

Pickawillany Condominium Association
Balance Sheet
2/28/2022

Assets

Cash - Operating

1000 - US Bank Checking

\$20,547.73

Cash - Operating Total

\$20,547.73

Cash - Reserves

1015 - USB MMkt Reserve Account

\$217,363.86

1020 - Popular Bank Reserve Account #.696

\$250,076.53

Cash - Reserves Total

\$467,440.39

Other

1025 - Popular Insured Cash Sweep

\$247,560.52

Other Total

\$247,560.52

Assets Total

\$735,548.64

Liabilities and Equity

Payables

2104 - Popular Line of Credit

\$492,588.35

Payables Total

\$492,588.35

Other

2090 - 2021 Turtle Talk Ad Prepaid

\$986.40

Other Total

\$986.40

Retained Earnings

\$214,853.17

Net Income

\$27,120.72

Liabilities & Equity Total

\$735,548.64

Pickawillany Condominium Association
Budget Comparison Report
2/1/2022 - 2/28/2022

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>INCOME</u>							
4000 - Association Fee	\$68,702.77	\$69,967.00	(\$1,264.23)	\$137,881.11	\$139,934.00	(\$2,052.89)	\$839,604.00
4550 - Late Fee Income	\$200.00	\$0.00	\$200.00	\$246.32	\$0.00	\$246.32	\$0.00
4999 - Uapplied Prepaid Receipts	(\$3,039.57)	\$0.00	(\$3,039.57)	(\$8,605.81)	\$0.00	(\$8,605.81)	\$0.00
<u>Total INCOME</u>	\$65,863.20	\$69,967.00	(\$4,103.80)	\$129,521.62	\$139,934.00	(\$10,412.38)	\$839,604.00
<u>FUNDS TO CAPITAL RESERVES</u>							
4585 - Trans To Reserves	(\$26,166.66)	(\$26,166.67)	\$0.01	(\$32,280.32)	(\$52,333.34)	\$20,053.02	(\$314,000.00)
<u>Total FUNDS TO CAPITAL RESERVES</u>	(\$26,166.66)	(\$26,166.67)	\$0.01	(\$32,280.32)	(\$52,333.34)	\$20,053.02	(\$314,000.00)
Total Income	\$39,696.54	\$43,800.33	(\$4,103.79)	\$97,241.30	\$87,600.66	\$9,640.64	\$525,604.00
Expense							
<u>PROF. FEES/ADMIN EXPENSE</u>							
5010 - Secretary	\$75.00	\$104.17	\$29.17	\$150.00	\$208.34	\$58.34	\$1,250.00
5020 - Printing & Reproduction	\$150.43	\$416.67	\$266.24	\$197.65	\$833.34	\$635.69	\$5,000.00
5030 - Management Fees	\$2,916.67	\$2,916.67	\$0.00	\$5,833.34	\$5,833.34	\$0.00	\$35,000.00
5040 - Postage/Courier	\$27.50	\$66.67	\$39.17	\$41.66	\$133.34	\$91.68	\$800.00
5050 - Accounting Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,100.00
