

Pickawillany Condominium Association

Balance Sheet

11/30/2021

Assets

Cash - Operating

1000 - US Bank Checking

\$30,944.04

Cash - Operating Total

\$30,944.04

Cash - Reserves

1015 - USB MMkt Reserve Account

\$173,671.24

1020 - Popular Bank Reserve Account #.696

\$232,299.84

Cash - Reserves Total

\$405,971.08

*Assets Total*

\$436,915.12

Liabilities and Equity

Payables

2104 - Popular Line of Credit

\$222,680.00

Payables Total

\$222,680.00

Retained Earnings

\$416,968.77

Net Income

(\$202,733.65)

*Liabilities & Equity Total*

\$436,915.12

**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**11/1/2021 - 11/30/2021**

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>INCOME</u>							
4000 - Association Fee	\$64,655.11	\$64,960.00	(\$304.89)	\$713,347.93	\$714,560.00	(\$1,212.07)	\$779,520.00
4010 - Roof Assessment	\$0.18	\$0.00	\$0.18	\$0.75	\$0.00	\$0.75	\$0.00
4550 - Late Fee Income	\$240.00	\$0.00	\$240.00	\$3,187.77	\$0.00	\$3,187.77	\$0.00
4999 - Uapplied Prepaid Receipts	\$3,708.20	\$0.00	\$3,708.20	\$7,980.22	\$0.00	\$7,980.22	\$0.00
<u>Total INCOME</u>	\$68,603.49	\$64,960.00	\$3,643.49	\$724,516.67	\$714,560.00	\$9,956.67	\$779,520.00
<u>FUNDS TO CAPITAL RESERVES</u>							
4585 - Trans To Reserves	(\$12,500.00)	(\$22,500.00)	\$10,000.00	(\$171,290.00)	(\$247,500.00)	\$76,210.00	(\$270,000.00)
<u>Total FUNDS TO CAPITAL RESERVES</u>	(\$12,500.00)	(\$22,500.00)	\$10,000.00	(\$171,290.00)	(\$247,500.00)	\$76,210.00	(\$270,000.00)
<b>Total Income</b>	\$56,103.49	\$42,460.00	\$13,643.49	\$553,226.67	\$467,060.00	\$86,166.67	\$509,520.00
<b>Expense</b>							
<u>PROF. FEES/ADMIN EXPENSE</u>							
5010 - Secretary	\$112.50	\$83.33	(\$29.17)	\$1,081.88	\$916.63	(\$165.25)	\$1,000.00
5020 - Printing & Reproduction	\$121.92	\$250.00	\$128.08	\$5,648.54	\$2,750.00	(\$2,898.54)	\$3,000.00
5030 - Management Fees	\$2,875.00	\$2,875.00	\$0.00	\$31,625.00	\$31,625.00	\$0.00	\$34,500.00
5040 - Postage/Courier	\$20.61	\$79.17	\$58.56	\$456.35	\$870.87	\$414.52	\$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	\$438.13	\$438.13	\$478.00
5070 - Legal Fees	\$0.00	\$666.67	\$666.67	\$3,166.00	\$7,333.37	\$4,167.37	\$8,000.00
5071 - Reimburse Legal Fees	\$0.00	(\$416.67)	(\$416.67)	(\$2,431.00)	(\$4,583.37)	(\$2,152.37)	(\$5,000.00)
5095 - Bad Debt	\$0.00	\$625.00	\$625.00	\$0.00	\$6,875.00	\$6,875.00	\$7,500.00
5100 - Misc. Admin	(\$5.00)	\$66.67	\$71.67	\$1,519.27	\$733.37	(\$785.90)	\$800.00
<u>Total PROF. FEES/ADMIN EXPENSE</u>	\$3,125.03	\$4,269.00	\$1,143.97	\$43,091.04	\$48,959.00	\$5,867.96	\$53,228.00
<u>UTILITIES &amp; TRASH</u>							
5510 - Electric Common Area	\$515.80	\$916.67	\$400.87	\$6,178.47	\$10,083.37	\$3,904.90	\$11,000.00
5511 - Reimb Electric	\$4,625.00	\$4,725.00	\$100.00	\$4,925.00	\$4,725.00	(\$200.00)	\$4,725.00
5520 - Water & Sewer	\$12,264.24	\$11,083.33	(\$1,180.91)	\$116,368.16	\$121,916.63	\$5,548.47	\$133,000.00
5521 - Reimb Water/Sewer Exp	(\$8,195.77)	(\$10,208.33)	(\$2,012.56)	(\$90,711.13)	(\$112,291.63)	(\$21,580.50)	(\$122,500.00)
5525 - Meter Reading Fee	\$579.00	\$0.00	(\$579.00)	\$6,369.00	\$0.00	(\$6,369.00)	\$0.00
5530 - Gas	\$44.75	\$225.00	\$180.25	\$2,242.31	\$2,475.00	\$232.69	\$2,700.00
5540 - Trash Removal	\$425.53	\$291.67	(\$133.86)	\$4,125.47	\$3,208.37	(\$917.10)	\$3,500.00
<u>Total UTILITIES &amp; TRASH</u>	\$10,258.55	\$7,033.34	(\$3,225.21)	\$49,497.28	\$30,116.74	(\$19,380.54)	\$32,425.00
<u>GROUNDS</u>							
6002 - Flower Contract	\$0.00	\$100.00	\$100.00	\$792.75	\$1,100.00	\$307.25	\$1,200.00
6003 - Landscape Replacements	\$0.00	\$0.00	\$0.00	\$111.78	\$0.00	(\$111.78)	\$0.00
6005 - Landscaping	\$5,009.50	\$5,204.17	\$194.67	\$55,136.45	\$57,245.87	\$2,109.42	\$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	\$0.00	\$4,101.17	\$4,101.17	\$41,011.30	\$45,112.87	\$4,101.57	\$49,214.00
6020 - Exterminating/Animal Control	\$321.43	\$583.33	\$261.90	\$9,003.09	\$6,416.63	(\$2,586.46)	\$7,000.00
6025 - Ponds/Crks/Lks-Contr Ser	\$0.00	\$139.58	\$139.58	\$2,770.00	\$1,535.38	(\$1,234.62)	\$1,675.00
6035 - Misc Grounds	\$0.00	\$250.00	\$250.00	\$5,155.63	\$2,750.00	(\$2,405.63)	\$3,000.00
6050 - Playground Expense	\$0.00	\$20.83	\$20.83	\$0.00	\$229.13	\$229.13	\$250.00

