

**Pickawillany Condominium Association**  
**Balance Sheet**  
**7/31/2021**

**Assets**

Cash - Operating

1000 - US Bank Checking

\$50,907.00

Cash - Operating Total

\$50,907.00

Cash - Reserves

1015 - USB MMkt Reserve Account

\$75,156.10

1020 - Popular Bank Reserve Account #..696

\$136,876.71

Cash - Reserves Total

\$212,032.81

*Assets Total*

\$262,939.81

**Liabilities and Equity**

Retained Earnings

\$416,968.77

Net Income

(\$154,028.96)

*Liabilities & Equity Total*

\$262,939.81

**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**7/1/2021 - 7/31/2021**

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>INCOME</u>							
4000 - Association Fee	\$64,337.66	\$64,960.00	(\$622.34)	\$452,899.87	\$454,720.00	(\$1,820.13)	\$779,520.00
4550 - Late Fee Income	\$240.00	\$0.00	\$240.00	\$1,587.77	\$0.00	\$1,587.77	\$0.00
4999 - Uapplied Prepaid Receipts	\$2,290.32	\$0.00	\$2,290.32	\$10,203.37	\$0.00	\$10,203.37	\$0.00
<u>Total INCOME</u>	\$66,867.98	\$64,960.00	\$1,907.98	\$464,691.01	\$454,720.00	\$9,971.01	\$779,520.00
<u>FUNDS TO CAPITAL RESERVES</u>							
4585 - Trans To Reserves	(\$22,500.00)	(\$22,500.00)	\$0.00	(\$100,000.00)	(\$157,500.00)	\$57,500.00	(\$270,000.00)
<u>Total FUNDS TO CAPITAL RESERVES</u>	(\$22,500.00)	(\$22,500.00)	\$0.00	(\$100,000.00)	(\$157,500.00)	\$57,500.00	(\$270,000.00)
<b>Total Income</b>	\$44,367.98	\$42,460.00	\$1,907.98	\$364,691.01	\$297,220.00	\$67,471.01	\$509,520.00
<b>Expense</b>							
<u>PROF. FEES/ADMIN EXPENSE</u>							
5010 - Secretary	\$0.00	\$83.33	\$83.33	\$444.38	\$583.31	\$138.93	\$1,000.00
5020 - Printing & Reproduction	\$466.31	\$250.00	(\$216.31)	\$4,930.99	\$1,750.00	(\$3,180.99)	\$3,000.00
5030 - Management Fees	\$2,875.00	\$2,875.00	\$0.00	\$20,125.00	\$20,125.00	\$0.00	\$34,500.00
5040 - Postage/Courier	\$26.76	\$79.17	\$52.41	\$369.57	\$554.19	\$184.62	\$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	\$278.81	\$278.81	\$478.00
5070 - Legal Fees	\$217.50	\$666.67	\$449.17	\$2,936.00	\$4,666.69	\$1,730.69	\$8,000.00
5071 - Reimburse Legal Fees	\$0.00	(\$416.67)	(\$416.67)	(\$1,540.50)	(\$2,916.69)	(\$1,376.19)	(\$5,000.00)
5095 - Bad Debt	\$0.00	\$625.00	\$625.00	\$0.00	\$4,375.00	\$4,375.00	\$7,500.00
5100 - Misc. Admin	\$17.00	\$66.67	\$49.67	\$1,441.47	\$466.69	(\$974.78)	\$800.00
<u>Total PROF. FEES/ADMIN EXPENSE</u>	\$3,602.57	\$4,269.00	\$666.43	\$30,731.91	\$31,883.00	\$1,151.09	\$53,228.00
<u>UTILITIES &amp; TRASH</u>							
5510 - Electric Common Area	\$799.18	\$916.67	\$117.49	\$4,125.70	\$6,416.69	\$2,290.99	\$11,000.00
5511 - Reimb Electric	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$4,725.00
5520 - Water & Sewer	\$9,830.15	\$11,083.33	\$1,253.18	\$69,758.47	\$77,583.31	\$7,824.84	\$133,000.00
5521 - Reimb Water/Sewer Exp	(\$8,357.16)	(\$10,208.33)	(\$1,851.17)	(\$57,117.29)	(\$71,458.31)	(\$14,341.02)	(\$122,500.00)
5525 - Meter Reading Fee	\$579.00	\$0.00	(\$579.00)	\$4,053.00	\$0.00	(\$4,053.00)	\$0.00
5530 - Gas	\$338.69	\$225.00	(\$113.69)	\$1,356.45	\$1,575.00	\$218.55	\$2,700.00
5540 - Trash Removal	\$356.11	\$291.67	(\$64.44)	\$2,492.77	\$2,041.69	(\$451.08)	\$3,500.00
<u>Total UTILITIES &amp; TRASH</u>	\$3,545.97	\$2,308.34	(\$1,237.63)	\$24,969.10	\$16,158.38	(\$8,810.72)	\$32,425.00
<u>GROUNDS</u>							
6002 - Flower Contract	\$0.00	\$100.00	\$100.00	\$663.97	\$700.00	\$36.03	\$1,200.00
6003 - Landscape Replacements	\$111.78	\$0.00	(\$111.78)	\$111.78	\$0.00	(\$111.78)	\$0.00
6005 - Landscaping	\$5,009.50	\$5,204.17	\$194.67	\$35,066.95	\$36,429.19	\$1,362.24	\$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	\$28,707.91	\$28,708.19	\$0.28	\$49,214.00
6020 - Exterminating/Animal Control	\$663.89	\$583.33	(\$80.56)	\$5,867.18	\$4,083.31	(\$1,783.87)	\$7,000.00
6025 - Ponds/Crks/Lks-Contr Ser	\$0.00	\$139.58	\$139.58	\$1,625.00	\$977.06	(\$647.94)	\$1,675.00
6035 - Misc Grounds	\$208.37	\$250.00	\$41.63	\$2,726.26	\$1,750.00	(\$976.26)	\$3,000.00
6050 - Playground Expense	\$0.00	\$20.83	\$20.83	\$0.00	\$145.81	\$145.81	\$250.00
<u>Total GROUNDS</u>	\$10,094.67	\$10,399.08	\$304.41	\$95,468.82	\$82,793.56	(\$12,675.26)	\$137,289.00

