

Wildcat Run Homeowners' Association
Balance Sheet
6/30/2021

Assets

Operating

1000 - Cash Alliance	\$183,854.94
1005 - Previous Checking	\$20.00
1210 - Assess. Receivable	\$24,516.85
1212 - Legal Fees Rec.	\$10,189.35
1256 - Due from Attorney	\$391.40
1260 - Due from Omni	\$757.75
1330 - Utility Deposits	\$100.00

Operating Total

\$219,830.29

Reserve

1020 - Alliance Reserve	\$188,969.80
1420 - Due From Operating	\$25,000.00

Reserve Total

\$213,969.80

Assets Total

\$433,800.09

Liabilities and Equity

Operating

2010 - Accounts Payable	\$4,439.81
2020 - Prepaid Owner Assess	\$5,925.24
2040 - Deposit Payable	\$30.00
2110 - Due To Reserve	\$25,000.00
2130 - H/O LF Due to Omni	\$4,553.29
3000 - PY Operating Fund	\$22,154.63

Operating Total

\$62,102.97

Reserve

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

\$213,336.43

Retained Earnings

(\$736.35)

Net Income

\$159,097.04

Liabilities & Equity Total

\$433,800.09

Wildcat Run Homeowners' Association
Budget Comparison Report
6/1/2021 - 6/30/2021

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4181 - Pool Pass	\$1,088.00	\$1,500.00	(\$412.00)	\$10,493.00	\$11,500.00	(\$1,007.00)	\$12,200.00
<u>Total Income</u>	\$1,088.00	\$1,500.00	(\$412.00)	\$10,493.00	\$11,500.00	(\$1,007.00)	\$12,200.00
<u>Operating</u>							
4100 - Association Fees	\$960.00	\$0.00	\$960.00	\$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	(\$41.20)	\$0.00	(\$41.20)	\$3,474.97	\$0.00	\$3,474.97	\$0.00
4140 - Interest Income	\$74.97	\$0.00	\$74.97	\$138.87	\$0.00	\$138.87	\$0.00
4150 - Legal Fees Income	\$2,162.90	\$0.00	\$2,162.90	\$2,804.65	\$0.00	\$2,804.65	\$0.00
4157 - Bad Debt Recovery	\$413.35	\$0.00	\$413.35	\$2,024.07	\$0.00	\$2,024.07	\$0.00
<u>Total Operating</u>	\$3,570.02	\$0.00	\$3,570.02	\$322,359.56	\$343,155.00	(\$20,795.44)	\$343,155.00
<u>Reserve</u>							
9020 - Interest Income	\$23.29	\$0.00	\$23.29	\$140.50	\$0.00	\$140.50	\$0.00
<u>Total Reserve</u>	\$23.29	\$0.00	\$23.29	\$140.50	\$0.00	\$140.50	\$0.00
Total Income	\$4,681.31	\$1,500.00	\$3,181.31	\$332,993.06	\$354,655.00	(\$21,661.94)	\$355,355.00
Expense							
<u>Operating</u>							
5010 - Admin Fees	\$320.52	\$250.00	(\$70.52)	\$1,456.99	\$1,500.00	\$43.01	\$3,000.00
5020 - Postage	\$27.15	\$291.00	\$263.85	\$3,500.99	\$1,746.00	(\$1,754.99)	\$3,500.00
5030 - Professional Service	\$1,512.90	\$0.00	(\$1,512.90)	\$5,565.33	\$1,000.00	(\$4,565.33)	\$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	\$3,578.14	\$3,528.00	(\$50.14)	\$21,218.84	\$21,168.00	(\$50.84)	\$42,336.00
5050 - Insurance Expense	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$50.00	\$50.00	\$250.00	\$300.00	\$50.00	\$600.00
5088 - Committee Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
5110 - Electricity	\$6,701.64	\$4,250.00	(\$2,451.64)	\$25,554.74	\$25,500.00	(\$54.74)	\$51,000.00
5120 - Water & Sewer	\$1,645.33	\$1,200.00	(\$445.33)	\$5,266.85	\$4,700.00	(\$566.85)	\$8,500.00
5130 - Trash Removal	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$300.00
5170 - Security/Monitoring	\$123.00	\$750.00	\$627.00	\$3,123.00	\$4,500.00	\$1,377.00	\$9,000.00
5210 - Landscape Contract	\$6,172.05	\$5,555.00	(\$617.05)	\$24,688.20	\$27,775.00	\$3,086.80	\$55,550.00
5211 - Landscaping Misc	\$0.00	\$250.00	\$250.00	\$220.42	\$1,500.00	\$1,279.58	\$1,500.00
5221 - Common Area Maint	\$0.00	\$200.00	\$200.00	\$306.00	\$600.00	\$294.00	\$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	\$2,307.27	\$0.00	(\$2,307.27)	\$2,307.27	\$500.00	(\$1,807.27)	\$500.00
5250 - Fountain Maintenance	\$234.33	\$500.00	\$265.67	\$2,327.28	\$2,500.00	\$172.72	\$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	\$330.46	\$0.00	(\$330.46)	\$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	\$300.00	\$300.00	\$500.00
5400 - Playground Maintenance	\$0.00	\$150.00	\$150.00	\$1,122.75	\$900.00	(\$222.75)	\$1,800.00
5410 - Pool Contract	\$10,000.00	\$7,000.00	(\$3,000.00)	\$31,200.00	\$35,000.00	\$3,800.00	\$56,000.00
5412 - Pool Misc	\$3,026.08	\$250.00	(\$2,776.08)	\$5,978.94	\$1,250.00	(\$4,728.94)	\$2,000.00

Wildcat Run Homeowners' Association
Budget Comparison Report
6/1/2021 - 6/30/2021

	6/1/2021 - 6/30/2021			1/1/2021 - 6/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5431 - Pool Telephone	\$162.88	\$150.00	(\$12.88)	\$896.45	\$690.00	(\$206.45)	\$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>	\$36,141.75	\$24,524.00	(\$11,617.75)	\$173,896.02	\$231,493.00	\$57,596.98	\$353,360.00
Total Expense	\$36,141.75	\$24,524.00	(\$11,617.75)	\$173,896.02	\$231,493.00	\$57,596.98	\$353,360.00
Operating Net Income	(\$31,460.44)	(\$23,024.00)	(\$8,436.44)	\$159,097.04	\$123,162.00	\$35,935.04	\$1,995.00
Net Income	(\$31,460.44)	(\$23,024.00)	(\$8,436.44)	\$159,097.04	\$123,162.00	\$35,935.04	\$1,995.00