

Pickawillany Condominium Association
Balance Sheet
10/31/2021

Assets

Cash - Operating

1000 - US Bank Checking

\$19,787.39

Cash - Operating Total

\$19,787.39

Cash - Reserves

1015 - USB MMkt Reserve Account

\$161,170.59

1020 - Popular Bank Reserve Account #..696

\$233,094.93

Cash - Reserves Total

\$394,265.52

Other

1025 - Popular Insured Cash Sweep

\$11.56

Other Total

\$11.56

Assets Total

\$414,064.47

Liabilities and Equity

Payables

2104 - Popular Line of Credit

\$222,680.00

Payables Total

\$222,680.00

Retained Earnings

\$416,968.77

Net Income

(\$225,584.30)

Liabilities & Equity Total

\$414,064.47

**Pickawillany Condominium Association
Budget Comparison Report
10/1/2021 - 10/31/2021**

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>INCOME</u>							
4000 - Association Fee	\$64,402.85	\$64,960.00	(\$557.15)	\$648,692.82	\$649,600.00	(\$907.18)	\$779,520.00
4010 - Roof Assessment	\$0.36	\$0.00	\$0.36	\$0.57	\$0.00	\$0.57	\$0.00
4550 - Late Fee Income	\$391.64	\$0.00	\$391.64	\$2,947.77	\$0.00	\$2,947.77	\$0.00
4999 - Uapplied Prepaid Receipts	\$479.13	\$0.00	\$479.13	\$4,272.02	\$0.00	\$4,272.02	\$0.00
<u>Total INCOME</u>	\$65,273.98	\$64,960.00	\$313.98	\$655,913.18	\$649,600.00	\$6,313.18	\$779,520.00
<u>FUNDS TO CAPITAL RESERVES</u>							
4585 - Trans To Reserves	(\$13,790.00)	(\$22,500.00)	\$8,710.00	(\$158,790.00)	(\$225,000.00)	\$66,210.00	(\$270,000.00)
<u>Total FUNDS TO CAPITAL RESERVES</u>	(\$13,790.00)	(\$22,500.00)	\$8,710.00	(\$158,790.00)	(\$225,000.00)	\$66,210.00	(\$270,000.00)
Total Income	\$51,483.98	\$42,460.00	\$9,023.98	\$497,123.18	\$424,600.00	\$72,523.18	\$509,520.00
Expense							
<u>PROF. FEES/ADMIN EXPENSE</u>							
5010 - Secretary	\$112.50	\$83.33	(\$29.17)	\$969.38	\$833.30	(\$136.08)	\$1,000.00
5020 - Printing & Reproduction	\$101.29	\$250.00	\$148.71	\$5,526.62	\$2,500.00	(\$3,026.62)	\$3,000.00
5030 - Management Fees	\$2,875.00	\$2,875.00	\$0.00	\$28,750.00	\$28,750.00	\$0.00	\$34,500.00
5040 - Postage/Courier	\$24.54	\$79.17	\$54.63	\$435.74	\$791.70	\$355.96	\$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	\$398.30	\$398.30	\$478.00
5070 - Legal Fees	\$115.00	\$666.67	\$551.67	\$3,166.00	\$6,666.70	\$3,500.70	\$8,000.00
5071 - Reimburse Legal Fees	(\$115.00)	(\$416.67)	(\$301.67)	(\$2,431.00)	(\$4,166.70)	(\$1,735.70)	(\$5,000.00)
5095 - Bad Debt	\$0.00	\$625.00	\$625.00	\$0.00	\$6,250.00	\$6,250.00	\$7,500.00
5100 - Misc. Admin	\$52.80	\$66.67	\$13.87	\$1,524.27	\$666.70	(\$857.57)	\$800.00
<u>Total PROF. FEES/ADMIN EXPENSE</u>	\$3,166.13	\$4,269.00	\$1,102.87	\$39,966.01	\$44,690.00	\$4,723.99	\$53,228.00
<u>UTILITIES & TRASH</u>							
5510 - Electric Common Area	\$38.22	\$916.67	\$878.45	\$5,662.67	\$9,166.70	\$3,504.03	\$11,000.00
5511 - Reimb Electric	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$4,725.00
5520 - Water & Sewer	\$11,661.19	\$11,083.33	(\$577.86)	\$104,103.92	\$110,833.30	\$6,729.38	\$133,000.00
5521 - Reimb Water/Sewer Exp	(\$8,261.60)	(\$10,208.33)	(\$1,946.73)	(\$82,515.36)	(\$102,083.30)	(\$19,567.94)	(\$122,500.00)
5525 - Meter Reading Fee	\$579.00	\$0.00	(\$579.00)	\$5,790.00	\$0.00	(\$5,790.00)	\$0.00
5530 - Gas	\$435.63	\$225.00	(\$210.63)	\$2,197.56	\$2,250.00	\$52.44	\$2,700.00
5540 - Trash Removal	\$425.53	\$291.67	(\$133.86)	\$3,699.94	\$2,916.70	(\$783.24)	\$3,500.00
<u>Total UTILITIES & TRASH</u>	\$4,877.97	\$2,308.34	(\$2,569.63)	\$39,238.73	\$23,083.40	(\$16,155.33)	\$32,425.00
<u>GROUNDS</u>							
6002 - Flower Contract	\$128.78	\$100.00	(\$28.78)	\$792.75	\$1,000.00	\$207.25	\$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	\$50,126.95	\$52,041.70	\$1,914.75	\$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	\$41,011.30	\$41,011.70	\$0.40	\$49,214.00
6020 - Exterminating/Animal Control	\$1,962.95	\$583.33	(\$1,379.62)	\$8,681.66	\$5,833.30	(\$2,848.36)	\$7,000.00
6025 - Ponds/Crks/Lks-Contr Ser	\$0.00	\$139.58	\$139.58	\$2,770.00	\$1,395.80	(\$1,374.20)	\$1,675.00
6035 - Misc Grounds	\$435.32	\$250.00	(\$185.32)	\$5,155.63	\$2,500.00	(\$2,655.63)	\$3,000.00
6050 - Playground Expense	\$0.00	\$20.83	\$20.83	\$0.00	\$208.30	\$208.30	\$250.00

