

Pickawillany Condominium Association
Balance Sheet
9/30/2021

Assets

Cash - Operating

1000 - US Bank Checking

\$27,319.04

Cash - Operating Total

\$27,319.04

Cash - Reserves

1015 - USB MMkt Reserve Account

\$137,379.99

1020 - Popular Bank Reserve Account #..696

\$123,427.13

Cash - Reserves Total

\$260,807.12

Other

1025 - Popular Insured Cash Sweep

\$109,599.64

Other Total

\$109,599.64

Assets Total

\$397,725.80

Liabilities and Equity

Payables

2104 - Popular Line of Credit

\$222,680.00

Payables Total

\$222,680.00

Retained Earnings

\$416,968.77

Net Income

(\$241,922.97)

Liabilities & Equity Total

\$397,725.80

Pickawillany Condominium Association
Budget Comparison Report
9/1/2021 - 9/30/2021

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>INCOME</u>							
4000 - Association Fee	\$67,791.01	\$64,960.00	\$2,831.01	\$584,289.97	\$584,640.00	(\$350.03)	\$779,520.00
4010 - Roof Assessment	\$0.00	\$0.00	\$0.00	\$0.21	\$0.00	\$0.21	\$0.00
4550 - Late Fee Income	\$688.36	\$0.00	\$688.36	\$2,556.13	\$0.00	\$2,556.13	\$0.00
4999 - Uapplied Prepaid Receipts	(\$1,830.42)	\$0.00	(\$1,830.42)	\$3,739.92	\$0.00	\$3,739.92	\$0.00
<u>Total INCOME</u>	\$66,648.95	\$64,960.00	\$1,688.95	\$590,586.23	\$584,640.00	\$5,946.23	\$779,520.00
<u>FUNDS TO CAPITAL RESERVES</u>							
4585 - Trans To Reserves	(\$22,500.00)	(\$22,500.00)	\$0.00	(\$145,000.00)	(\$202,500.00)	\$57,500.00	(\$270,000.00)
<u>Total FUNDS TO CAPITAL RESERVES</u>	(\$22,500.00)	(\$22,500.00)	\$0.00	(\$145,000.00)	(\$202,500.00)	\$57,500.00	(\$270,000.00)
Total Income	\$44,148.95	\$42,460.00	\$1,688.95	\$445,586.23	\$382,140.00	\$63,446.23	\$509,520.00
Expense							
<u>PROF. FEES/ADMIN EXPENSE</u>							
5010 - Secretary	\$337.50	\$83.33	(\$254.17)	\$856.88	\$749.97	(\$106.91)	\$1,000.00
5020 - Printing & Reproduction	\$236.41	\$250.00	\$13.59	\$5,425.33	\$2,250.00	(\$3,175.33)	\$3,000.00
5030 - Management Fees	\$2,875.00	\$2,875.00	\$0.00	\$25,875.00	\$25,875.00	\$0.00	\$34,500.00
5040 - Postage/Courier	\$23.31	\$79.17	\$55.86	\$411.20	\$712.53	\$301.33	\$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	\$358.47	\$358.47	\$478.00
5070 - Legal Fees	\$0.00	\$666.67	\$666.67	\$3,051.00	\$6,000.03	\$2,949.03	\$8,000.00
5071 - Reimburse Legal Fees	(\$775.50)	(\$416.67)	\$358.83	(\$2,316.00)	(\$3,750.03)	(\$1,434.03)	(\$5,000.00)
5095 - Bad Debt	\$0.00	\$625.00	\$625.00	\$0.00	\$5,625.00	\$5,625.00	\$7,500.00
5100 - Misc. Admin	\$15.00	\$66.67	\$51.67	\$1,471.47	\$600.03	(\$871.44)	\$800.00
<u>Total PROF. FEES/ADMIN EXPENSE</u>	\$2,711.72	\$4,269.00	\$1,557.28	\$36,799.88	\$40,421.00	\$3,621.12	\$53,228.00
<u>UTILITIES & TRASH</u>							
5510 - Electric Common Area	\$746.04	\$916.67	\$170.63	\$5,624.45	\$8,250.03	\$2,625.58	\$11,000.00
5511 - Reimb Electric	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$4,725.00
5520 - Water & Sewer	\$11,712.70	\$11,083.33	(\$629.37)	\$92,442.73	\$99,749.97	\$7,307.24	\$133,000.00
5521 - Reimb Water/Sewer Exp	(\$8,905.47)	(\$10,208.33)	(\$1,302.86)	(\$74,306.73)	(\$91,874.97)	(\$17,568.24)	(\$122,500.00)
5525 - Meter Reading Fee	\$579.00	\$0.00	(\$579.00)	\$5,211.00	\$0.00	(\$5,211.00)	\$0.00
5530 - Gas	\$200.05	\$225.00	\$24.95	\$1,761.93	\$2,025.00	\$263.07	\$2,700.00
5540 - Trash Removal	\$425.53	\$291.67	(\$133.86)	\$3,274.41	\$2,625.03	(\$649.38)	\$3,500.00
<u>Total UTILITIES & TRASH</u>	\$4,757.85	\$2,308.34	(\$2,449.51)	\$34,307.79	\$20,775.06	(\$13,532.73)	\$32,425.00
<u>GROUNDS</u>							
6002 - Flower Contract	\$0.00	\$100.00	\$100.00	\$663.97	\$900.00	\$236.03	\$1,200.00
6003 - Landscape Replacements	\$0.00	\$0.00	\$0.00	\$111.78	\$0.00	(\$111.78)	\$0.00
6005 - Landscaping	\$5,029.75	\$5,204.17	\$174.42	\$45,117.45	\$46,837.53	\$1,720.08	\$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	\$36,910.17	\$36,910.53	\$0.36	\$49,214.00
6020 - Exterminating/Animal Control	\$170.93	\$583.33	\$412.40	\$6,718.71	\$5,249.97	(\$1,468.74)	\$7,000.00
6025 - Ponds/Crks/Lks-Contr Ser	\$600.00	\$139.58	(\$460.42)	\$2,770.00	\$1,256.22	(\$1,513.78)	\$1,675.00
6035 - Misc Grounds	\$1,643.24	\$250.00	(\$1,393.24)	\$4,720.31	\$2,250.00	(\$2,470.31)	\$3,000.00
6050 - Playground Expense	\$0.00	\$20.83	\$20.83	\$0.00	\$187.47	\$187.47	\$250.00

