

Pickawillany Condominium Association
Balance Sheet
1/31/2022

Assets

Cash - Operating

1000 - US Bank Checking

\$45,468.85

Cash - Operating Total

\$45,468.85

Cash - Reserves

1015 - USB MMkt Reserve Account

\$191,196.45

1020 - Popular Bank Reserve Account #..696

\$250,084.73

Cash - Reserves Total

\$441,281.18

Other

1025 - Popular Insured Cash Sweep

\$256,892.61

Other Total

\$256,892.61

Assets Total

\$743,642.64

Liabilities and Equity

Payables

2104 - Popular Line of Credit

\$499,855.00

Payables Total

\$499,855.00

Retained Earnings

\$214,853.17

Net Income

\$28,934.47

Liabilities & Equity Total

\$743,642.64

Pickawillany Condominium Association
Budget Comparison Report
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>INCOME</u>							
4000 - Association Fee	\$69,178.34	\$69,967.00	(\$788.66)	\$69,178.34	\$69,967.00	(\$788.66)	\$839,604.00
4550 - Late Fee Income	\$46.32	\$0.00	\$46.32	\$46.32	\$0.00	\$46.32	\$0.00
4999 - Uapplied Prepaid Receipts	(\$5,566.24)	\$0.00	(\$5,566.24)	(\$5,566.24)	\$0.00	(\$5,566.24)	\$0.00
<u>Total INCOME</u>	\$63,658.42	\$69,967.00	(\$6,308.58)	\$63,658.42	\$69,967.00	(\$6,308.58)	\$839,604.00
<u>FUNDS TO CAPITAL RESERVES</u>							
4585 - Trans To Reserves	(\$6,113.66)	(\$26,166.67)	\$20,053.01	(\$6,113.66)	(\$26,166.67)	\$20,053.01	(\$314,000.00)
<u>Total FUNDS TO CAPITAL RESERVES</u>	(\$6,113.66)	(\$26,166.67)	\$20,053.01	(\$6,113.66)	(\$26,166.67)	\$20,053.01	(\$314,000.00)
Total Income	\$57,544.76	\$43,800.33	\$13,744.43	\$57,544.76	\$43,800.33	\$13,744.43	\$525,604.00
Expense							
<u>PROF. FEES/ADMIN EXPENSE</u>							
5010 - Secretary	\$75.00	\$104.17	\$29.17	\$75.00	\$104.17	\$29.17	\$1,250.00
5020 - Printing & Reproduction	\$47.22	\$416.67	\$369.45	\$47.22	\$416.67	\$369.45	\$5,000.00
5030 - Management Fees	\$2,916.67	\$2,916.67	\$0.00	\$2,916.67	\$2,916.67	\$0.00	\$35,000.00
5040 - Postage/Courier	\$14.16	\$66.67	\$52.51	\$14.16	\$66.67	\$52.51	\$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	\$1,024.60	\$583.33	(\$441.27)	\$1,024.60	\$583.33	(\$441.27)	\$7,000.00
5071 - Reimburse Legal Fees	\$115.00	(\$333.33)	(\$448.33)	\$115.00	(\$333.33)	(\$448.33)	(\$4,000.00)
5095 - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
5100 - Misc. Admin	\$137.55	\$100.00	(\$37.55)	\$137.55	\$100.00	(\$37.55)	\$1,200.00
<u>Total PROF. FEES/ADMIN EXPENSE</u>	\$4,330.20	\$3,854.18	(\$476.02)	\$4,330.20	\$3,854.18	(\$476.02)	\$53,850.00
<u>UTILITIES & TRASH</u>							
5510 - Electric Common Area	\$686.23	\$916.67	\$230.44	\$686.23	\$916.67	\$230.44	\$11,000.00
5511 - Reimb Electric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,725.00
5520 - Water & Sewer	\$13,871.81	\$11,083.33	(\$2,788.48)	\$13,871.81	\$11,083.33	(\$2,788.48)	\$133,000.00
5521 - Reimb Water/Sewer Exp	(\$7,811.28)	(\$10,333.33)	(\$2,522.05)	(\$7,811.28)	(\$10,333.33)	(\$2,522.05)	(\$124,000.00)
5525 - Meter Reading Fee	\$579.00	\$0.00	(\$579.00)	\$579.00	\$0.00	(\$579.00)	\$0.00
5530 - Gas	\$80.28	\$225.00	\$144.72	\$80.28	\$225.00	\$144.72	\$2,700.00
5540 - Trash Removal	\$425.53	\$433.33	\$7.80	\$425.53	\$433.33	\$7.80	\$5,200.00
<u>Total UTILITIES & TRASH</u>	\$7,831.57	\$2,325.00	(\$5,506.57)	\$7,831.57	\$2,325.00	(\$5,506.57)	\$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	\$5,117.35	\$5,360.17	\$242.82	\$64,322.00
6010 - Snow Removal	\$752.50	\$1,600.00	\$847.50	\$752.50	\$1,600.00	\$847.50	\$13,400.00
6015 - Tree & Shrub Care	\$4,101.13	\$4,101.17	\$0.04	\$4,101.13	\$4,101.17	\$0.04	\$49,214.00
6020 - Exterminating/Animal Control	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
6025 - Ponds/Crks/Lks-Contr Ser	\$296.71	\$300.00	\$3.29	\$296.71	\$300.00	\$3.29	\$2,160.00
6035 - Misc Grounds	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
6050 - Playground Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
<u>Total GROUNDS</u>	\$10,267.69	\$11,861.34	\$1,593.65	\$10,267.69	\$11,861.34	\$1,593.65	\$141,346.00
<u>BUILDING REPAIR & MAINTENANCE</u>							

