

Pickawillany Condominium Association
Balance Sheet
12/31/2021

Assets

Cash - Operating

1000 - US Bank Checking

\$20,801.10

Cash - Operating Total

\$20,801.10

Cash - Reserves

1015 - USB MMkt Reserve Account

\$185,081.98

1020 - Popular Bank Reserve Account #..696

\$250,083.70

Cash - Reserves Total

\$435,165.68

Other

1025 - Popular Insured Cash Sweep

\$258,741.39

Other Total

\$258,741.39

Assets Total

\$714,708.17

Liabilities and Equity

Payables

2104 - Popular Line of Credit

\$499,855.00

Payables Total

\$499,855.00

Retained Earnings

\$416,968.77

Net Income

(\$202,115.60)

Liabilities & Equity Total

\$714,708.17

Pickawillany Condominium Association
Budget Comparison Report
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>INCOME</u>							
4000 - Association Fee	\$64,678.54	\$64,960.00	(\$281.46)	\$778,026.47	\$779,520.00	(\$1,493.53)	\$779,520.00
4010 - Roof Assessment	\$0.22	\$0.00	\$0.22	\$0.97	\$0.00	\$0.97	\$0.00
4550 - Late Fee Income	\$333.92	\$0.00	\$333.92	\$3,521.69	\$0.00	\$3,521.69	\$0.00
4999 - Uapplied Prepaid Receipts	\$8,595.16	\$0.00	\$8,595.16	\$16,575.38	\$0.00	\$16,575.38	\$0.00
<u>Total INCOME</u>	\$73,607.84	\$64,960.00	\$8,647.84	\$798,124.51	\$779,520.00	\$18,604.51	\$779,520.00
<u>FUNDS TO CAPITAL RESERVES</u>							
4585 - Trans To Reserves	(\$29,000.00)	(\$22,500.00)	(\$6,500.00)	(\$200,290.00)	(\$270,000.00)	\$69,710.00	(\$270,000.00)
<u>Total FUNDS TO CAPITAL RESERVES</u>	(\$29,000.00)	(\$22,500.00)	(\$6,500.00)	(\$200,290.00)	(\$270,000.00)	\$69,710.00	(\$270,000.00)
Total Income	\$44,607.84	\$42,460.00	\$2,147.84	\$597,834.51	\$509,520.00	\$88,314.51	\$509,520.00
Expense							
<u>PROF. FEES/ADMIN EXPENSE</u>							
5010 - Secretary	(\$112.50)	\$83.37	\$195.87	\$969.38	\$1,000.00	\$30.62	\$1,000.00
5020 - Printing & Reproduction	\$798.86	\$250.00	(\$548.86)	\$6,447.40	\$3,000.00	(\$3,447.40)	\$3,000.00
5030 - Management Fees	\$2,875.00	\$2,875.00	\$0.00	\$34,500.00	\$34,500.00	\$0.00	\$34,500.00
5040 - Postage/Courier	\$305.55	\$79.13	(\$226.42)	\$761.90	\$950.00	\$188.10	\$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	\$39.87	\$39.87	\$0.00	\$478.00	\$478.00	\$478.00