**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**7/1/2021 - 7/31/2021**

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b><u>BUILDING REPAIR &amp; MAINTENANCE</u></b>							
6520 - Elec Repair/Common Lights	\$0.00	\$666.67	\$666.67	\$21,228.45	\$4,666.69	(\$16,561.76)	\$8,000.00
6530 - Maint Truck Repairs	\$46.51	\$83.33	\$36.82	\$2,328.71	\$583.31	(\$1,745.40)	\$1,000.00
6535 - Service Tech Payroll	\$8,437.61	\$9,166.67	\$729.06	\$55,218.82	\$64,166.69	\$8,947.87	\$110,000.00
6545 - Bldg Clean & Seal Project	\$0.00	\$2,250.00	\$2,250.00	\$20,000.00	\$15,750.00	(\$4,250.00)	\$27,000.00
6550 - Plumbing Repairs	(\$58.46)	\$291.67	\$350.13	(\$1,565.36)	\$2,041.69	\$3,607.05	\$3,500.00
6570 - Painting	\$227.52	\$200.00	(\$27.52)	\$570.15	\$400.00	(\$170.15)	\$750.00
6575 - Fence Repairs	\$0.00	\$100.00	\$100.00	\$131.53	\$200.00	\$68.47	\$500.00
6580 - Building Repairs	\$680.00	\$1,250.00	\$570.00	\$7,818.62	\$8,750.00	\$931.38	\$15,000.00
6590 - Gutters/Downspouts	\$24.32	\$208.33	\$184.01	\$600.90	\$1,458.31	\$857.41	\$2,500.00
6595 - Signage	\$0.00	\$20.83	\$20.83	\$71.90	\$145.81	\$73.91	\$250.00
<b><u>Total BUILDING REPAIR &amp; MAINTENANCE</u></b>	<b>\$9,357.50</b>	<b>\$14,237.50</b>	<b>\$4,880.00</b>	<b>\$106,403.72</b>	<b>\$98,162.50</b>	<b>(\$8,241.22)</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	\$35,584.82	\$36,750.00	\$1,165.18	\$63,000.00
7020 - Ins-Damages/(Claims Paid)	\$0.00	\$416.67	\$416.67	\$3,000.00	\$2,916.69	(\$83.31)	\$5,000.00
7040 - Taxes - Other	\$0.00	\$0.00	\$0.00	\$170.84	\$200.00	\$29.16	\$200.00
<b><u>Total INSURANCE &amp; TAX EXP</u></b>	<b>\$5,083.54</b>	<b>\$5,666.67</b>	<b>\$583.13</b>	<b>\$38,755.66</b>	<b>\$39,866.69</b>	<b>\$1,111.03</b>	<b>\$68,200.00</b>
<b><u>CLUBHOUSE/POOL EXPENSES</u></b>							
7510 - CH Telephone	\$191.02	\$125.00	(\$66.02)	\$1,303.30	\$875.00	(\$428.30)	\$1,500.00
7513 - CH Mats	\$128.98	\$0.00	(\$128.98)	\$128.98	\$0.00	(\$128.98)	\$0.00
7515 - CH Repairs & Maint	\$739.55	\$41.67	(\$697.88)	\$4,047.75	\$291.69	(\$3,756.06)	\$500.00
7517 - CH Supplies	\$1,250.42	\$41.67	(\$1,208.75)	\$1,250.42	\$291.69	(\$958.73)	\$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	\$805.75	\$1,000.00	\$194.25	\$1,476.75	\$3,500.00	\$2,023.25	\$7,000.00
7535 - Pool Supplies	\$0.00	\$650.00	\$650.00	\$638.78	\$1,950.00	\$1,311.22	\$3,200.00
<b><u>Total CLUBHOUSE/POOL EXPENSES</u></b>	<b>\$3,115.72</b>	<b>\$1,858.34</b>	<b>(\$1,257.38)</b>	<b>\$9,345.98</b>	<b>\$7,458.38</b>	<b>(\$1,887.60)</b>	<b>\$13,250.00</b>
<b><u>SECURITY</u></b>							
7704 - Fire Hydrants	\$0.00	\$70.83	\$70.83	\$0.00	\$495.81	\$495.81	\$850.00
7705 - Permits/License	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	(\$25.00)	\$7,500.00
7710 - Alarm Repairs	\$187.50	\$250.00	\$62.50	\$3,884.44	\$1,750.00	(\$2,134.44)	\$3,000.00
7715 - Alarm Monitoring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,250.00
<b><u>Total SECURITY</u></b>	<b>\$187.50</b>	<b>\$320.83</b>	<b>\$133.33</b>	<b>\$3,909.44</b>	<b>\$2,245.81</b>	<b>(\$1,663.63)</b>	<b>\$36,600.00</b>
<b>Total Expense</b>	<b>\$34,987.47</b>	<b>\$39,059.76</b>	<b>\$4,072.29</b>	<b>\$309,584.63</b>	<b>\$278,568.32</b>	<b>(\$31,016.31)</b>	<b>\$509,492.00</b>
Operating Net Income	\$9,380.51	\$3,400.24	\$5,980.27	\$55,106.38	\$18,651.68	\$36,454.70	\$28.00
<b>Reserve Income</b>							
<b><u>CAPITAL INCOME</u></b>							
4510 - Interest Income	\$46.12	\$0.00	\$46.12	\$376.01	\$0.00	\$376.01	\$0.00
9001 - Funds Fr Operating	\$22,500.00	\$22,500.00	\$0.00	\$100,000.00	\$157,500.00	(\$57,500.00)	\$270,000.00
<b><u>Total CAPITAL INCOME</u></b>	<b>\$22,546.12</b>	<b>\$22,500.00</b>	<b>\$46.12</b>	<b>\$100,376.01</b>	<b>\$157,500.00</b>	<b>(\$57,123.99)</b>	<b>\$270,000.00</b>
<b>Total Reserve Income</b>	<b>\$22,546.12</b>	<b>\$22,500.00</b>	<b>\$46.12</b>	<b>\$100,376.01</b>	<b>\$157,500.00</b>	<b>(\$57,123.99)</b>	<b>\$270,000.00</b>

