

Wildcat Run Homeowners' Association
Balance Sheet
10/31/2021

Assets

Operating

1000 - Cash Alliance	\$75,083.90
1210 - Assess. Receivable	\$13,972.93
1212 - Legal Fees Rec.	\$7,527.93
1256 - Due from Attorney	\$391.40
1260 - Due from Omni	\$757.75
1330 - Utility Deposits	\$100.00

Operating Total

\$97,833.91

Reserve

1020 - Alliance Reserve	\$189,065.34
1420 - Due From Operating	\$25,000.00

Reserve Total

\$214,065.34

Assets Total

\$311,899.25

Liabilities and Equity

Operating

2010 - Accounts Payable	\$970.47
2020 - Prepaid Owner Assess	\$9,966.90
2040 - Deposit Payable	\$30.00
2110 - Due To Reserve	\$25,000.00
2130 - H/O LF Due to Omni	\$25.00
3000 - PY Operating Fund	\$22,154.63

Operating Total

\$58,147.00

Reserve

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

\$213,336.43

Retained Earnings

(\$736.35)

Net Income

\$41,152.17

Liabilities & Equity Total

\$311,899.25

Wildcat Run Homeowners' Association
Budget Comparison Report
10/1/2021 - 10/31/2021

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4181 - Pool Pass	\$0.00	\$0.00	\$0.00	\$11,085.00	\$12,200.00	(\$1,115.00)	\$12,200.00
<u>Total Income</u>	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$3,429.32	\$0.00	\$3,429.32	\$0.00
4140 - Interest Income	\$1.91	\$0.00	\$1.91	\$194.85	\$0.00	\$194.85	\$0.00
4150 - Legal Fees Income	\$831.72	\$0.00	\$831.72	\$3,743.75	\$0.00	\$3,743.75	\$0.00
4157 - Bad Debt Recovery	\$123.54	\$0.00	\$123.54	\$2,938.05	\$0.00	\$2,938.05	\$0.00
<u>Total Operating</u>	\$957.17	\$0.00	\$957.17	\$324,222.97	\$343,155.00	(\$18,932.03)	\$343,155.00
<u>Reserve</u>							
9020 - Interest Income	\$24.08	\$0.00	\$24.08	\$236.04	\$0.00	\$236.04	\$0.00
<u>Total Reserve</u>	\$24.08	\$0.00	\$24.08	\$236.04	\$0.00	\$236.04	\$0.00
Total Income	\$981.25	\$0.00	\$981.25	\$335,544.01	\$355,355.00	(\$19,810.99)	\$355,355.00
Expense							
<u>Operating</u>							
5010 - Admin Fees	\$154.98	\$250.00	\$95.02	\$2,752.66	\$2,500.00	(\$252.66)	\$3,000.00
5020 - Postage	\$40.60	\$291.00	\$250.40	\$4,523.52	\$2,910.00	(\$1,613.52)	\$3,500.00
5030 - Professional Service	\$538.93	\$500.00	(\$38.93)	\$7,152.65	\$3,000.00	(\$4,152.65)	\$4,000.00
5031 - Accounting Fees	\$0.00	\$0.00	\$0.00	\$100.00	\$400.00	\$300.00	\$400.00
5033 - Taxes/Licenses/Perm	\$369.60	\$0.00	(\$369.60)	\$4,028.60	\$850.00	(\$3,178.60)	\$850.00
5040 - Management Cont	\$3,528.14	\$3,528.00	(\$0.14)	\$35,331.40	\$35,280.00	(\$51.40)	\$42,336.00
5050 - Insurance Expense	\$3,731.20	\$0.00	(\$3,731.20)	\$8,975.00	\$8,900.00	(\$75.00)	\$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	\$450.00	\$500.00	\$50.00	\$600.00
5088 - Committee Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
5110 - Electricity	\$6,157.67	\$4,250.00	(\$1,907.67)	\$51,403.77	\$42,500.00	(\$8,903.77)	\$51,000.00
5120 - Water & Sewer	\$372.56	\$400.00	\$27.44	\$8,897.85	\$7,900.00	(\$997.85)	\$8,500.00
5130 - Trash Removal	\$0.00	\$50.00	\$50.00	\$0.00	\$300.00	\$300.00	\$300.00
5170 - Security/Monitoring	\$656.00	\$750.00	\$94.00	\$6,720.75	\$7,500.00	\$779.25	\$9,000.00
5210 - Landscape Contract	\$6,372.05	\$5,555.00	(\$817.05)	\$49,576.40	\$49,995.00	\$418.60	\$55,550.00
5211 - Landscaping Misc	\$0.00	\$0.00	\$0.00	\$420.42	\$1,500.00	\$1,079.58	\$1,500.00
5221 - Common Area Maint	\$300.00	\$0.00	(\$300.00)	\$1,215.50	\$1,000.00	(\$215.50)	\$1,000.00
5232 - Pond Contract	\$0.00	\$0.00	\$0.00	\$13,608.38	\$12,830.00	(\$778.38)	\$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	\$341.97	\$0.00	(\$341.97)	\$3,980.66	\$3,000.00	(\$980.66)	\$3,000.00
5251 - Fountain Contract	\$0.00	\$0.00	\$0.00	\$4,047.68	\$9,126.00	\$5,078.32	\$9,126.00
5252 - Water Feature	\$2,580.05	\$0.00	(\$2,580.05)	\$15,174.55	\$17,000.00	\$1,825.45	\$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	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00
5400 - Playground Maintenance	\$0.00	\$150.00	\$150.00	\$1,122.75	\$1,500.00	\$377.25	\$1,800.00
5410 - Pool Contract	\$0.00	\$0.00	\$0.00	\$54,700.00	\$56,000.00	\$1,300.00	\$56,000.00
5412 - Pool Misc	\$1,450.00	\$0.00	(\$1,450.00)	\$10,189.44	\$2,000.00	(\$8,189.44)	\$2,000.00

Wildcat Run Homeowners' Association
Budget Comparison Report
10/1/2021 - 10/31/2021

	10/1/2021 - 10/31/2021			1/1/2021 - 10/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5431 - Pool Telephone	\$171.75	\$80.00	(\$91.75)	\$1,575.59	\$1,150.00	(\$425.59)	\$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>	\$26,815.50	\$15,854.00	(\$10,961.50)	\$294,391.84	\$324,499.00	\$30,107.16	\$353,360.00
Total Expense	\$26,815.50	\$15,854.00	(\$10,961.50)	\$294,391.84	\$324,499.00	\$30,107.16	\$353,360.00
Operating Net Income	(\$25,834.25)	(\$15,854.00)	(\$9,980.25)	\$41,152.17	\$30,856.00	\$10,296.17	\$1,995.00
Net Income	(\$25,834.25)	(\$15,854.00)	(\$9,980.25)	\$41,152.17	\$30,856.00	\$10,296.17	\$1,995.00