

Wildcat Run Homeowners' Association
Balance Sheet
7/31/2021

Assets

Operating

1000 - Cash Alliance	\$165,615.54
1210 - Assess. Receivable	\$17,779.85
1212 - Legal Fees Rec.	\$7,043.66
1256 - Due from Attorney	\$391.40
1260 - Due from Omni	\$757.75
1330 - Utility Deposits	\$100.00

Operating Total

\$191,688.20

Reserve

1020 - Alliance Reserve	\$188,993.88
1420 - Due From Operating	\$25,000.00

Reserve Total

\$213,993.88

Assets Total

\$405,682.08

Liabilities and Equity

Operating

2010 - Accounts Payable	\$4,862.55
2020 - Prepaid Owner Assess	\$7,331.74
2040 - Deposit Payable	\$30.00
2110 - Due To Reserve	\$25,000.00
2130 - H/O LF Due to Omni	\$3,793.29
3000 - PY Operating Fund	\$22,154.63

Operating Total

\$63,172.21

Reserve

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

\$213,336.43

Retained Earnings

(\$736.35)

Net Income

\$129,909.79

Liabilities & Equity Total

\$405,682.08

Wildcat Run Homeowners' Association
Budget Comparison Report
7/1/2021 - 7/31/2021

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4181 - Pool Pass	\$482.00	\$500.00	(\$18.00)	\$10,955.00	\$12,000.00	(\$1,045.00)	\$12,200.00
<u>Total Income</u>	\$482.00	\$500.00	(\$18.00)	\$10,955.00	\$12,000.00	(\$1,045.00)	\$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	\$3.15	\$0.00	\$3.15	\$3,478.12	\$0.00	\$3,478.12	\$0.00
4140 - Interest Income	\$48.40	\$0.00	\$48.40	\$187.27	\$0.00	\$187.27	\$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	\$627.63	\$0.00	\$627.63	\$2,651.70	\$0.00	\$2,651.70	\$0.00
<u>Total Operating</u>	\$679.18	\$0.00	\$679.18	\$323,038.74	\$343,155.00	(\$20,116.26)	\$343,155.00
<u>Reserve</u>							
9020 - Interest Income	\$24.08	\$0.00	\$24.08	\$164.58	\$0.00	\$164.58	\$0.00
<u>Total Reserve</u>	\$24.08	\$0.00	\$24.08	\$164.58	\$0.00	\$164.58	\$0.00
Total Income	\$1,185.26	\$500.00	\$685.26	\$334,158.32	\$355,155.00	(\$20,996.68)	\$355,355.00
Expense							
<u>Operating</u>							
5010 - Admin Fees	\$250.88	\$250.00	(\$0.88)	\$1,707.87	\$1,750.00	\$42.13	\$3,000.00
5020 - Postage	\$133.10	\$291.00	\$157.90	\$3,634.09	\$2,037.00	(\$1,597.09)	\$3,500.00
5030 - Professional Service	\$0.00	\$500.00	\$500.00	\$5,565.33	\$1,500.00	(\$4,065.33)	\$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)	\$24,746.98	\$24,696.00	(\$50.98)	\$42,336.00
5050 - Insurance Expense	\$692.72	\$0.00	(\$692.72)	\$3,741.32	\$8,900.00	\$5,158.68	\$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	\$300.00	\$350.00	\$50.00	\$600.00
5088 - Committee Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
5110 - Electricity	\$6,278.75	\$4,250.00	(\$2,028.75)	\$31,833.49	\$29,750.00	(\$2,083.49)	\$51,000.00
5120 - Water & Sewer	\$1,796.66	\$1,200.00	(\$596.66)	\$7,063.51	\$5,900.00	(\$1,163.51)	\$8,500.00
5130 - Trash Removal	\$0.00	\$50.00	\$50.00	\$0.00	\$150.00	\$150.00	\$300.00
5170 - Security/Monitoring	\$912.25	\$750.00	(\$162.25)	\$4,035.25	\$5,250.00	\$1,214.75	\$9,000.00
5210 - Landscape Contract	\$6,172.05	\$5,555.00	(\$617.05)	\$30,860.25	\$33,330.00	\$2,469.75	\$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	\$330.00	\$200.00	(\$130.00)	\$636.00	\$800.00	\$164.00	\$1,000.00
5232 - Pond Contract	\$0.00	\$0.00	\$0.00	\$13,287.09	\$12,830.00	(\$457.09)	\$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	\$500.00	\$500.00	\$2,327.28	\$3,000.00	\$672.72	\$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	\$0.00	\$0.00	\$0.00	\$10,014.28	\$17,000.00	\$6,985.72	\$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	\$400.00	\$400.00	\$500.00
5400 - Playground Maintenance	\$0.00	\$150.00	\$150.00	\$1,122.75	\$1,050.00	(\$72.75)	\$1,800.00
5410 - Pool Contract	\$7,400.00	\$7,000.00	(\$400.00)	\$38,600.00	\$42,000.00	\$3,400.00	\$56,000.00
5412 - Pool Misc	\$2,635.50	\$250.00	(\$2,385.50)	\$8,614.44	\$1,500.00	(\$7,114.44)	\$2,000.00

Wildcat Run Homeowners' Association
Budget Comparison Report
7/1/2021 - 7/31/2021

	7/1/2021 - 7/31/2021			1/1/2021 - 7/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5431 - Pool Telephone	\$172.46	\$150.00	(\$22.46)	\$1,068.91	\$840.00	(\$228.91)	\$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>	\$30,352.51	\$24,774.00	(\$5,578.51)	\$204,248.53	\$256,267.00	\$52,018.47	\$353,360.00
Total Expense	\$30,352.51	\$24,774.00	(\$5,578.51)	\$204,248.53	\$256,267.00	\$52,018.47	\$353,360.00
Operating Net Income	(\$29,167.25)	(\$24,274.00)	(\$4,893.25)	\$129,909.79	\$98,888.00	\$31,021.79	\$1,995.00
Net Income	(\$29,167.25)	(\$24,274.00)	(\$4,893.25)	\$129,909.79	\$98,888.00	\$31,021.79	\$1,995.00