5055 - Social/Annual Meeting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
5070 - Legal Fees	\$90.00	\$583.33	\$493.33	\$1,114.60	\$1,166.66	\$52.06	\$7,000.00
5071 - Reimburse Legal Fees	(\$90.00)	(\$333.33)	(\$243.33)	\$25.00	(\$666.66)	(\$691.66)	(\$4,000.00)
5095 - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
5100 - Misc. Admin	\$23.45	\$100.00	\$76.55	\$161.00	\$200.00	\$39.00	\$1,200.00
<u>Total PROF. FEES/ADMIN EXPENSE</u>	\$3,193.05	\$3,854.18	\$661.13	\$7,523.25	\$7,708.36	\$185.11	\$53,850.00
<u>UTILITIES & TRASH</u>							
5510 - Electric Common Area	\$681.86	\$916.67	\$234.81	\$1,368.09	\$1,833.34	\$465.25	\$11,000.00
5511 - Reimb Electric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,725.00
5520 - Water & Sewer	\$13,006.88	\$11,083.33	(\$1,923.55)	\$26,878.69	\$22,166.66	(\$4,712.03)	\$133,000.00
5521 - Reimb Water/Sewer Exp	(\$8,000.20)	(\$10,333.33)	(\$2,333.13)	(\$15,811.48)	(\$20,666.66)	(\$4,855.18)	(\$124,000.00)
5525 - Meter Reading Fee	\$579.00	\$0.00	(\$579.00)	\$1,158.00	\$0.00	(\$1,158.00)	\$0.00
5530 - Gas	\$144.64	\$225.00	\$80.36	\$224.92	\$450.00	\$225.08	\$2,700.00
5540 - Trash Removal	\$425.53	\$433.33	\$7.80	\$851.06	\$866.66	\$15.60	\$5,200.00
<u>Total UTILITIES & TRASH</u>	\$6,837.71	\$2,325.00	(\$4,512.71)	\$14,669.28	\$4,650.00	(\$10,019.28)	\$32,625.00
<u>GROUNDS</u>							
6002 - Flower Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
6005 - Landscaping	\$5,117.35	\$5,360.17	\$242.82	\$10,234.70	\$10,720.34	\$485.64	\$64,322.00
6010 - Snow Removal	\$5,692.13	\$5,000.00	(\$692.13)	\$6,444.63	\$6,600.00	\$155.37	\$13,400.00
6015 - Tree & Shrub Care	\$4,101.13	\$4,101.17	\$0.04	\$8,202.26	\$8,202.34	\$0.08	\$49,214.00
6020 - Exterminating/Animal Control	\$647.00	\$400.00	(\$247.00)	\$647.00	\$400.00	(\$247.00)	\$5,000.00
6025 - Ponds/Crks/Lks-Contr Ser	\$0.00	\$0.00	\$0.00	\$296.71	\$300.00	\$3.29	\$2,160.00
6035 - Misc Grounds	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00
6050 - Playground Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
<u>Total GROUNDS</u>	\$15,557.61	\$15,361.34	(\$196.27)	\$25,825.30	\$27,222.68	\$1,397.38	\$141,346.00

