

Wildcat Run Homeowners' Association
Balance Sheet
5/31/2021

Assets

Operating

1000 - Cash Alliance	\$208,989.68
1005 - Previous Checking	\$20.00
1210 - Assess. Receivable	\$28,581.14
1212 - Legal Fees Rec.	\$9,124.06
1256 - Due from Attorney	\$391.40
1260 - Due from Omni	\$757.75
1330 - Utility Deposits	\$100.00

Operating Total

\$247,964.03

Reserve

1020 - Alliance Reserve	\$188,946.51
1420 - Due From Operating	\$25,000.00

Reserve Total

\$213,946.51

Assets Total

\$461,910.54

Liabilities and Equity

Operating

2010 - Accounts Payable	\$1,448.00
2020 - Prepaid Owner Assess	\$5,512.06
2040 - Deposit Payable	\$30.00
2110 - Due To Reserve	\$25,000.00
2130 - H/O LF Due to Omni	\$4,618.29
3000 - PY Operating Fund	\$22,154.63

Operating Total

\$58,762.98

Reserve

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

\$213,336.43

Retained Earnings

(\$736.35)

Net Income

\$190,547.48

Liabilities & Equity Total

\$461,910.54

Wildcat Run Homeowners' Association
Budget Comparison Report
5/1/2021 - 5/31/2021

	5/1/2021 - 5/31/2021			1/1/2021 - 5/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4181 - Pool Pass	\$9,405.00	\$10,000.00	(\$595.00)	\$9,405.00	\$10,000.00	(\$595.00)	\$12,200.00
<u>Total Income</u>	\$9,405.00	\$10,000.00	(\$595.00)	\$9,405.00	\$10,000.00	(\$595.00)	\$12,200.00
<u>Operating</u>							
4100 - Association Fees	\$320.00	\$0.00	\$320.00	\$312,957.00	\$329,280.00	(\$16,323.00)	\$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	(\$50.00)	\$0.00	(\$50.00)	\$3,516.17	\$0.00	\$3,516.17	\$0.00
4140 - Interest Income	\$4.64	\$0.00	\$4.64	\$63.90	\$0.00	\$63.90	\$0.00
4150 - Legal Fees Income	\$30.69	\$0.00	\$30.69	\$641.75	\$0.00	\$641.75	\$0.00
4157 - Bad Debt Recovery	\$1,108.15	\$0.00	\$1,108.15	\$1,610.72	\$0.00	\$1,610.72	\$0.00
<u>Total Operating</u>	\$1,413.48	\$0.00	\$1,413.48	\$318,789.54	\$343,155.00	(\$24,365.46)	\$343,155.00
<u>Reserve</u>							
9020 - Interest Income	\$24.07	\$0.00	\$24.07	\$117.21	\$0.00	\$117.21	\$0.00
<u>Total Reserve</u>	\$24.07	\$0.00	\$24.07	\$117.21	\$0.00	\$117.21	\$0.00
Total Income	\$10,842.55	\$10,000.00	\$842.55	\$328,311.75	\$353,155.00	(\$24,843.25)	\$355,355.00
Expense							
<u>Operating</u>							
5010 - Admin Fees	\$530.60	\$250.00	(\$280.60)	\$1,146.47	\$1,250.00	\$103.53	\$3,000.00
5020 - Postage	\$63.45	\$291.00	\$227.55	\$3,473.84	\$1,455.00	(\$2,018.84)	\$3,500.00
5030 - Professional Service	\$655.69	\$0.00	(\$655.69)	\$4,052.43	\$1,000.00	(\$3,052.43)	\$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)	\$17,640.70	\$17,640.00	(\$0.70)	\$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	\$50.00	\$50.00	\$0.00	\$250.00	\$250.00	\$0.00	\$600.00
5088 - Committee Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
5110 - Electricity	\$5,787.59	\$4,250.00	(\$1,537.59)	\$18,853.10	\$21,250.00	\$2,396.90	\$51,000.00
5120 - Water & Sewer	\$940.67	\$1,200.00	\$259.33	\$3,621.52	\$3,500.00	(\$121.52)	\$8,500.00
5130 - Trash Removal	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$300.00
5170 - Security/Monitoring	\$0.00	\$750.00	\$750.00	\$3,000.00	\$3,750.00	\$750.00	\$9,000.00
5210 - Landscape Contract	\$6,172.05	\$5,555.00	(\$617.05)	\$18,516.15	\$22,220.00	\$3,703.85	\$55,550.00
5211 - Landscaping Misc	\$220.42	\$250.00	\$29.58	\$220.42	\$1,250.00	\$1,029.58	\$1,500.00
5221 - Common Area Maint	\$0.00	\$200.00	\$200.00	\$306.00	\$400.00	\$94.00	\$1,000.00
5232 - Pond Contract	\$269.89	\$0.00	(\$269.89)	\$13,287.09	\$12,830.00	(\$457.09)	\$12,830.00
5234 - Darinage Easement Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00
5250 - Fountain Maintenance	\$0.00	\$500.00	\$500.00	\$2,092.95	\$2,000.00	(\$92.95)	\$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	\$487.50	\$0.00	(\$487.50)	\$9,683.82	\$17,000.00	\$7,316.18	\$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	\$200.00	\$200.00	\$500.00
5400 - Playground Maintenance	\$0.00	\$150.00	\$150.00	\$1,122.75	\$750.00	(\$372.75)	\$1,800.00
5410 - Pool Contract	\$2,600.00	\$7,000.00	\$4,400.00	\$21,200.00	\$28,000.00	\$6,800.00	\$56,000.00
5412 - Pool Misc	\$365.19	\$500.00	\$134.81	\$2,952.86	\$1,000.00	(\$1,952.86)	\$2,000.00

Wildcat Run Homeowners' Association
Budget Comparison Report
5/1/2021 - 5/31/2021

	5/1/2021 - 5/31/2021			1/1/2021 - 5/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5431 - Pool Telephone	\$261.88	\$150.00	(\$111.88)	\$733.57	\$540.00	(\$193.57)	\$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>	\$21,933.07	\$24,774.00	\$2,840.93	\$137,764.27	\$206,969.00	\$69,204.73	\$353,360.00
Total Expense	\$21,933.07	\$24,774.00	\$2,840.93	\$137,764.27	\$206,969.00	\$69,204.73	\$353,360.00
Operating Net Income	(\$11,090.52)	(\$14,774.00)	\$3,683.48	\$190,547.48	\$146,186.00	\$44,361.48	\$1,995.00
Net Income	(\$11,090.52)	(\$14,774.00)	\$3,683.48	\$190,547.48	\$146,186.00	\$44,361.48	\$1,995.00