**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**11/1/2021 - 11/30/2021**

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Total GROUNDS</b>	\$5,330.93	\$10,399.08	\$5,068.15	\$134,680.77	\$124,389.88	(\$10,290.89)	\$137,289.00
<b><u>BUILDING REPAIR &amp; MAINTENANCE</u></b>							
6520 - Elec Repair/Common Lights	\$362.81	\$666.67	\$303.86	\$21,959.44	\$7,333.37	(\$14,626.07)	\$8,000.00
6530 - Maint Truck Repairs	\$48.63	\$83.33	\$34.70	\$2,454.57	\$916.63	(\$1,537.94)	\$1,000.00
6535 - Service Tech Payroll	\$7,055.42	\$9,166.67	\$2,111.25	\$88,089.90	\$100,833.37	\$12,743.47	\$110,000.00
6545 - Bldg Clean & Seal Project	\$0.00	\$2,250.00	\$2,250.00	\$20,000.00	\$24,750.00	\$4,750.00	\$27,000.00
6550 - Plumbing Repairs	\$0.00	\$291.67	\$291.67	(\$1,565.36)	\$3,208.37	\$4,773.73	\$3,500.00
6570 - Painting	\$0.00	\$0.00	\$0.00	\$613.00	\$750.00	\$137.00	\$750.00
6575 - Fence Repairs	\$0.00	\$0.00	\$0.00	\$161.66	\$500.00	\$338.34	\$500.00
6580 - Building Repairs	\$3,094.54	\$1,250.00	(\$1,844.54)	\$15,610.05	\$13,750.00	(\$1,860.05)	\$15,000.00
6590 - Gutters/Downspouts	\$0.00	\$208.33	\$208.33	\$2,457.80	\$2,291.63	(\$166.17)	\$2,500.00
6595 - Signage	\$0.00	\$20.83	\$20.83	\$71.90	\$229.13	\$157.23	\$250.00
<b>Total BUILDING REPAIR &amp; MAINTENANCE</b>	\$10,561.40	\$13,937.50	\$3,376.10	\$149,852.96	\$154,562.50	\$4,709.54	\$168,500.00
<b><u>INSURANCE &amp; TAX EXP</u></b>							
7010 - Property Insurance	\$5,349.71	\$5,250.00	(\$99.71)	\$63,722.21	\$57,750.00	(\$5,972.21)	\$63,000.00
7020 - Ins-Damages/(Claims Paid)	\$0.00	\$416.67	\$416.67	\$4,551.28	\$4,583.37	\$32.09	\$5,000.00
7040 - Taxes - Other	\$0.00	\$0.00	\$0.00	\$170.84	\$200.00	\$29.16	\$200.00
<b>Total INSURANCE &amp; TAX EXP</b>	\$5,349.71	\$5,666.67	\$316.96	\$68,444.33	\$62,533.37	(\$5,910.96)	\$68,200.00
<b><u>CLUBHOUSE/POOL EXPENSES</u></b>							
7508 - CH Tags	\$0.00	\$0.00	\$0.00	\$28.91	\$0.00	(\$28.91)	\$0.00
7510 - CH Telephone	\$190.74	\$125.00	(\$65.74)	\$2,066.98	\$1,375.00	(\$691.98)	\$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	\$41.67	\$41.67	\$4,087.44	\$458.37	(\$3,629.07)	\$500.00
7517 - CH Supplies	\$30.63	\$41.67	\$11.04	\$1,330.46	\$458.37	(\$872.09)	\$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
<b>Total CLUBHOUSE/POOL EXPENSES</b>	\$221.37	\$208.34	(\$13.03)	\$14,230.91	\$13,041.74	(\$1,189.17)	\$13,250.00
<b><u>SECURITY</u></b>							
7704 - Fire Hydrants	\$0.00	\$70.83	\$70.83	\$0.00	\$779.13	\$779.13	\$850.00
7705 - Permits/License	\$0.00	\$3,000.00	\$3,000.00	\$25.00	\$6,000.00	\$5,975.00	\$7,500.00
7710 - Alarm Repairs	\$0.00	\$250.00	\$250.00	\$4,165.69	\$2,750.00	(\$1,415.69)	\$3,000.00
7715 - Alarm Monitoring	\$6,312.50	\$25,250.00	\$18,937.50	\$6,312.50	\$25,250.00	\$18,937.50	\$25,250.00
<b>Total SECURITY</b>	\$6,312.50	\$28,570.83	\$22,258.33	\$10,503.19	\$34,779.13	\$24,275.94	\$36,600.00
<b>Total Expense</b>	\$41,159.49	\$70,084.76	\$28,925.27	\$470,300.48	\$468,382.36	(\$1,918.12)	\$509,492.00
Operating Net Income	\$14,944.00	(\$27,624.76)	\$42,568.76	\$82,926.19	(\$1,322.36)	\$84,248.55	\$28.00
<b>Reserve Income</b>							
<b><u>CAPITAL INCOME</u></b>							
4510 - Interest Income	\$71.73	\$0.00	\$71.73	\$614.01	\$0.00	\$614.01	\$0.00
9001 - Funds Fr Operating	\$12,500.00	\$22,500.00	(\$10,000.00)	\$171,290.00	\$247,500.00	(\$76,210.00)	\$270,000.00
<b>Total CAPITAL INCOME</b>	\$12,571.73	\$22,500.00	(\$9,928.27)	\$171,904.01	\$247,500.00	(\$75,595.99)	\$270,000.00

