

Wildcat Run Homeowners' Association
Balance Sheet
4/30/2021

Assets

Operating

| | |
|---------------------------|--------------|
| 1000 - Cash Alliance | \$214,709.21 |
| 1210 - Assess. Receivable | \$36,090.39 |
| 1212 - Legal Fees Rec. | \$9,600.34 |
| 1256 - Due from Attorney | \$391.40 |
| 1260 - Due from Omni | \$757.75 |
| 1330 - Utility Deposits | \$100.00 |

| | |
|------------------------|--------------|
| <u>Operating Total</u> | \$261,649.09 |
|------------------------|--------------|

Reserve

| | |
|---------------------------|--------------|
| 1020 - Alliance Reserve | \$188,922.44 |
| 1420 - Due From Operating | \$25,000.00 |

| | |
|----------------------|--------------|
| <u>Reserve Total</u> | \$213,922.44 |
|----------------------|--------------|

| | | |
|---------------------|--|--------------|
| <i>Assets Total</i> | | \$475,571.53 |
|---------------------|--|--------------|

Liabilities and Equity

Operating

| | |
|-----------------------------|-------------|
| 2010 - Accounts Payable | \$2,597.54 |
| 2020 - Prepaid Owner Assess | \$4,921.70 |
| 2040 - Deposit Payable | \$30.00 |
| 2110 - Due To Reserve | \$25,000.00 |
| 2130 - H/O LF Due to Omni | \$6,639.58 |
| 3000 - PY Operating Fund | \$22,154.63 |

| | |
|------------------------|-------------|
| <u>Operating Total</u> | \$61,343.45 |
|------------------------|-------------|

Reserve

| | |
|------------------------|--------------|
| 3100 - PY Reserve Fund | \$213,336.43 |
|------------------------|--------------|

| | |
|----------------------|--------------|
| <u>Reserve Total</u> | \$213,336.43 |
|----------------------|--------------|

| | |
|--------------------------|------------|
| <u>Retained Earnings</u> | (\$736.35) |
|--------------------------|------------|

| | |
|-------------------|--------------|
| <u>Net Income</u> | \$201,628.00 |
|-------------------|--------------|

| | | |
|---------------------------------------|--|--------------|
| <i>Liabilities & Equity Total</i> | | \$475,571.53 |
|---------------------------------------|--|--------------|

Wildcat Run Homeowners' Association
Budget Comparison Report
4/1/2021 - 4/30/2021