**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**7/1/2021 - 7/31/2021**

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Reserve Expense</b>							
<b><u>CAPITAL EXPENSES</u></b>							
9004 - Wood Repl / Painting	\$0.00	\$1,041.67	\$1,041.67	\$16,009.54	\$7,291.69	(\$8,717.85)	\$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	\$29,166.69	(\$8,433.31)	\$50,000.00
9010 - Roof	\$998.52	\$208.33	(\$790.19)	\$998.52	\$1,458.31	\$459.79	\$2,500.00
9011 - Blacktop/Paving	\$130,000.00	\$29,875.00	(\$100,125.00)	\$229,680.00	\$209,125.00	(\$20,555.00)	\$358,500.00
9012 - Garage Door Reimb	\$0.00	\$475.00	\$475.00	\$570.00	\$3,325.00	\$2,755.00	\$5,700.00
9013 - Concrete, Foundation	\$0.00	\$2,083.33	\$2,083.33	\$19,556.39	\$14,583.31	(\$4,973.08)	\$25,000.00
9014 - Landscaping	\$0.00	\$416.67	\$416.67	\$29.27	\$2,916.69	\$2,887.42	\$5,000.00
9015 - Water Lines	\$0.00	\$2,397.00	\$2,397.00	\$0.00	\$16,779.00	\$16,779.00	\$28,764.00
<b><u>Total CAPITAL EXPENSES</u></b>	<b>\$130,998.52</b>	<b>\$40,663.67</b>	<b>(\$90,334.85)</b>	<b>\$309,511.35</b>	<b>\$284,645.69</b>	<b>(\$24,865.66)</b>	<b>\$487,964.00</b>
<b>Total Reserve Expense</b>	<b>\$130,998.52</b>	<b>\$40,663.67</b>	<b>(\$90,334.85)</b>	<b>\$309,511.35</b>	<b>\$284,645.69</b>	<b>(\$24,865.66)</b>	<b>\$487,964.00</b>
Reserve Net Income	(\$108,452.40)	(\$18,163.67)	(\$90,288.73)	(\$209,135.34)	(\$127,145.69)	(\$81,989.65)	(\$217,964.00)
Net Income	(\$99,071.89)	(\$14,763.43)	(\$84,308.46)	(\$154,028.96)	(\$108,494.01)	(\$45,534.95)	(\$217,936.00)