b>
<b>Net Income</b>	<b>(\$22,659.21)</b>	<b>(\$14,963.43)</b>	<b>(\$7,695.78)</b>	<b>(\$54,957.07)</b>	<b>(\$93,730.58)</b>	<b>\$38,773.51</b>	<b>(\$217,936.00)</b>