| | 4/1/2021 - 4/30/2021 | | | 1/1/2021 - 4/30/2021 | | | Annual Budget |
|--------------------------------------|----------------------|------------|--------------|----------------------|--------------|---------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 4181 - Pool Pass | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$12,200.00 |
| <u>Total Income</u> | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$12,200.00 |
| <u>Operating</u> | | | | | | | |
| 4100 - Association Fees | (\$320.00) | \$0.00 | (\$320.00) | \$312,637.00 | \$329,280.00 | (\$16,643.00) | \$329,280.00 |
| 4101 - Good Faith Credit | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$13,875.00 | (\$13,875.00) | \$13,875.00 |
| 4130 - Late Fees | \$3,566.17 | \$0.00 | \$3,566.17 | \$3,566.17 | \$0.00 | \$3,566.17 | \$0.00 |
| 4140 - Interest Income | \$4.83 | \$0.00 | \$4.83 | \$59.26 | \$0.00 | \$59.26 | \$0.00 |
| 4150 - Legal Fees Income | \$0.00 | \$0.00 | \$0.00 | \$611.06 | \$0.00 | \$611.06 | \$0.00 |
| 4157 - Bad Debt Recovery | \$286.19 | \$0.00 | \$286.19 | \$502.57 | \$0.00 | \$502.57 | \$0.00 |
| <u>Total Operating</u> | \$3,537.19 | \$0.00 | \$3,537.19 | \$317,376.06 | \$343,155.00 | (\$25,778.94) | \$343,155.00 |
| <u>Reserve</u> | | | | | | | |
| 9020 - Interest Income | \$23.29 | \$0.00 | \$23.29 | \$93.14 | \$0.00 | \$93.14 | \$0.00 |
| <u>Total Reserve</u> | \$23.29 | \$0.00 | \$23.29 | \$93.14 | \$0.00 | \$93.14 | \$0.00 |
| Total Income | \$3,560.48 | \$0.00 | \$3,560.48 | \$317,469.20 | \$343,155.00 | (\$25,685.80) | \$355,355.00 |
| Expense | | | | | | | |
| <u>Operating</u> | | | | | | | |
| 5010 - Admin Fees | \$192.32 | \$250.00 | \$57.68 | \$625.87 | \$1,000.00 | \$374.13 | \$3,000.00 |
| 5020 - Postage | \$456.15 | \$291.00 | (\$165.15) | \$3,410.39 | \$1,164.00 | (\$2,246.39) | \$3,500.00 |
| 5030 - Professional Service | \$0.00 | \$500.00 | \$500.00 | \$3,396.74 | \$1,000.00 | (\$2,396.74) | \$4,000.00 |
| 5031 - Accounting Fees | \$0.00 | \$0.00 | \$0.00 | \$100.00 | \$400.00 | \$300.00 | \$400.00 |
| 5033 - Taxes/Licenses/Perm | \$2,884.00 | \$0.00 | (\$2,884.00) | \$3,659.00 | \$850.00 | (\$2,809.00) | \$850.00 |
| 5040 - Management Cont | \$3,528.14 | \$3,528.00 | (\$0.14) | \$14,112.56 | \$14,112.00 | (\$0.56) | \$42,336.00 |
| 5050 - Insurance Expense | \$1,497.60 | \$0.00 | (\$1,497.60) | \$3,048.60 | \$8,900.00 | \$5,851.40 | \$8,900.00 |
| 5060 - Bad Debt/Writeoff | \$0.00 | \$0.00 | \$0.00 | \$468.50 | \$16,464.00 | \$15,995.50 | \$16,464.00 |
| 5070 - Website Expense | \$50.00 | \$50.00 | \$0.00 | \$200.00 | \$200.00 | \$0.00 | \$600.00 |
| 5088 - Committee Expense | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,000.00 |
| 5110 - Electricity | \$4,734.11 | \$4,250.00 | (\$484.11) | \$13,065.51 | \$17,000.00 | \$3,934.49 | \$51,000.00 |
| 5120 - Water & Sewer | \$2,013.61 | \$1,600.00 | (\$413.61) | \$2,680.85 | \$2,300.00 | (\$380.85) | \$8,500.00 |
| 5130 - Trash Removal | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$300.00 |
| 5170 - Security/Monitoring | \$750.00 | \$750.00 | \$0.00 | \$3,000.00 | \$3,000.00 | \$0.00 | \$9,000.00 |
| 5210 - Landscape Contract | \$6,172.05 | \$5,555.00 | (\$617.05) | \$12,344.10 | \$16,665.00 | \$4,320.90 | \$55,550.00 |
| 5211 - Landscaping Misc | \$0.00 | \$1,000.00 | \$1,000.00 | \$0.00 | \$1,000.00 | \$1,000.00 | \$1,500.00 |
| 5221 - Common Area Maint | \$97.75 | \$200.00 | \$102.25 | \$306.00 | \$200.00 | (\$106.00) | \$1,000.00 |
| 5232 - Pond Contract | \$0.00 | \$0.00 | \$0.00 | \$13,017.20 | \$12,830.00 | (\$187.20) | \$12,830.00 |
| 5234 - Darinage Easement Maintenance | \$0.00 | \$200.00 | \$200.00 | \$0.00 | \$500.00 | \$500.00 | \$500.00 |
| 5250 - Fountain Maintenance | \$572.79 | \$1,000.00 | \$427.21 | \$2,092.95 | \$1,500.00 | (\$592.95) | \$3,000.00 |
| 5251 - Fountain Contract | \$0.00 | \$0.00 | \$0.00 | \$2,666.00 | \$9,126.00 | \$6,460.00 | \$9,126.00 |
| 5252 - Water Feature | \$12.82 | \$0.00 | (\$12.82) | \$9,196.32 | \$17,000.00 | \$7,803.68 | \$17,000.00 |
| 5260 - Snow removal | \$0.00 | \$0.00 | \$0.00 | \$5,668.50 | \$4,500.00 | (\$1,168.50) | \$7,500.00 |
| 5295 - Street Light Maintenance | \$0.00 | \$100.00 | \$100.00 | \$0.00 | \$100.00 | \$100.00 | \$500.00 |
| 5400 - Playground Maintenance | \$400.00 | \$150.00 | (\$250.00) | \$1,122.75 | \$600.00 | (\$522.75) | \$1,800.00 |
| 5410 - Pool Contract | \$10,000.00 | \$7,000.00 | (\$3,000.00) | \$18,600.00 | \$21,000.00 | \$2,400.00 | \$56,000.00 |
| 5412 - Pool Misc | \$1,594.41 | \$500.00 | (\$1,094.41) | \$2,587.67 | \$500.00 | (\$2,087.67) | \$2,000.00 |

Wildcat Run Homeowners' Association
Budget Comparison Report
4/1/2021 - 4/30/2021

| | 4/1/2021 - 4/30/2021 | | | 1/1/2021 - 4/30/2021 | | | |
|------------------------|----------------------|---------------|-----------------|----------------------|---------------|-----------------|----------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| 5431 - Pool Telephone | \$62.92 | \$150.00 | \$87.08 | \$471.69 | \$390.00 | (\$81.69) | \$1,310.00 |
| 5510 - Reserve Funding | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$29,894.00 | \$29,894.00 | \$29,894.00 |
| <u>Total Operating</u> | \$35,018.67 | \$27,074.00 | (\$7,944.67) | \$115,841.20 | \$182,195.00 | \$66,353.80 | \$353,360.00 |
| Total Expense | \$35,018.67 | \$27,074.00 | (\$7,944.67) | \$115,841.20 | \$182,195.00 | \$66,353.80 | \$353,360.00 |
| Operating Net Income | (\$31,458.19) | (\$27,074.00) | (\$4,384.19) | \$201,628.00 | \$160,960.00 | \$40,668.00 | \$1,995.00 |
| Net Income | (\$31,458.19) | (\$27,074.00) | (\$4,384.19) | \$201,628.00 | \$160,960.00 | \$40,668.00 | \$1,995.00 |