

**Wildcat Run Homeowners' Association**  
**Balance Sheet**  
**9/30/2021**

**Assets**

Operating

1000 - Cash Alliance	\$101,438.31
1210 - Assess. Receivable	\$14,426.86
1212 - Legal Fees Rec.	\$6,696.21
1256 - Due from Attorney	\$391.40
1260 - Due from Omni	\$757.75
1330 - Utility Deposits	\$100.00

Operating Total \$123,810.53

Reserve

1020 - Alliance Reserve	\$189,041.26
1420 - Due From Operating	\$25,000.00

Reserve Total \$214,041.26

*Assets Total* \$337,851.79

**Liabilities and Equity**

Operating

2010 - Accounts Payable	\$3,095.52
2020 - Prepaid Owner Assess	\$7,985.14
2040 - Deposit Payable	\$30.00
2110 - Due To Reserve	\$25,000.00
3000 - PY Operating Fund	\$22,154.63

Operating Total \$58,265.29

Reserve

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

Retained Earnings (\$736.35)

Net Income \$66,986.42

*Liabilities & Equity Total* \$337,851.79

**Wildcat Run Homeowners' Association**  
**Budget Comparison Report**  
**9/1/2021 - 9/30/2021**

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<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	\$2.46	\$0.00	\$2.46	\$192.94	\$0.00	\$192.94	\$0.00
4150 - Legal Fees Income	\$107.38	\$0.00	\$107.38	\$2,912.03	\$0.00	\$2,912.03	\$0.00
4157 - Bad Debt Recovery	\$162.81	\$0.00	\$162.81	\$2,814.51	\$0.00	\$2,814.51	\$0.00
<u>Total Operating</u>	\$272.65	\$0.00	\$272.65	\$323,265.80	\$343,155.00	(\$19,889.20)	\$343,155.00
<u>Reserve</u>							
9020 - Interest Income	\$23.30	\$0.00	\$23.30	\$211.96	\$0.00	\$211.96	\$0.00
<u>Total Reserve</u>	\$23.30	\$0.00	\$23.30	\$211.96	\$0.00	\$211.96	\$0.00
<b>Total Income</b>	\$295.95	\$0.00	\$295.95	\$334,562.76	\$355,355.00	(\$20,792.24)	\$355,355.00
<b>Expense</b>							
<u>Operating</u>							
5010 - Admin Fees	\$157.12	\$250.00	\$92.88	\$2,597.68	\$2,250.00	(\$347.68)	\$3,000.00
5020 - Postage	\$133.43	\$291.00	\$157.57	\$4,482.92	\$2,619.00	(\$1,863.92)	\$3,500.00
5030 - Professional Service	\$948.39	\$500.00	(\$448.39)	\$6,613.72	\$2,500.00	(\$4,113.72)	\$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)	\$31,803.26	\$31,752.00	(\$51.26)	\$42,336.00
5050 - Insurance Expense	\$0.00	\$0.00	\$0.00	\$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	\$400.00	\$450.00	\$50.00	\$600.00
5088 - Committee Expense	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
5110 - Electricity	\$6,585.36	\$4,250.00	(\$2,335.36)	\$45,246.10	\$38,250.00	(\$6,996.10)	\$51,000.00
5120 - Water & Sewer	\$578.33	\$800.00	\$221.67	\$8,525.29	\$7,500.00	(\$1,025.29)	\$8,500.00
5130 - Trash Removal	\$0.00	\$50.00	\$50.00	\$0.00	\$250.00	\$250.00	\$300.00
5170 - Security/Monitoring	\$492.00	\$750.00	\$258.00	\$6,064.75	\$6,750.00	\$685.25	\$9,000.00
5210 - Landscape Contract	\$6,172.05	\$5,555.00	(\$617.05)	\$43,204.35	\$44,440.00	\$1,235.65	\$55,550.00
5211 - Landscaping Misc	\$200.00	\$0.00	(\$200.00)	\$420.42	\$1,500.00	\$1,079.58	\$1,500.00
5221 - Common Area Maint	\$0.00	\$0.00	\$0.00	\$915.50	\$1,000.00	\$84.50	\$1,000.00
5232 - Pond Contract	\$187.25	\$0.00	(\$187.25)	\$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	\$1,311.41	\$0.00	(\$1,311.41)	\$3,638.69	\$3,000.00	(\$638.69)	\$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	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00
5400 - Playground Maintenance	\$0.00	\$150.00	\$150.00	\$1,122.75	\$1,350.00	\$227.25	\$1,800.00
5410 - Pool Contract	\$7,400.00	\$7,000.00	(\$400.00)	\$54,700.00	\$56,000.00	\$1,300.00	\$56,000.00
5412 - Pool Misc	\$80.00	\$250.00	\$170.00	\$8,739.44	\$2,000.00	(\$6,739.44)	\$2,000.00

**Wildcat Run Homeowners' Association**  
**Budget Comparison Report**  
**9/1/2021 - 9/30/2021**

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5431 - Pool Telephone	\$172.46	\$80.00	(\$92.46)	\$1,403.84	\$1,070.00	(\$333.84)	\$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>	\$27,995.94	\$28,504.00	\$508.06	\$267,576.34	\$308,645.00	\$41,068.66	\$353,360.00
<b>Total Expense</b>	\$27,995.94	\$28,504.00	\$508.06	\$267,576.34	\$308,645.00	\$41,068.66	\$353,360.00
Operating Net Income	(\$27,699.99)	(\$28,504.00)	\$804.01	\$66,986.42	\$46,710.00	\$20,276.42	\$1,995.00
Net Income	(\$27,699.99)	(\$28,504.00)	\$804.01	\$66,986.42	\$46,710.00	\$20,276.42	\$1,995.00