5070 - Legal Fees	\$605.00	\$666.63	\$61.63	\$3,771.00	\$8,000.00	\$4,229.00	\$8,000.00
5071 - Reimburse Legal Fees	(\$180.00)	(\$416.63)	(\$236.63)	(\$2,611.00)	(\$5,000.00)	(\$2,389.00)	(\$5,000.00)
5095 - Bad Debt	\$0.00	\$625.00	\$625.00	\$0.00	\$7,500.00	\$7,500.00	\$7,500.00
5100 - Misc. Admin	\$35.00	\$66.63	\$31.63	\$1,554.27	\$800.00	(\$754.27)	\$800.00
<u>Total PROF. FEES/ADMIN EXPENSE</u>	\$4,326.91	\$4,269.00	(\$57.91)	\$47,417.95	\$53,228.00	\$5,810.05	\$53,228.00
<u>UTILITIES & TRASH</u>							
5510 - Electric Common Area	\$1,195.63	\$916.63	(\$279.00)	\$7,374.10	\$11,000.00	\$3,625.90	\$11,000.00
5511 - Reimb Electric	\$0.00	\$0.00	\$0.00	\$4,925.00	\$4,725.00	(\$200.00)	\$4,725.00
5520 - Water & Sewer	\$9,831.40	\$11,083.37	\$1,251.97	\$126,199.56	\$133,000.00	\$6,800.44	\$133,000.00
5521 - Reimb Water/Sewer Exp	(\$8,169.84)	(\$10,208.37)	(\$2,038.53)	(\$98,880.97)	(\$122,500.00)	(\$23,619.03)	(\$122,500.00)
5525 - Meter Reading Fee	\$579.00	\$0.00	(\$579.00)	\$6,948.00	\$0.00	(\$6,948.00)	\$0.00
5530 - Gas	\$106.18	\$225.00	\$118.82	\$2,348.49	\$2,700.00	\$351.51	\$2,700.00
5540 - Trash Removal	\$425.53	\$291.63	(\$133.90)	\$4,551.00	\$3,500.00	(\$1,051.00)	\$3,500.00
<u>Total UTILITIES & TRASH</u>	\$3,967.90	\$2,308.26	(\$1,659.64)	\$53,465.18	\$32,425.00	(\$21,040.18)	\$32,425.00
<u>GROUNDS</u>							
6002 - Flower Contract	\$0.00	\$100.00	\$100.00	\$792.75	\$1,200.00	\$407.25	\$1,200.00
6003 - Landscape Replacements	\$0.00	\$0.00	\$0.00	\$111.78	\$0.00	(\$111.78)	\$0.00
6005 - Landscaping	\$5,010.00	\$5,204.13	\$194.13	\$60,146.45	\$62,450.00	\$2,303.55	\$62,450.00
6010 - Snow Removal	\$0.00	\$2,500.00	\$2,500.00	\$20,699.77	\$12,500.00	(\$8,199.77)	\$12,500.00
6015 - Tree & Shrub Care	\$8,202.26	\$4,101.13	(\$4,101.13)	\$49,213.56	\$49,214.00	\$0.44	\$49,214.00
6020 - Exterminating/Animal Control	\$0.00	\$583.37	\$583.37	\$9,003.09	\$7,000.00	(\$2,003.09)	\$7,000.00
6025 - Ponds/Crks/Lks-Contr Ser	\$545.00	\$139.62	(\$405.38)	\$3,315.00	\$1,675.00	(\$1,640.00)	\$1,675.00
6035 - Misc Grounds	\$174.67	\$250.00	\$75.33	\$5,330.30	\$3,000.00	(\$2,330.30)	\$3,000.00
6050 - Playground Expense	\$0.00	\$20.87	\$20.87	\$0.00	\$250.00	\$250.00	\$250.00

