

**Assn of Unit Owners of Cottages at Hastings Green, a Condominium  
Balance Sheet  
Period Through: 12/31/2018**

<b>Assets</b>		
Other		
1113 - Checking Mutual of Omaha	\$41,038.59	
1246 - Money Market Mutual of Omaha	\$32,413.51	
Other Total	<b>\$73,452.10</b>	
Assets Total		<b>\$73,452.10</b>
<b>Liabilities and Equity</b>		
RESERVES		
3101 - Reserves General	\$29,213.71	
3140 - Reserves Interest	\$101.49	
3920 - Capital Contribution	\$2,657.16	
RESERVES Total	<b>\$31,972.36</b>	
Retained Earnings	<b>\$30,469.25</b>	
Net Income	\$11,010.49	
Liabilities & Equity Total		<b>\$73,452.10</b>

**Assn of Unit Owners of Cottages at Hastings Green, a Condominium**  
**Budget Comparison Report**  
**12/1/2018 - 12/31/2018**

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4001 - Assessment	\$4,984.83	\$5,965.63	(\$980.80)	\$71,733.56	\$71,588.00	\$145.56	\$71,588.00
4088 - Claims Income	\$0.00	\$0.00	\$0.00	\$11,379.59	\$0.00	\$11,379.59	\$0.00
4200 - Interest Earned	\$12.22	\$0.00	\$12.22	\$90.65	\$0.00	\$90.65	\$0.00
4202 - Water reimbursement	\$1,565.16	\$1,541.63	\$23.53	\$19,880.63	\$18,500.00	\$1,380.63	\$18,500.00
4218 - Capital Contribution	\$0.00	\$0.00	\$0.00	\$1,119.16	\$0.00	\$1,119.16	\$0.00
<b>Total Income</b>	<b>\$6,562.21</b>	<b>\$7,507.26</b>	<b>(\$945.05)</b>	<b>\$104,203.59</b>	<b>\$90,088.00</b>	<b>\$14,115.59</b>	<b>\$90,088.00</b>
<b>Total Income</b>	<b>\$6,562.21</b>	<b>\$7,507.26</b>	<b>(\$945.05)</b>	<b>\$104,203.59</b>	<b>\$90,088.00</b>	<b>\$14,115.59</b>	<b>\$90,088.00</b>
<b>Expense</b>							
<u>BUILDING SERVICES</u>							
6210 - Garage Roofing	\$0.00	\$20.00	\$20.00	\$0.00	\$240.00	\$240.00	\$240.00
6213 - Gutters/Downspouts	\$0.00	\$23.37	\$23.37	\$0.00	\$280.00	\$280.00	\$280.00
6215 - Garage & Path Lighting	\$0.00	\$15.00	\$15.00	\$155.00	\$180.00	\$25.00	\$180.00
<b>Total BUILDING SERVICES</b>	<b>\$0.00</b>	<b>\$58.37</b>	<b>\$58.37</b>	<b>\$155.00</b>	<b>\$700.00</b>	<b>\$545.00</b>	<b>\$700.00</b>
<u>COMMON AREA MAINTENANCE</u>							
6140 - Drywells	\$0.00	\$50.00	\$50.00	\$1,301.52	\$600.00	(\$701.52)	\$600.00
6661 - Property Maintenance General Common Area	\$250.00	\$166.63	(\$83.37)	\$1,880.07	\$2,000.00	\$119.93	\$2,000.00
<b>Total COMMON AREA MAINTENANCE</b>	<b>\$250.00</b>	<b>\$216.63</b>	<b>(\$33.37)</b>	<b>\$3,181.59</b>	<b>\$2,600.00</b>	<b>(\$581.59)</b>	<b>\$2,600.00</b>
<u>Expense</u>							
6052 - Community Social	\$0.00	\$20.00	\$20.00	\$0.00	\$240.00	\$240.00	\$240.00
6061 - Insurance	\$0.00	\$812.50	\$812.50	\$7,277.18	\$9,750.00	\$2,472.82	\$9,750.00
6081 - Licenses & Fees	\$0.00	\$6.25	\$6.25	\$75.00	\$75.00	\$0.00	\$75.00
6088 - Website	\$24.88	\$25.00	\$0.12	\$324.88	\$300.00	(\$24.88)	\$300.00
6090 - Contingency Expense	\$0.00	\$295.00	\$295.00	\$0.00	\$3,540.00	\$3,540.00	\$3,540.00
6307 - Snow Removal	\$0.00	\$258.37	\$258.37	\$2,130.00	\$3,100.00	\$970.00	\$3,100.00
6535 - Claims Expense	\$0.00	\$0.00	\$0.00	\$11,379.59	\$0.00	(\$11,379.59)	\$0.00
6809 - Allocation of Capital Contribution	\$0.00	\$0.00	\$0.00	\$1,119.16	\$0.00	(\$1,119.16)	\$0.00
6810 - Allocation to Reserves	\$831.35	\$820.87	(\$10.48)	\$9,921.48	\$9,850.00	(\$71.48)	\$9,850.00
6812 - Meeting Expense/Board Education	\$0.00	\$35.00	\$35.00	\$0.00	\$420.00	\$420.00	\$420.00
6861 - Professional Management	\$635.00	\$635.00	\$0.00	\$7,620.00	\$7,620.00	\$0.00	\$7,620.00
6881 - Tax Preparation	\$0.00	\$20.87	\$20.87	\$250.00	\$250.00	\$0.00	\$250.00
6901 - Legal Fees	\$0.00	\$100.00	\$100.00	\$36.00	\$1,200.00	\$1,164.00	\$1,200.00
6911 - Printing, Pstg, Spec Service	\$72.14	\$41.63	(\$30.51)	\$891.36	\$500.00	(\$391.36)	\$500.00
6932 - Reserve Study Update	\$0.00	\$49.88	\$49.88	\$599.00	\$599.00	\$0.00	\$599.00
<b>Total Expense</b>	<b>\$1,563.37</b>	<b>\$3,120.37</b>	<b>\$1,557.00</b>	<b>\$41,623.65</b>	<b>\$37,444.00</b>	<b>(\$4,179.65)</b>	<b>\$37,444.00</b>
<u>LANDSCAPING</u>							
6132 - Irrigation Maint	\$0.00	\$100.00	\$100.00	\$1,541.28	\$1,200.00	(\$341.28)	\$1,200.00
6341 - Landscape Contract	\$1,512.00	\$1,512.37	\$0.37	\$18,133.50	\$18,148.00	\$14.50	\$18,148.00
6361 - Landscape Renovation	\$0.00	\$266.63	\$266.63	\$1,928.00	\$3,200.00	\$1,272.00	\$3,200.00
<b>Total LANDSCAPING</b>	<b>\$1,512.00</b>	<b>\$1,879.00</b>	<b>\$367.00</b>	<b>\$21,602.78</b>	<b>\$22,548.00</b>	<b>\$945.22</b>	<b>\$22,548.00</b>
<u>UTILITIES</u>							
6121 - Electric	\$73.80	\$91.63	\$17.83	\$900.02	\$1,100.00	\$199.98	\$1,100.00
6161 - Water & Sewer	\$0.00	\$1,708.37	\$1,708.37	\$20,734.06	\$20,500.00	(\$234.06)	\$20,500.00
6241 - Trash	\$418.00	\$433.00	\$15.00	\$4,996.00	\$5,196.00	\$200.00	\$5,196.00
<b>Total UTILITIES</b>	<b>\$491.80</b>	<b>\$2,233.00</b>	<b>\$1,741.20</b>	<b>\$26,630.08</b>	<b>\$26,796.00</b>	<b>\$165.92</b>	<b>\$26,796.00</b>