Pickawillany Condominium Association
Budget Comparison Report
10/1/2021 - 10/31/2021

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total GROUNDS</u>	\$11,637.68	\$10,399.08	(\$1,238.60)	\$129,349.84	\$113,990.80	(\$15,359.04)	\$137,289.00
<u>BUILDING REPAIR & MAINTENANCE</u>							
6520 - Elec Repair/Common Lights	\$37.61	\$666.67	\$629.06	\$21,596.63	\$6,666.70	(\$14,929.93)	\$8,000.00
6530 - Maint Truck Repairs	\$38.00	\$83.33	\$45.33	\$2,405.94	\$833.30	(\$1,572.64)	\$1,000.00
6535 - Service Tech Payroll	\$9,577.44	\$9,166.67	(\$410.77)	\$81,034.48	\$91,666.70	\$10,632.22	\$110,000.00
6545 - Bldg Clean & Seal Project	\$0.00	\$2,250.00	\$2,250.00	\$20,000.00	\$22,500.00	\$2,500.00	\$27,000.00
6550 - Plumbing Repairs	\$0.00	\$291.67	\$291.67	(\$1,565.36)	\$2,916.70	\$4,482.06	\$3,500.00
6570 - Painting	\$26.77	\$100.00	\$73.23	\$613.00	\$750.00	\$137.00	\$750.00
6575 - Fence Repairs	\$0.00	\$100.00	\$100.00	\$161.66	\$500.00	\$338.34	\$500.00
6580 - Building Repairs	\$2,135.37	\$1,250.00	(\$885.37)	\$12,515.51	\$12,500.00	(\$15.51)	\$15,000.00
6590 - Gutters/Downspouts	\$1,098.76	\$208.33	(\$890.43)	\$2,457.80	\$2,083.30	(\$374.50)	\$2,500.00
6595 - Signage	\$0.00	\$20.83	\$20.83	\$71.90	\$208.30	\$136.40	\$250.00
<u>Total BUILDING REPAIR & MAINTENANCE</u>	\$12,913.95	\$14,137.50	\$1,223.55	\$139,291.56	\$140,625.00	\$1,333.44	\$168,500.00
<u>INSURANCE & TAX EXP</u>							
7010 - Property Insurance	\$10,699.42	\$5,250.00	(\$5,449.42)	\$58,372.50	\$52,500.00	(\$5,872.50)	\$63,000.00
7020 - Ins-Damages/(Claims Paid)	\$2,110.00	\$416.67	(\$1,693.33)	\$4,551.28	\$4,166.70	(\$384.58)	\$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>	\$12,809.42	\$5,666.67	(\$7,142.75)	\$63,094.62	\$56,866.70	(\$6,227.92)	\$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	\$190.60	\$125.00	(\$65.60)	\$1,876.24	\$1,250.00	(\$626.24)	\$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	\$416.70	(\$3,670.74)	\$500.00
7517 - CH Supplies	\$0.00	\$41.67	\$41.67	\$1,299.83	\$416.70	(\$883.13)	\$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	\$1,578.63	\$1,500.00	(\$78.63)	\$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>	\$1,769.23	\$1,708.34	(\$60.89)	\$14,009.54	\$12,833.40	(\$1,176.14)	\$13,250.00
<u>SECURITY</u>							
7704 - Fire Hydrants	\$0.00	\$70.83	\$70.83	\$0.00	\$708.30	\$708.30	\$850.00
7705 - Permits/License	\$0.00	\$3,000.00	\$3,000.00	\$25.00	\$3,000.00	\$2,975.00	\$7,500.00
7710 - Alarm Repairs	\$281.25	\$250.00	(\$31.25)	\$4,165.69	\$2,500.00	(\$1,665.69)	\$3,000.00
7715 - Alarm Monitoring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,250.00
<u>Total SECURITY</u>	\$281.25	\$3,320.83	\$3,039.58	\$4,190.69	\$6,208.30	\$2,017.61	\$36,600.00
Total Expense	\$47,455.63	\$41,809.76	(\$5,645.87)	\$429,140.99	\$398,297.60	(\$30,843.39)	\$509,492.00
Operating Net Income	\$4,028.35	\$650.24	\$3,378.11	\$67,982.19	\$26,302.40	\$41,679.79	\$28.00
Reserve Income							
<u>CAPITAL INCOME</u>							
4510 - Interest Income	\$80.32	\$0.00	\$80.32	\$542.28	\$0.00	\$542.28	\$0.00
9001 - Funds Fr Operating	\$13,790.00	\$22,500.00	(\$8,710.00)	\$158,790.00	\$225,000.00	(\$66,210.00)	\$270,000.00
<u>Total CAPITAL INCOME</u>	\$13,870.32	\$22,500.00	(\$8,629.68)	\$159,332.28	\$225,000.00	(\$65,667.72)	\$270,000.00