Pickawillany Condominium Association
Budget Comparison Report
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6520 - Elec Repair/Common Lights	\$1,349.75	\$833.33	(\$516.42)	\$1,349.75	\$833.33	(\$516.42)	\$10,000.00
6530 - Maint Truck Repairs	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00
6535 - Service Tech Payroll	\$6,904.13	\$9,833.33	\$2,929.20	\$6,904.13	\$9,833.33	\$2,929.20	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$759.68	\$1,250.00	\$490.32	\$759.68	\$1,250.00	\$490.32	\$15,000.00
6590 - Gutters/Downspouts	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
6595 - Signage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
Total BUILDING REPAIR & MAINTENANCE	\$9,013.56	\$12,416.66	\$3,403.10	\$9,013.56	\$12,416.66	\$3,403.10	\$177,317.00
INSURANCE & TAX EXP							
7010 - Property Insurance	\$0.01	\$5,562.50	\$5,562.49	\$0.01	\$5,562.50	\$5,562.49	\$66,750.00
7020 - Ins-Damages/(Claims Paid)	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
7040 - Taxes - Other	\$171.38	\$0.00	(\$171.38)	\$171.38	\$0.00	(\$171.38)	\$200.00
Total INSURANCE & TAX EXP	\$171.39	\$5,979.17	\$5,807.78	\$171.39	\$5,979.17	\$5,807.78	\$71,950.00
CLUBHOUSE/POOL EXPENSES							
7510 - CH Telephone	\$199.13	\$125.00	(\$74.13)	\$199.13	\$125.00	(\$74.13)	\$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	\$83.33	\$83.33	\$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	\$199.13	\$208.33	\$9.20	\$199.13	\$208.33	\$9.20	\$12,550.00
SECURITY							
7704 - Fire Hydrants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
7705 - Permits/License	\$25.00	\$0.00	(\$25.00)	\$25.00	\$0.00	(\$25.00)	\$7,500.00
7710 - Alarm Repairs	\$282.67	\$250.00	(\$32.67)	\$282.67	\$250.00	(\$32.67)	\$3,000.00
7715 - Alarm Monitoring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,250.00
Total SECURITY	\$307.67	\$250.00	(\$57.67)	\$307.67	\$250.00	(\$57.67)	\$36,250.00
Total Expense	\$32,121.21	\$36,894.68	\$4,773.47	\$32,121.21	\$36,894.68	\$4,773.47	\$525,888.00
Operating Net Income	\$25,423.55	\$6,905.65	\$18,517.90	\$25,423.55	\$6,905.65	\$18,517.90	(\$284.00)
Reserve Income							
CAPITAL INCOME							
4510 - Interest Income	\$162.14	\$0.00	\$162.14	\$162.14	\$0.00	\$162.14	\$0.00
9001 - Funds Fr Operating	\$6,113.66	\$26,166.67	(\$20,053.01)	\$6,113.66	\$26,166.67	(\$20,053.01)	\$314,000.00
Total CAPITAL INCOME	\$6,275.80	\$26,166.67	(\$19,890.87)	\$6,275.80	\$26,166.67	(\$19,890.87)	\$314,000.00
Total Reserve Income	\$6,275.80	\$26,166.67	(\$19,890.87)	\$6,275.80	\$26,166.67	(\$19,890.87)	\$314,000.00
Reserve Expense							
CAPITAL EXPENSES							
9002 - Popular Bk Line of Credit Interest	\$2,008.88	\$0.00	(\$2,008.88)	\$2,008.88	\$0.00	(\$2,008.88)	\$0.00

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1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
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	\$3,000.00	\$3,000.00	\$36,000.00
9008 - Basements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00
9010 - Roof	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00
9012 - Garage Door Reimb	\$756.00	\$0.00	(\$756.00)	\$756.00	\$0.00	(\$756.00)	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
Total CAPITAL EXPENSES	\$2,764.88	\$3,000.00	\$235.12	\$2,764.88	\$3,000.00	\$235.12	\$239,260.00
Total Reserve Expense	\$2,764.88	\$3,000.00	\$235.12	\$2,764.88	\$3,000.00	\$235.12	\$239,260.00
Reserve Net Income	\$3,510.92	\$23,166.67	(\$19,655.75)	\$3,510.92	\$23,166.67	(\$19,655.75)	\$74,740.00
Net Income	\$28,934.47	\$30,072.32	(\$1,137.85)	\$28,934.47	\$30,072.32	(\$1,137.85)	\$74,456.00