

Assn of Unit Owners of Cottages at Hastings Green, a Condominium
Balance Sheet
Period Through: 12/31/2017

Assets

Other

1113 - Checking Mutual of Omaha

\$30,028.10

1246 - Money Market Mutual of Omaha

\$31,007.87

Other Total

\$61,035.97

Assets Total

\$61,035.97**Liabilities and Equity**

RESERVES

3101 - Reserves General

\$28,998.75

3140 - Reserves Interest

\$29.97

3920 - Capital Contribution

\$1,538.00

RESERVES Total

\$30,566.72

Retained Earnings

\$20,647.17

Net Income

\$9,822.08

Liabilities & Equity Total

\$61,035.97

Assn of Unit Owners of Cottages at Hastings Green, a Condominium
Budget Comparison Report
12/1/2017 - 12/31/2017

	12/1/2017 - 12/31/2017			1/1/2017 - 12/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4001 - Assessment	\$9,614.14	\$5,870.12	\$3,744.02	\$72,149.86	\$70,441.00	\$1,708.86	\$70,441.00
4200 - Interest Earned	\$5.18	\$0.00	\$5.18	\$22.35	\$0.00	\$22.35	\$0.00
4202 - Water reimbursement	\$1,783.55	\$1,583.37	\$200.18	\$12,997.37	\$19,000.00	(\$6,002.63)	\$19,000.00
4210 - Late Charges	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
4211 - Interest	\$0.00	\$0.00	\$0.00	\$6.32	\$0.00	\$6.32	\$0.00
4218 - Capital Contribution	\$0.00	\$0.00	\$0.00	\$3,688.00	\$0.00	\$3,688.00	\$0.00
4220 - New Owner/Questionnaire Fees	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	\$0.00
4292 - Bank Fees	\$31.00	\$0.00	\$31.00	\$19.00	\$0.00	\$19.00	\$0.00
<u>Total Income</u>	\$11,433.87	\$7,453.49	\$3,980.38	\$89,482.90	\$89,441.00	\$41.90	\$89,441.00
Total Income	\$11,433.87	\$7,453.49	\$3,980.38	\$89,482.90	\$89,441.00	\$41.90	\$89,441.00
Expense							
<u>BUILDING SERVICES</u>							
6210 - Garage Roofing	\$257.50	\$20.00	(\$237.50)	\$257.50	\$240.00	(\$17.50)	\$240.00
6213 - Gutters/Downspouts	\$257.50	\$23.37	(\$234.13)	\$257.50	\$280.00	\$22.50	\$280.00
6215 - Garage & Path Lighting	\$0.00	\$15.00	\$15.00	\$0.00	\$180.00	\$180.00	\$180.00
<u>Total BUILDING SERVICES</u>	\$515.00	\$58.37	(\$456.63)	\$515.00	\$700.00	\$185.00	\$700.00
<u>COMMON AREA MAINTENANCE</u>							
6140 - Drywells	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00	\$600.00	\$600.00
6661 - Property Maintenance General Common Area	\$450.82	\$166.63	(\$284.19)	\$1,875.35	\$2,000.00	\$124.65	\$2,000.00
<u>Total COMMON AREA MAINTENANCE</u>	\$450.82	\$216.63	(\$234.19)	\$1,875.35	\$2,600.00	\$724.65	\$2,600.00
<u>Expense</u>							
6052 - Community Social	\$0.00	\$20.00	\$20.00	\$0.00	\$240.00	\$240.00	\$240.00
6061 - Insurance	\$0.00	\$783.62	\$783.62	\$8,922.06	\$9,403.00	\$480.94	\$9,403.00
6081 - Licenses & Fees	\$0.00	\$6.25	\$6.25	\$75.00	\$75.00	\$0.00	\$75.00
6088 - Website	\$118.97	\$25.00	(\$93.97)	\$118.97	\$300.00	\$181.03	\$300.00
6089 - Sales/Delinquency Expense prior mgmt	\$0.00	\$0.00	\$0.00	\$520.00	\$0.00	(\$520.00)	\$0.00
6090 - Contingency Expense	\$0.00	\$295.00	\$295.00	\$2,306.20	\$3,540.00	\$1,233.80	\$3,540.00
6091 - Drainage Mitigation	\$0.00	\$583.37	\$583.37	\$4,784.51	\$7,000.00	\$2,215.49	\$7,000.00
6809 - Allocation of Capital Contribution	\$0.00	\$0.00	\$0.00	\$1,538.00	\$0.00	(\$1,538.00)	\$0.00
6810 - Allocation to Reserves	\$691.43	\$687.50	(\$3.93)	\$8,279.97	\$8,250.00	(\$29.97)	\$8,250.00
6812 - Meeting Expense/Board Education	\$0.00	\$35.00	\$35.00	\$0.00	\$420.00	\$420.00	\$420.00
6861 - Professional Management	\$635.00	\$472.12	(\$162.88)	\$6,007.00	\$5,665.00	(\$342.00)	\$5,665.00
6881 - Tax Preparation	\$0.00	\$25.87	\$25.87	\$250.00	\$310.00	\$60.00	\$310.00
6901 - Legal Fees	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
6911 - Printing, Pstg, Spec Service	\$73.31	\$208.63	\$135.32	\$2,093.35	\$2,504.00	\$410.65	\$2,504.00
6932 - Reserve Study Update	\$0.00	\$125.00	\$125.00	\$1,399.00	\$1,500.00	\$101.00	\$1,500.00
6941 - Bank Charges	\$0.00	\$0.00	\$0.00	\$32.00	\$0.00	(\$32.00)	\$0.00
<u>Total Expense</u>	\$1,518.71	\$3,367.36	\$1,848.65	\$36,326.06	\$40,407.00	\$4,080.94	\$40,407.00
<u>LANDSCAPING</u>							
6132 - Irrigation Maint	\$0.00	\$41.63	\$41.63	\$918.45	\$500.00	(\$418.45)	\$500.00
6341 - Landscape Contract	\$1,501.50	\$1,501.50	\$0.00	\$16,879.50	\$18,018.00	\$1,138.50	\$18,018.00
<u>Total LANDSCAPING</u>	\$1,501.50	\$1,543.13	\$41.63	\$17,797.95	\$18,518.00	\$720.05	\$18,518.00
<u>UTILITIES</u>							
6121 - Electric	\$70.13	\$100.00	\$29.87	\$797.03	\$1,200.00	\$402.97	\$1,200.00
6161 - Water & Sewer	\$0.00	\$1,800.00	\$1,800.00	\$18,306.43	\$21,600.00	\$3,293.57	\$21,600.00

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Budget Comparison Report
12/1/2017 - 12/31/2017**

	12/1/2017 - 12/31/2017			1/1/2017 - 12/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6241 - Trash	\$413.00	\$380.00	(\$33.00)	\$4,043.00	\$4,560.00	\$517.00	\$4,560.00
<u>Total UTILITIES</u>	\$483.13	\$2,280.00	\$1,796.87	\$23,146.46	\$27,360.00	\$4,213.54	\$27,360.00
Total Expense	\$4,469.16	\$7,465.49	\$2,996.33	\$79,660.82	\$89,585.00	\$9,924.18	\$89,585.00
Operating Net Income	\$6,964.71	(\$12.00)	\$6,976.71	\$9,822.08	(\$144.00)	\$9,966.08	(\$144.00)
Net Income	\$6,964.71	(\$12.00)	\$6,976.71	\$9,822.08	(\$144.00)	\$9,966.08	(\$144.00)