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Budget Comparison Report
10/1/2021 - 10/31/2021

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Reserve Income	\$13,870.32	\$22,500.00	(\$8,629.68)	\$159,332.28	\$225,000.00	(\$65,667.72)	\$270,000.00
Reserve Expense							
<u>CAPITAL EXPENSES</u>							
9003 - Fire Alarm System	\$1,560.00	\$0.00	(\$1,560.00)	\$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	\$10,416.70	(\$5,592.84)	\$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	\$41,666.70	\$4,066.70	\$50,000.00
9010 - Roof	\$0.00	\$208.33	\$208.33	\$998.52	\$2,083.30	\$1,084.78	\$2,500.00
9011 - Blacktop/Paving	\$0.00	\$29,875.00	\$29,875.00	\$356,295.00	\$298,750.00	(\$57,545.00)	\$358,500.00
9012 - Garage Door Reimb	\$0.00	\$475.00	\$475.00	\$1,830.00	\$4,750.00	\$2,920.00	\$5,700.00
9013 - Concrete, Foundation	\$0.00	\$2,083.33	\$2,083.33	\$19,556.39	\$20,833.30	\$1,276.91	\$25,000.00
9014 - Landscaping	\$0.00	\$416.67	\$416.67	\$29.27	\$4,166.70	\$4,137.43	\$5,000.00
9015 - Water Lines	\$0.00	\$2,397.00	\$2,397.00	\$13,952.42	\$23,970.00	\$10,017.58	\$28,764.00
<u>Total CAPITAL EXPENSES</u>	\$1,560.00	\$40,663.67	\$39,103.67	\$452,898.77	\$406,636.70	(\$46,262.07)	\$487,964.00
Total Reserve Expense	\$1,560.00	\$40,663.67	\$39,103.67	\$452,898.77	\$406,636.70	(\$46,262.07)	\$487,964.00
Reserve Net Income	\$12,310.32	(\$18,163.67)	\$30,473.99	(\$293,566.49)	(\$181,636.70)	(\$111,929.79)	(\$217,964.00)
Net Income	\$16,338.67	(\$17,513.43)	\$33,852.10	(\$225,584.30)	(\$155,334.30)	(\$70,250.00)	(\$217,936.00)