

**Assn of Unit Owners of Cottages at Hastings Green, a Condominium
Balance Sheet
Period Through: 12/31/2023**

Assets

Other

1113 - Checking /CIT Bank

\$11,156.94

1246 - Money Market /CIT Bank

\$27,310.22

Other Total

\$38,467.16

Assets Total

\$38,467.16**Liabilities and Equity**

RESERVES

3101 - Reserves General

\$17,755.64

3140 - Reserves Interest

\$219.70

3920 - Capital Contribution

\$9,334.88

RESERVES Total

\$27,310.22

Retained Earnings

\$15,074.94

Net Income

(\$3,918.00)

Liabilities & Equity Total

\$38,467.16

Assn of Unit Owners of Cottages at Hastings Green, a Condominium
Budget Comparison Report
12/1/2023 - 12/31/2023

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4001 - Assessment	\$10,237.02	\$11,181.87	(\$944.85)	\$135,178.24	\$134,182.00	\$996.24	\$134,182.00
4002 - Roofing Assessment	\$2,787.70	\$2,916.63	(\$128.93)	\$34,880.09	\$35,000.00	(\$119.91)	\$35,000.00
4200 - Interest Earned	\$6.28	\$0.00	\$6.28	\$229.61	\$0.00	\$229.61	\$0.00
4202 - Water reimbursement	\$2,040.53	\$2,022.50	\$18.03	\$22,493.21	\$24,270.00	(\$1,776.79)	\$24,270.00
4210 - Late Charges	\$8.75	\$0.00	\$8.75	\$174.91	\$0.00	\$174.91	\$0.00
4211 - Interest	\$0.00	\$0.00	\$0.00	\$1.56	\$0.00	\$1.56	\$0.00
4212 - EV Electricity Reimbursement	\$34.18	\$0.00	\$34.18	\$306.40	\$0.00	\$306.40	\$0.00
4218 - Capital Contribution	\$0.00	\$0.00	\$0.00	\$3,750.20	\$0.00	\$3,750.20	\$0.00
4294 - Collection Fees	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
Total Income	\$15,114.46	\$16,121.00	(\$1,006.54)	\$197,214.22	\$193,452.00	\$3,762.22	\$193,452.00
Total Income	\$15,114.46	\$16,121.00	(\$1,006.54)	\$197,214.22	\$193,452.00	\$3,762.22	\$193,452.00
Expense							
<u>BUILDING SERVICES</u>							
6213 - Gutters/Downspouts	\$0.00	\$311.63	\$311.63	\$3,625.00	\$3,740.00	\$115.00	\$3,740.00
6215 - Garage & Path Lighting	\$0.00	\$41.63	\$41.63	\$495.00	\$500.00	\$5.00	\$500.00
6254 - Chimney Inspection/Repair	\$0.00	\$93.75	\$93.75	\$0.00	\$1,125.00	\$1,125.00	\$1,125.00
6297 - Dryer Vent Cleaning	\$0.00	\$164.87	\$164.87	\$1,920.00	\$1,978.00	\$58.00	\$1,978.00
Total BUILDING SERVICES	\$0.00	\$611.88	\$611.88	\$6,040.00	\$7,343.00	\$1,303.00	\$7,343.00
<u>COMMON AREA MAINTENANCE</u>							
6661 - Property Maintenance General Common Area	\$614.92	\$208.37	(\$406.55)	\$6,466.50	\$2,500.00	(\$3,966.50)	\$2,500.00
Total COMMON AREA MAINTENANCE	\$614.92	\$208.37	(\$406.55)	\$6,466.50	\$2,500.00	(\$3,966.50)	\$2,500.00
<u>Expense</u>							
6052 - Community Social	\$153.80	\$62.50	(\$91.30)	\$718.67	\$750.00	\$31.33	\$750.00
6061 - Insurance	\$0.00	\$1,000.00	\$1,000.00	\$10,372.00	\$12,000.00	\$1,628.00	\$12,000.00
6081 - Licenses & Fees	\$0.00	\$6.25	\$6.25	\$75.00	\$75.00	\$0.00	\$75.00
6088 - Website	\$374.64	\$8.37	(\$366.27)	\$374.64	\$100.00	(\$274.64)	\$100.00
6090 - Contingency Expense	\$0.00	\$166.63	\$166.63	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
6307 - Snow Removal	\$0.00	\$100.00	\$100.00	\$270.00	\$1,200.00	\$930.00	\$1,200.00
6809 - Allocation of Capital Contribution	\$1,322.44	\$0.00	(\$1,322.44)	\$3,750.20	\$0.00	(\$3,750.20)	\$0.00
6810 - Allocation to Reserves	\$4,598.63	\$4,593.00	(\$5.63)	\$55,335.70	\$55,116.00	(\$219.70)	\$55,116.00
6811 - Special Roofing Assmt Allocation to Reserves	\$2,916.67	\$2,916.63	(\$0.04)	\$35,006.60	\$35,000.00	(\$6.60)	\$35,000.00
6861 - Professional Management	\$850.00	\$850.00	\$0.00	\$10,200.00	\$10,200.00	\$0.00	\$10,200.00
6881 - Tax Preparation	\$0.00	\$20.87	\$20.87	\$250.00	\$250.00	\$0.00	\$250.00
6882 - Financial Review	\$0.00	\$141.63	\$141.63	\$1,700.00	\$1,700.00	\$0.00	\$1,700.00
6901 - Legal Fees	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
6911 - Printing,Pstg,Mgmt Extras	\$157.84	\$125.00	(\$32.84)	\$2,260.74	\$1,500.00	(\$760.74)	\$1,500.00
6932 - Reserve Study Update	\$0.00	\$90.50	\$90.50	\$1,086.00	\$1,086.00	\$0.00	\$1,086.00
Total Expense	\$10,374.02	\$10,123.01	(\$251.01)	\$121,399.55	\$121,477.00	\$77.45	\$121,477.00
<u>LANDSCAPING</u>							
6126 - Tree Maintenance	\$0.00	\$208.37	\$208.37	\$3,110.00	\$2,500.00	(\$610.00)	\$2,500.00
6132 - Irrigation Maint	\$0.00	\$100.00	\$100.00	\$3,857.39	\$1,200.00	(\$2,657.39)	\$1,200.00