Pickawillany Condominium Association
Budget Comparison Report
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total GROUNDS</u>	\$13,931.93	\$12,899.12	(\$1,032.81)	\$148,612.70	\$137,289.00	(\$11,323.70)	\$137,289.00
<u>BUILDING REPAIR & MAINTENANCE</u>							
6520 - Elec Repair/Common Lights	\$0.00	\$666.63	\$666.63	\$21,959.44	\$8,000.00	(\$13,959.44)	\$8,000.00
6530 - Maint Truck Repairs	\$18.25	\$83.37	\$65.12	\$2,472.82	\$1,000.00	(\$1,472.82)	\$1,000.00
6535 - Service Tech Payroll	\$7,336.15	\$9,166.63	\$1,830.48	\$95,426.05	\$110,000.00	\$14,573.95	\$110,000.00
6545 - Bldg Clean & Seal Project	\$0.00	\$2,250.00	\$2,250.00	\$20,000.00	\$27,000.00	\$7,000.00	\$27,000.00
6550 - Plumbing Repairs	\$0.00	\$291.63	\$291.63	(\$1,565.36)	\$3,500.00	\$5,065.36	\$3,500.00
6570 - Painting	\$0.00	\$0.00	\$0.00	\$613.00	\$750.00	\$137.00	\$750.00
6575 - Fence Repairs	\$111.97	\$0.00	(\$111.97)	\$273.63	\$500.00	\$226.37	\$500.00
6580 - Building Repairs	\$149.85	\$1,250.00	\$1,100.15	\$15,759.90	\$15,000.00	(\$759.90)	\$15,000.00
6590 - Gutters/Downspouts	\$9,763.13	\$208.37	(\$9,554.76)	\$12,220.93	\$2,500.00	(\$9,720.93)	\$2,500.00
6595 - Signage	\$0.00	\$20.87	\$20.87	\$71.90	\$250.00	\$178.10	\$250.00
<u>Total BUILDING REPAIR & MAINTENANCE</u>	\$17,379.35	\$13,937.50	(\$3,441.85)	\$167,232.31	\$168,500.00	\$1,267.69	\$168,500.00
<u>INSURANCE & TAX EXP</u>							
7010 - Property Insurance	\$5,349.72	\$5,250.00	(\$99.72)	\$69,071.93	\$63,000.00	(\$6,071.93)	\$63,000.00
7020 - Ins-Damages/(Claims Paid)	\$2,000.00	\$416.63	(\$1,583.37)	\$6,551.28	\$5,000.00	(\$1,551.28)	\$5,000.00
7040 - Taxes - Other	\$0.00	\$0.00	\$0.00	\$170.84	\$200.00	\$29.16	\$200.00
<u>Total INSURANCE & TAX EXP</u>	\$7,349.72	\$5,666.63	(\$1,683.09)	\$75,794.05	\$68,200.00	(\$7,594.05)	\$68,200.00
<u>CLUBHOUSE/POOL EXPENSES</u>							
7508 - CH Tags	\$0.00	\$0.00	\$0.00	\$28.91	\$0.00	(\$28.91)	\$0.00
7510 - CH Telephone	\$204.97	\$125.00	(\$79.97)	\$2,271.95	\$1,500.00	(\$771.95)	\$1,500.00
7513 - CH Mats	\$0.00	\$0.00	\$0.00	\$128.98	\$0.00	(\$128.98)	\$0.00
7515 - CH Repairs & Maint	\$0.00	\$41.63	\$41.63	\$4,087.44	\$500.00	(\$3,587.44)	\$500.00
7517 - CH Supplies	\$0.00	\$41.63	\$41.63	\$1,330.46	\$500.00	(\$830.46)	\$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	\$0.00	\$0.00	\$0.00	\$4,572.42	\$7,000.00	\$2,427.58	\$7,000.00
7535 - Pool Supples	\$0.00	\$0.00	\$0.00	\$1,515.72	\$3,200.00	\$1,684.28	\$3,200.00
<u>Total CLUBHOUSE/POOL EXPENSES</u>	\$204.97	\$208.26	\$3.29	\$14,435.88	\$13,250.00	(\$1,185.88)	\$13,250.00
<u>SECURITY</u>							
7704 - Fire Hydrants	\$0.00	\$70.87	\$70.87	\$0.00	\$850.00	\$850.00	\$850.00
7705 - Permits/License	\$0.00	\$1,500.00	\$1,500.00	\$25.00	\$7,500.00	\$7,475.00	\$7,500.00
7710 - Alarm Repairs	\$0.00	\$250.00	\$250.00	\$4,165.69	\$3,000.00	(\$1,165.69)	\$3,000.00
7715 - Alarm Monitoring	\$0.00	\$0.00	\$0.00	\$6,312.50	\$25,250.00	\$18,937.50	\$25,250.00
<u>Total SECURITY</u>	\$0.00	\$1,820.87	\$1,820.87	\$10,503.19	\$36,600.00	\$26,096.81	\$36,600.00
Total Expense	\$47,160.78	\$41,109.64	(\$6,051.14)	\$517,461.26	\$509,492.00	(\$7,969.26)	\$509,492.00
Operating Net Income	(\$2,552.94)	\$1,350.36	(\$3,903.30)	\$80,373.25	\$28.00	\$80,345.25	\$28.00
<u>Reserve Income</u>							
<u>CAPITAL INCOME</u>							
4510 - Interest Income	\$148.93	\$0.00	\$148.93	\$762.94	\$0.00	\$762.94	\$0.00
9001 - Funds Fr Operating	\$29,000.00	\$22,500.00	\$6,500.00	\$200,290.00	\$270,000.00	(\$69,710.00)	\$270,000.00
<u>Total CAPITAL INCOME</u>	<u>\$29,148.93</u>	<u>\$22,500.00</u>	<u>\$6,648.93</u>	<u>\$201,052.94</u>	<u>\$270,000.00</u>	<u>(\$68,947.06)</u>	<u>\$270,000.00</u>