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Budget Comparison Report  
12/1/2018 - 12/31/2018**

	12/1/2018 - 12/31/2018			1/1/2018 - 12/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Expense</b>	\$3,817.17	\$7,507.37	\$3,690.20	\$93,193.10	\$90,088.00	(\$3,105.10)	\$90,088.00
<b>Operating Net Income</b>	\$2,745.04	(\$0.11)	\$2,745.15	\$11,010.49	\$0.00	\$11,010.49	\$0.00
<b>Net Income</b>	\$2,745.04	(\$0.11)	\$2,745.15	\$11,010.49	\$0.00	\$11,010.49	\$0.00

**Assn of Unit Owners of Cottages at Hastings Green, a Condominium  
Reserve Statement  
12/1/2018 - 12/31/2018**

Account	12/1/2018 - 12/31/2018		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3101 Reserves General	\$1,820.83	\$0.00	\$28,998.75	\$10,849.96	\$10,635.00	\$29,213.71
3105 Reserves:Insurance Deductible Savings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3140 Reserves Interest	\$10.52	\$0.00	\$29.97	\$71.52	\$0.00	\$101.49
3920 Capital Contribution	\$0.00	\$0.00	\$1,538.00	\$1,119.16	\$0.00	\$2,657.16
Total:	\$1,831.35	\$0.00	\$30,566.72	\$12,040.64	\$10,635.00	\$31,972.36