Pickawillany Condominium Association
Budget Comparison Report
9/1/2021 - 9/30/2021

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total GROUNDS	\$11,545.05	\$10,399.08	(\$1,145.97)	\$117,712.16	\$103,591.72	(\$14,120.44)	\$137,289.00
<u>BUILDING REPAIR & MAINTENANCE</u>							
6520 - Elec Repair/Common Lights	\$297.22	\$666.67	\$369.45	\$21,559.02	\$6,000.03	(\$15,558.99)	\$8,000.00
6530 - Maint Truck Repairs	\$39.23	\$83.33	\$44.10	\$2,367.94	\$749.97	(\$1,617.97)	\$1,000.00
6535 - Service Tech Payroll	\$7,639.33	\$9,166.67	\$1,527.34	\$71,457.04	\$82,500.03	\$11,042.99	\$110,000.00
6545 - Bldg Clean & Seal Project	\$0.00	\$2,250.00	\$2,250.00	\$20,000.00	\$20,250.00	\$250.00	\$27,000.00
6550 - Plumbing Repairs	\$0.00	\$291.67	\$291.67	(\$1,565.36)	\$2,625.03	\$4,190.39	\$3,500.00
6570 - Painting	\$16.08	\$100.00	\$83.92	\$586.23	\$650.00	\$63.77	\$750.00
6575 - Fence Repairs	\$30.13	\$100.00	\$69.87	\$161.66	\$400.00	\$238.34	\$500.00
6580 - Building Repairs	\$93.19	\$1,250.00	\$1,156.81	\$10,380.14	\$11,250.00	\$869.86	\$15,000.00
6590 - Gutters/Downspouts	\$0.00	\$208.33	\$208.33	\$1,359.04	\$1,874.97	\$515.93	\$2,500.00
6595 - Signage	\$0.00	\$20.83	\$20.83	\$71.90	\$187.47	\$115.57	\$250.00
Total BUILDING REPAIR & MAINTENANCE	\$8,115.18	\$14,137.50	\$6,022.32	\$126,377.61	\$126,487.50	\$109.89	\$168,500.00
<u>INSURANCE & TAX EXP</u>							
7010 - Property Insurance	\$7,004.72	\$5,250.00	(\$1,754.72)	\$47,673.08	\$47,250.00	(\$423.08)	\$63,000.00
7020 - Ins-Damages/(Claims Paid)	(\$558.72)	\$416.67	\$975.39	\$2,441.28	\$3,750.03	\$1,308.75	\$5,000.00
7040 - Taxes - Other	\$0.00	\$0.00	\$0.00	\$170.84	\$200.00	\$29.16	\$200.00
Total INSURANCE & TAX EXP	\$6,446.00	\$5,666.67	(\$779.33)	\$50,285.20	\$51,200.03	\$914.83	\$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	\$191.17	\$125.00	(\$66.17)	\$1,685.64	\$1,125.00	(\$560.64)	\$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	\$375.03	(\$3,712.41)	\$500.00
7517 - CH Supplies	\$49.41	\$41.67	(\$7.74)	\$1,299.83	\$375.03	(\$924.80)	\$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	\$1,000.00	\$1,000.00	\$2,993.79	\$5,500.00	\$2,506.21	\$7,000.00
7535 - Pool Supplies	\$0.00	\$625.00	\$625.00	\$1,515.72	\$3,200.00	\$1,684.28	\$3,200.00
Total CLUBHOUSE/POOL EXPENSES	\$240.58	\$1,833.34	\$1,592.76	\$12,240.31	\$11,125.06	(\$1,115.25)	\$13,250.00
<u>SECURITY</u>							
7704 - Fire Hydrants	\$0.00	\$70.83	\$70.83	\$0.00	\$637.47	\$637.47	\$850.00
7705 - Permits/License	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	(\$25.00)	\$7,500.00
7710 - Alarm Repairs	\$0.00	\$250.00	\$250.00	\$3,884.44	\$2,250.00	(\$1,634.44)	\$3,000.00
7715 - Alarm Monitoring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,250.00
Total SECURITY	\$0.00	\$320.83	\$320.83	\$3,909.44	\$2,887.47	(\$1,021.97)	\$36,600.00
Total Expense	\$33,816.38	\$38,934.76	\$5,118.38	\$381,632.39	\$356,487.84	(\$25,144.55)	\$509,492.00
Operating Net Income	\$10,332.57	\$3,525.24	\$6,807.33	\$63,953.84	\$25,652.16	\$38,301.68	\$28.00
Reserve Income							
<u>CAPITAL INCOME</u>							
4510 - Interest Income	\$43.69	\$0.00	\$43.69	\$461.96	\$0.00	\$461.96	\$0.00
9001 - Funds Fr Operating	\$22,500.00	\$22,500.00	\$0.00	\$145,000.00	\$202,500.00	(\$57,500.00)	\$270,000.00
Total CAPITAL INCOME	\$22,543.69	\$22,500.00	\$43.69	\$145,461.96	\$202,500.00	(\$57,038.04)	\$270,000.00

