

Wildcat Run Homeowners' Association
Balance Sheet
8/31/2021

Assets

Operating

1000 - Cash Alliance	\$135,179.46
1210 - Assess. Receivable	\$15,473.12
1212 - Legal Fees Rec.	\$6,707.57
1256 - Due from Attorney	\$391.40
1260 - Due from Omni	\$757.75
1330 - Utility Deposits	\$100.00

<u>Operating Total</u>	\$158,609.30
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Reserve

1020 - Alliance Reserve	\$189,017.96
1420 - Due From Operating	\$25,000.00

<u>Reserve Total</u>	\$214,017.96
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<i>Assets Total</i>		\$372,627.26
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Liabilities and Equity

Operating

2010 - Accounts Payable	\$7,026.03
2020 - Prepaid Owner Assess	\$7,931.82
2040 - Deposit Payable	\$30.00
2110 - Due To Reserve	\$25,000.00
2130 - H/O LF Due to Omni	\$3,198.29
3000 - PY Operating Fund	\$22,154.63

<u>Operating Total</u>	\$65,340.77
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Reserve

3100 - PY Reserve Fund	\$213,336.43
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<u>Reserve Total</u>	\$213,336.43
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<u>Retained Earnings</u>	(\$736.35)
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<u>Net Income</u>	\$94,686.41
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<i>Liabilities & Equity Total</i>		\$372,627.26
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Wildcat Run Homeowners' Association
Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4181 - Pool Pass	\$130.00	\$200.00	(\$70.00)	\$11,085.00	\$12,200.00	(\$1,115.00)	\$12,200.00
<u>Total Income</u>	\$130.00	\$200.00	(\$70.00)	\$11,085.00	\$12,200.00	(\$1,115.00)	\$12,200.00
<u>Operating</u>							
4100 - Association Fees	\$0.00	\$0.00	\$0.00	\$313,917.00	\$329,280.00	(\$15,363.00)	\$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	(\$48.80)	\$0.00	(\$48.80)	\$3,429.32	\$0.00	\$3,429.32	\$0.00
4140 - Interest Income	\$3.21	\$0.00	\$3.21	\$190.48	\$0.00	\$190.48	\$0.00
4150 - Legal Fees Income	\$0.00	\$0.00	\$0.00	\$2,804.65	\$0.00	\$2,804.65	\$0.00
4157 - Bad Debt Recovery	\$0.00	\$0.00	\$0.00	\$2,651.70	\$0.00	\$2,651.70	\$0.00
<u>Total Operating</u>	(\$45.59)	\$0.00	(\$45.59)	\$322,993.15	\$343,155.00	(\$20,161.85)	\$343,155.00
<u>Reserve</u>							
9020 - Interest Income	\$24.08	\$0.00	\$24.08	\$188.66	\$0.00	\$188.66	\$0.00
<u>Total Reserve</u>	\$24.08	\$0.00	\$24.08	\$188.66	\$0.00	\$188.66	\$0.00
Total Income	\$108.49	\$200.00	(\$91.51)	\$334,266.81	\$355,355.00	(\$21,088.19)	\$355,355.00
Expense							
<u>Operating</u>							
5010 - Admin Fees	\$732.69	\$250.00	(\$482.69)	\$2,440.56	\$2,000.00	(\$440.56)	\$3,000.00
5020 - Postage	\$715.40	\$291.00	(\$424.40)	\$4,349.49	\$2,328.00	(\$2,021.49)	\$3,500.00
5030 - Professional Service	\$100.00	\$500.00	\$400.00	\$5,665.33	\$2,000.00	(\$3,665.33)	\$4,000.00
5031 - Accounting Fees	\$0.00	\$0.00	\$0.00	\$100.00	\$400.00	\$300.00	\$400.00
5033 - Taxes/Licenses/Perm	\$0.00	\$0.00	\$0.00	\$3,659.00	\$850.00	(\$2,809.00)	\$850.00
5040 - Management Cont	\$3,528.14	\$3,528.00	(\$0.14)	\$28,275.12	\$28,224.00	(\$51.12)	\$42,336.00
5050 - Insurance Expense	\$1,502.48	\$0.00	(\$1,502.48)	\$5,243.80	\$8,900.00	\$3,656.20	\$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	\$350.00	\$400.00	\$50.00	\$600.00
5088 - Committee Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
5110 - Electricity	\$6,827.25	\$4,250.00	(\$2,577.25)	\$38,660.74	\$34,000.00	(\$4,660.74)	\$51,000.00
5120 - Water & Sewer	\$883.45	\$800.00	(\$83.45)	\$7,946.96	\$6,700.00	(\$1,246.96)	\$8,500.00
5130 - Trash Removal	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$300.00
5170 - Security/Monitoring	\$1,537.50	\$750.00	(\$787.50)	\$5,572.75	\$6,000.00	\$427.25	\$9,000.00
5210 - Landscape Contract	\$6,172.05	\$5,555.00	(\$617.05)	\$37,032.30	\$38,885.00	\$1,852.70	\$55,550.00
5211 - Landscaping Misc	\$0.00	\$0.00	\$0.00	\$220.42	\$1,500.00	\$1,279.58	\$1,500.00
5221 - Common Area Maint	\$279.50	\$200.00	(\$79.50)	\$915.50	\$1,000.00	\$84.50	\$1,000.00
5232 - Pond Contract	\$134.04	\$0.00	(\$134.04)	\$13,421.13	\$12,830.00	(\$591.13)	\$12,830.00
5234 - Darinage Easement Maintenance	\$0.00	\$0.00	\$0.00	\$2,307.27	\$500.00	(\$1,807.27)	\$500.00
5250 - Fountain Maintenance	\$0.00	\$0.00	\$0.00	\$2,327.28	\$3,000.00	\$672.72	\$3,000.00
5251 - Fountain Contract	\$1,381.68	\$0.00	(\$1,381.68)	\$4,047.68	\$9,126.00	\$5,078.32	\$9,126.00
5252 - Water Feature	\$2,580.22	\$0.00	(\$2,580.22)	\$12,594.50	\$17,000.00	\$4,405.50	\$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	\$500.00	\$500.00	\$500.00
5400 - Playground Maintenance	\$0.00	\$150.00	\$150.00	\$1,122.75	\$1,200.00	\$77.25	\$1,800.00
5410 - Pool Contract	\$8,700.00	\$7,000.00	(\$1,700.00)	\$47,300.00	\$49,000.00	\$1,700.00	\$56,000.00
5412 - Pool Misc	\$45.00	\$250.00	\$205.00	\$8,659.44	\$1,750.00	(\$6,909.44)	\$2,000.00

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Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021			1/1/2021 - 8/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5431 - Pool Telephone	\$162.47	\$150.00	(\$12.47)	\$1,231.38	\$990.00	(\$241.38)	\$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>	\$35,331.87	\$23,874.00	(\$11,457.87)	\$239,580.40	\$280,141.00	\$40,560.60	\$353,360.00
Total Expense	\$35,331.87	\$23,874.00	(\$11,457.87)	\$239,580.40	\$280,141.00	\$40,560.60	\$353,360.00
Operating Net Income	(\$35,223.38)	(\$23,674.00)	(\$11,549.38)	\$94,686.41	\$75,214.00	\$19,472.41	\$1,995.00
Net Income	(\$35,223.38)	(\$23,674.00)	(\$11,549.38)	\$94,686.41	\$75,214.00	\$19,472.41	\$1,995.00