Assn of Unit Owners of Cottages at Hastings Green, a Condominium
Budget Comparison Report
12/1/2023 - 12/31/2023

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6341 - Landscape Contract	\$2,015.00	\$2,015.00	\$0.00	\$24,180.00	\$24,180.00	\$0.00	\$24,180.00
6361 - Landscape Renovation	\$0.00	\$83.37	\$83.37	\$2,298.00	\$1,000.00	(\$1,298.00)	\$1,000.00
Total LANDSCAPING	\$2,015.00	\$2,406.74	\$391.74	\$33,445.39	\$28,880.00	(\$4,565.39)	\$28,880.00
UTILITIES							
6121 - Electric	\$128.00	\$100.87	(\$27.13)	\$1,384.22	\$1,210.00	(\$174.22)	\$1,210.00
6161 - Water & Sewer	\$2,280.99	\$2,189.13	(\$91.86)	\$26,624.56	\$26,270.00	(\$354.56)	\$26,270.00
6241 - Trash	\$481.00	\$481.00	\$0.00	\$5,772.00	\$5,772.00	\$0.00	\$5,772.00
Total UTILITIES	\$2,889.99	\$2,771.00	(\$118.99)	\$33,780.78	\$33,252.00	(\$528.78)	\$33,252.00
Total Expense	\$15,893.93	\$16,121.00	\$227.07	\$201,132.22	\$193,452.00	(\$7,680.22)	\$193,452.00
Operating Net Income	(\$779.47)	\$0.00	(\$779.47)	(\$3,918.00)	\$0.00	(\$3,918.00)	\$0.00
Net Income	(\$779.47)	\$0.00	(\$779.47)	(\$3,918.00)	\$0.00	(\$3,918.00)	\$0.00