Pickawillany Condominium Association
Budget Comparison Report
2/1/2022 - 2/28/2022

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>BUILDING REPAIR & MAINTENANCE</u>							
6520 - Elec Repair/Common Lights	\$0.00	\$833.33	\$833.33	\$1,349.75	\$1,666.66	\$316.91	\$10,000.00
6530 - Maint Truck Repairs	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00
6535 - Service Tech Payroll	\$7,421.41	\$9,833.33	\$2,411.92	\$14,325.54	\$19,666.66	\$5,341.12	\$118,000.00
6540 - Blacktop Repair/Maint	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,367.00
6545 - Bldg Clean & Seal Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00
6550 - Plumbing Repairs	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$3,500.00
6570 - Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00
6575 - Fence Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
6580 - Building Repairs	\$392.47	\$1,250.00	\$857.53	\$1,152.15	\$2,500.00	\$1,347.85	\$15,000.00
6590 - Gutters/Downspouts	\$74.69	\$291.67	\$216.98	\$74.69	\$583.34	\$508.65	\$3,500.00
6595 - Signage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
Total BUILDING REPAIR & MAINTENANCE	\$7,888.57	\$13,916.66	\$6,028.09	\$16,902.13	\$26,333.32	\$9,431.19	\$177,317.00
<u>INSURANCE & TAX EXP</u>							
7010 - Property Insurance	\$5,349.72	\$5,562.50	\$212.78	\$5,349.73	\$11,125.00	\$5,775.27	\$66,750.00
7020 - Ins-Damages/(Claims Paid)	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
7040 - Taxes - Other	\$0.00	\$0.00	\$0.00	\$171.38	\$0.00	(\$171.38)	\$200.00
Total INSURANCE & TAX EXP	\$5,349.72	\$5,979.17	\$629.45	\$5,521.11	\$11,958.34	\$6,437.23	\$71,950.00
<u>CLUBHOUSE/POOL EXPENSES</u>							
7510 - CH Telephone	\$199.20	\$125.00	(\$74.20)	\$398.33	\$250.00	(\$148.33)	\$1,500.00
7515 - CH Repairs & Maint	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
7517 - CH Supplies	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
7519 - Pool License/Inspection Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550.00
7530 - Pool Repair/Maint/Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
7535 - Pool Supples	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00
Total CLUBHOUSE/POOL EXPENSES	\$199.20	\$208.33	\$9.13	\$398.33	\$416.66	\$18.33	\$12,550.00
<u>SECURITY</u>							
7704 - Fire Hydrants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
7705 - Permits/License	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	(\$25.00)	\$7,500.00
7710 - Alarm Repairs	\$212.70	\$250.00	\$37.30	\$495.37	\$500.00	\$4.63	\$3,000.00
7715 - Alarm Monitoring	\$6,312.50	\$0.00	(\$6,312.50)	\$6,312.50	\$0.00	(\$6,312.50)	\$25,250.00
Total SECURITY	\$6,525.20	\$250.00	(\$6,275.20)	\$6,832.87	\$500.00	(\$6,332.87)	\$36,250.00
Total Expense	\$45,551.06	\$41,894.68	(\$3,656.38)	\$77,672.27	\$78,789.36	\$1,117.09	\$525,888.00
Operating Net Income	(\$5,854.52)	\$1,905.65	(\$7,760.17)	\$19,569.03	\$8,811.30	\$10,757.73	(\$284.00)
<u>Reserve Income</u>							
<u>CAPITAL INCOME</u>							
4510 - Interest Income	\$143.82	\$0.00	\$143.82	\$305.96	\$0.00	\$305.96	\$0.00
9001 - Funds Fr Operating	\$26,166.66	\$26,166.67	(\$0.01)	\$32,280.32	\$52,333.34	(\$20,053.02)	\$314,000.00
Total CAPITAL INCOME	\$26,310.48	\$26,166.67	\$143.81	\$32,586.28	\$52,333.34	(\$19,747.06)	\$314,000.00
Total Reserve Income	\$26,310.48	\$26,166.67	\$143.81	\$32,586.28	\$52,333.34	(\$19,747.06)	\$314,000.00

Pickawillany Condominium Association
Budget Comparison Report
2/1/2022 - 2/28/2022

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Expense							
<u>CAPITAL EXPENSES</u>							
9002 - Popular Bk Line of Credit Interest	\$2,216.71	\$0.00	(\$2,216.71)	\$4,225.59	\$0.00	(\$4,225.59)	\$0.00
9003 - Fire Alarm System	\$20,053.00	\$0.00	(\$20,053.00)	\$20,053.00	\$0.00	(\$20,053.00)	\$0.00
9004 - Wood Repl / Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00
9005 - Bank Loan Fees	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$6,000.00	\$6,000.00	\$36,000.00
9008 - Basements	\$0.00	\$20,000.00	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	\$100,000.00
9010 - Roof	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00
9012 - Garage Door Reimb	\$0.00	\$775.00	\$775.00	\$756.00	\$775.00	\$19.00	\$5,760.00
9013 - Concrete, Foundation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00
9014 - Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
9015 - Water Lines	\$0.00	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	\$20,000.00
<u>Total CAPITAL EXPENSES</u>	\$22,269.71	\$27,275.00	\$5,005.29	\$25,034.59	\$30,275.00	\$5,240.41	\$239,260.00
Total Reserve Expense	\$22,269.71	\$27,275.00	\$5,005.29	\$25,034.59	\$30,275.00	\$5,240.41	\$239,260.00
Reserve Net Income	\$4,040.77	(\$1,108.33)	\$5,149.10	\$7,551.69	\$22,058.34	(\$14,506.65)	\$74,740.00
Net Income	(\$1,813.75)	\$797.32	(\$2,611.07)	\$27,120.72	\$30,869.64	(\$3,748.92)	\$74,456.00