Pickawillany Condominium Association
Budget Comparison Report
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Reserve Income	\$29,148.93	\$22,500.00	\$6,648.93	\$201,052.94	\$270,000.00	(\$68,947.06)	\$270,000.00
Reserve Expense							
<u>CAPITAL EXPENSES</u>							
9002 - Popular Bk Line of Credit Interest	\$797.94	\$0.00	(\$797.94)	\$1,675.67	\$0.00	(\$1,675.67)	\$0.00
9003 - Fire Alarm System	\$2,340.00	\$0.00	(\$2,340.00)	\$3,900.00	\$0.00	(\$3,900.00)	\$0.00
9004 - Wood Repl / Painting	\$0.00	\$1,041.63	\$1,041.63	\$16,009.54	\$12,500.00	(\$3,509.54)	\$12,500.00
9007 - Pool	\$0.00	\$0.00	\$0.00	\$5,067.63	\$0.00	(\$5,067.63)	\$0.00
9008 - Basements	\$15,000.00	\$4,166.63	(\$10,833.37)	\$52,600.00	\$50,000.00	(\$2,600.00)	\$50,000.00
9010 - Roof	\$0.00	\$208.37	\$208.37	\$998.52	\$2,500.00	\$1,501.48	\$2,500.00
9011 - Blacktop/Paving	\$0.00	\$29,875.00	\$29,875.00	\$356,295.00	\$358,500.00	\$2,205.00	\$358,500.00
9012 - Garage Door Reimb	\$0.00	\$475.00	\$475.00	\$1,830.00	\$5,700.00	\$3,870.00	\$5,700.00
9013 - Concrete, Foundation	\$0.00	\$2,083.37	\$2,083.37	\$19,556.39	\$25,000.00	\$5,443.61	\$25,000.00
9014 - Landscaping	\$0.00	\$416.63	\$416.63	\$29.27	\$5,000.00	\$4,970.73	\$5,000.00
9015 - Water Lines	\$7,840.00	\$2,397.00	(\$5,443.00)	\$25,542.42	\$28,764.00	\$3,221.58	\$28,764.00
9018 - Reserve Study	\$0.00	\$0.00	\$0.00	\$37.35	\$0.00	(\$37.35)	\$0.00
<u>Total CAPITAL EXPENSES</u>	\$25,977.94	\$40,663.63	\$14,685.69	\$483,541.79	\$487,964.00	\$4,422.21	\$487,964.00
Total Reserve Expense	\$25,977.94	\$40,663.63	\$14,685.69	\$483,541.79	\$487,964.00	\$4,422.21	\$487,964.00
Reserve Net Income	\$3,170.99	(\$18,163.63)	\$21,334.62	(\$282,488.85)	(\$217,964.00)	(\$64,524.85)	(\$217,964.00)
Net Income	\$618.05	(\$16,813.27)	\$17,431.32	(\$202,115.60)	(\$217,936.00)	\$15,820.40	(\$217,936.00)