

AUO of Cottages at Hastings Green, a Condominium
Balance Sheet
Period Through: 12/31/2024

Assets

Other

1113 - Checking /CIT Bank

\$28,958.46

1246 - Money Market /CIT Bank

\$40,298.15

Other Total

\$69,256.61

Assets Total

\$69,256.61**Liabilities and Equity**

RESERVES

3101 - Reserves General

\$30,864.34

3140 - Reserves Interest

\$98.93

3920 - Capital Contribution

\$9,334.88

RESERVES Total

\$40,298.15

Retained Earnings

\$13,054.70

Net Income

\$15,903.76

Liabilities & Equity Total

\$69,256.61

AUO of Cottages at Hastings Green, a Condominium
Budget Comparison Report
12/1/2024 - 12/31/2024

	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4001 - Assessment	\$13,679.95	\$13,413.25	\$266.70	\$160,660.71	\$160,959.00	(\$298.29)	\$160,959.00
4002 - Roofing Assessment	\$0.00	\$0.00	\$0.00	\$129.79	\$0.00	\$129.79	\$0.00
4200 - Interest Earned	\$8.02	\$0.00	\$8.02	\$109.51	\$0.00	\$109.51	\$0.00
4202 - Water reimbursement	\$1,944.09	\$1,941.63	\$2.46	\$24,382.68	\$23,300.00	\$1,082.68	\$23,300.00
4210 - Late Charges	\$1.92	\$0.00	\$1.92	\$152.19	\$0.00	\$152.19	\$0.00
4212 - EV Electricity Reimbursement	\$44.45	\$39.00	\$5.45	\$472.00	\$468.00	\$4.00	\$468.00
4218 - Capital Contribution	\$0.00	\$0.00	\$0.00	\$3,298.00	\$0.00	\$3,298.00	\$0.00
4292 - Bank Fees	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$60.00	\$0.00
<u>Total Income</u>	\$15,678.43	\$15,393.88	\$284.55	\$189,264.88	\$184,727.00	\$4,537.88	\$184,727.00
Total Income	\$15,678.43	\$15,393.88	\$284.55	\$189,264.88	\$184,727.00	\$4,537.88	\$184,727.00
Expense							
<u>BUILDING SERVICES</u>							
6213 - Gutters/Downspouts	\$0.00	\$625.00	\$625.00	\$3,625.00	\$7,500.00	\$3,875.00	\$7,500.00
6215 - Garage & Path Lighting	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00	\$600.00	\$600.00
6297 - Dryer Vent Cleaning	\$0.00	\$164.87	\$164.87	\$1,920.00	\$1,978.00	\$58.00	\$1,978.00
<u>Total BUILDING SERVICES</u>	\$0.00	\$839.87	\$839.87	\$5,545.00	\$10,078.00	\$4,533.00	\$10,078.00
<u>COMMON AREA MAINTENANCE</u>							
6661 - Property Maintenance General Common Area	\$105.62	\$500.00	\$394.38	\$1,665.62	\$6,000.00	\$4,334.38	\$6,000.00
<u>Total COMMON AREA MAINTENANCE</u>	\$105.62	\$500.00	\$394.38	\$1,665.62	\$6,000.00	\$4,334.38	\$6,000.00
<u>Expense</u>							
6052 - Community Social	\$38.00	\$62.50	\$24.50	\$413.00	\$750.00	\$337.00	\$750.00
6061 - Insurance	\$0.00	\$1,025.00	\$1,025.00	\$12,502.00	\$12,300.00	(\$202.00)	\$12,300.00
6081 - Licenses & Fees	\$0.00	\$6.25	\$6.25	\$75.00	\$75.00	\$0.00	\$75.00
6088 - Website	\$0.00	\$4.13	\$4.13	\$32.99	\$50.00	\$17.01	\$50.00
6090 - Contingency Expense	\$0.00	\$250.00	\$250.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
6307 - Snow Removal	\$0.00	\$83.37	\$83.37	\$360.00	\$1,000.00	\$640.00	\$1,000.00
6810 - Allocation to Reserves	\$5,839.76	\$5,833.37	(\$6.39)	\$70,094.93	\$70,000.00	(\$94.93)	\$70,000.00
6811 - Special Roofing Assmt Allocation to Reserves	\$0.00	\$0.00	\$0.00	\$2,787.70	\$0.00	(\$2,787.70)	\$0.00
6861 - Professional Management	\$901.00	\$901.00	\$0.00	\$10,812.00	\$10,812.00	\$0.00	\$10,812.00
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	\$123.21	\$150.00	\$26.79	\$3,536.83	\$1,800.00	(\$1,736.83)	\$1,800.00
6932 - Reserve Study Update	\$0.00	\$90.50	\$90.50	\$1,086.00	\$1,086.00	\$0.00	\$1,086.00
6941 - Bank Charges	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	(\$30.00)	\$0.00
<u>Total Expense</u>	\$6,901.97	\$8,610.25	\$1,708.28	\$103,680.45	\$103,323.00	(\$357.45)	\$103,323.00
<u>LANDSCAPING</u>							
6126 - Tree Maintenance	\$0.00	\$208.37	\$208.37	\$2,400.00	\$2,500.00	\$100.00	\$2,500.00
6132 - Irrigation Maint	\$0.00	\$166.63	\$166.63	\$2,329.05	\$2,000.00	(\$329.05)	\$2,000.00
6341 - Landscape Contract	\$2,135.00	\$2,135.00	\$0.00	\$25,620.00	\$25,620.00	\$0.00	\$25,620.00
6361 - Landscape Renovation	\$0.00	\$125.00	\$125.00	\$3,456.78	\$1,500.00	(\$1,956.78)	\$1,500.00

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	12/1/2024 - 12/31/2024			1/1/2024 - 12/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total LANDSCAPING</u>	\$2,135.00	\$2,635.00	\$500.00	\$33,805.83	\$31,620.00	(\$2,185.83)	\$31,620.00
<u>UTILITIES</u>							
6121 - Electric	\$170.65	\$147.37	(\$23.28)	\$1,809.54	\$1,768.00	(\$41.54)	\$1,768.00
6161 - Water & Sewer	\$2,310.00	\$2,108.37	(\$201.63)	\$21,031.18	\$25,300.00	\$4,268.82	\$25,300.00
6241 - Trash	\$491.30	\$553.13	\$61.83	\$5,823.50	\$6,638.00	\$814.50	\$6,638.00
<u>Total UTILITIES</u>	\$2,971.95	\$2,808.87	(\$163.08)	\$28,664.22	\$33,706.00	\$5,041.78	\$33,706.00
Total Expense	\$12,114.54	\$15,393.99	\$3,279.45	\$173,361.12	\$184,727.00	\$11,365.88	\$184,727.00
Operating Net Income	\$3,563.89	(\$0.11)	\$3,564.00	\$15,903.76	\$0.00	\$15,903.76	\$0.00
Net Income	\$3,563.89	(\$0.11)	\$3,564.00	\$15,903.76	\$0.00	\$15,903.76	\$0.00