**Pickawillany Condominium Association**  
**Budget Comparison Report**  
**11/1/2021 - 11/30/2021**

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Total Reserve Income</b>	\$12,571.73	\$22,500.00	(\$9,928.27)	\$171,904.01	\$247,500.00	(\$75,595.99)	\$270,000.00
<b>Reserve Expense</b>							
<u>CAPITAL EXPENSES</u>							
9002 - Popular Bk Line of Credit Interest	\$877.73	\$0.00	(\$877.73)	\$877.73	\$0.00	(\$877.73)	\$0.00
9003 - Fire Alarm System	\$0.00	\$0.00	\$0.00	\$1,560.00	\$0.00	(\$1,560.00)	\$0.00
9004 - Wood Repl / Painting	\$0.00	\$1,041.67	\$1,041.67	\$16,009.54	\$11,458.37	(\$4,551.17)	\$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	\$45,833.37	\$8,233.37	\$50,000.00
9010 - Roof	\$0.00	\$208.33	\$208.33	\$998.52	\$2,291.63	\$1,293.11	\$2,500.00
9011 - Blacktop/Paving	\$0.00	\$29,875.00	\$29,875.00	\$356,295.00	\$328,625.00	(\$27,670.00)	\$358,500.00
9012 - Garage Door Reimb	\$0.00	\$475.00	\$475.00	\$1,830.00	\$5,225.00	\$3,395.00	\$5,700.00
9013 - Concrete, Foundation	\$0.00	\$2,083.33	\$2,083.33	\$19,556.39	\$22,916.63	\$3,360.24	\$25,000.00
9014 - Landscaping	\$0.00	\$416.67	\$416.67	\$29.27	\$4,583.37	\$4,554.10	\$5,000.00
9015 - Water Lines	\$3,750.00	\$2,397.00	(\$1,353.00)	\$17,702.42	\$26,367.00	\$8,664.58	\$28,764.00
9018 - Reserve Study	\$37.35	\$0.00	(\$37.35)	\$37.35	\$0.00	(\$37.35)	\$0.00
<u>Total CAPITAL EXPENSES</u>	\$4,665.08	\$40,663.67	\$35,998.59	\$457,563.85	\$447,300.37	(\$10,263.48)	\$487,964.00
<b>Total Reserve Expense</b>	\$4,665.08	\$40,663.67	\$35,998.59	\$457,563.85	\$447,300.37	(\$10,263.48)	\$487,964.00
<b>Reserve Net Income</b>	\$7,906.65	(\$18,163.67)	\$26,070.32	(\$285,659.84)	(\$199,800.37)	(\$85,859.47)	(\$217,964.00)
<b>Net Income</b>	\$22,850.65	(\$45,788.43)	\$68,639.08	(\$202,733.65)	(\$201,122.73)	(\$1,610.92)	(\$217,936.00)