Pickawillany Condominium Association
Budget Comparison Report
9/1/2021 - 9/30/2021

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Reserve Income	\$22,543.69	\$22,500.00	\$43.69	\$145,461.96	\$202,500.00	(\$57,038.04)	\$270,000.00
Reserve Expense							
<u>CAPITAL EXPENSES</u>							
9004 - Wood Repl / Painting	\$0.00	\$1,041.67	\$1,041.67	\$16,009.54	\$9,375.03	(\$6,634.51)	\$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	\$37,500.03	(\$99.97)	\$50,000.00
9010 - Roof	\$0.00	\$208.33	\$208.33	\$998.52	\$1,874.97	\$876.45	\$2,500.00
9011 - Blacktop/Paving	\$126,615.00	\$29,875.00	(\$96,740.00)	\$356,295.00	\$268,875.00	(\$87,420.00)	\$358,500.00
9012 - Garage Door Reimb	\$1,260.00	\$475.00	(\$785.00)	\$1,830.00	\$4,275.00	\$2,445.00	\$5,700.00
9013 - Concrete, Foundation	\$0.00	\$2,083.33	\$2,083.33	\$19,556.39	\$18,749.97	(\$806.42)	\$25,000.00
9014 - Landscaping	\$0.00	\$416.67	\$416.67	\$29.27	\$3,750.03	\$3,720.76	\$5,000.00
9015 - Water Lines	\$8,675.42	\$2,397.00	(\$6,278.42)	\$13,952.42	\$21,573.00	\$7,620.58	\$28,764.00
<u>Total CAPITAL EXPENSES</u>	\$136,550.42	\$40,663.67	(\$95,886.75)	\$451,338.77	\$365,973.03	(\$85,365.74)	\$487,964.00
Total Reserve Expense	\$136,550.42	\$40,663.67	(\$95,886.75)	\$451,338.77	\$365,973.03	(\$85,365.74)	\$487,964.00
Reserve Net Income	(\$114,006.73)	(\$18,163.67)	(\$95,843.06)	(\$305,876.81)	(\$163,473.03)	(\$142,403.78)	(\$217,964.00)
Net Income	(\$103,674.16)	(\$14,638.43)	(\$89,035.73)	(\$241,922.97)	(\$137,820.87)	(\$104,102.10)	(\$217,936.00)