

# HAMPDEN HILLS AT AURORA

Balance Sheet  
As of 09/30/18

## ASSETS

|                                |              |               |
|--------------------------------|--------------|---------------|
| Mutual of Omaha Bank Operating | \$ 63,710.02 |               |
| Mutual of Omaha - Reserve Acct | 13,186.95    |               |
| RBC Wealth Mgmt RSV .01% AMY   | 175,638.67   |               |
| Accounts Receivable            | 37,086.29    |               |
|                                | <hr/>        |               |
| TOTAL ASSETS                   |              | \$ 289,621.93 |
|                                |              | =====         |

## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

|                        |              |              |
|------------------------|--------------|--------------|
| Accounts Payable       | \$ 15,319.88 |              |
| Prepaid Assessments    | 9,927.55     |              |
|                        | <hr/>        |              |
| Subtotal Current Liab. |              | \$ 25,247.43 |

### RESERVES:

|                   |       |        |
|-------------------|-------|--------|
| Subtotal Reserves | <hr/> | \$ .00 |
|-------------------|-------|--------|

### EQUITY:

|                                |               |               |
|--------------------------------|---------------|---------------|
| Retained Earnings              | \$ 114,219.02 |               |
| Equity - Reserve               | 118,160.19    |               |
| Current Year Net Income/(Loss) | 31,995.29     |               |
|                                | <hr/>         |               |
| Subtotal Equity                |               | \$ 264,374.50 |
|                                |               |               |
| TOTAL LIABILITIES & EQUITY     |               | \$ 289,621.93 |
|                                |               | =====         |

# HAMPDEN HILLS AT AURORA

## Income/Expense Statement Period: 09/01/18 to 09/30/18

| Account                            | Description                       | Current Period   |                  |                 | Year-To-Date      |                   |                  | Yearly Budget     |
|------------------------------------|-----------------------------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
|                                    |                                   | Actual           | Budget           | Variance        | Actual            | Budget            | Variance         |                   |
| <b>INCOME:</b>                     |                                   |                  |                  |                 |                   |                   |                  |                   |
| 04000                              | Assessment Income                 | 22,292.27        | 20,760.75        | 1,531.52        | 188,378.19        | 186,846.75        | 1,531.44         | 249,129.00        |
| 04020                              | Violation Income                  | 500.00           | 41.67            | 458.33          | 3,250.00          | 375.03            | 2,874.97         | 500.00            |
| 04100                              | Late Fee Income                   | 250.00           | 125.00           | 125.00          | 2,600.00          | 1,125.00          | 1,475.00         | 1,500.00          |
| 04400                              | Miscellaneous Income              | 20.00            | .00              | 20.00           | 926.55            | .00               | 926.55           | .00               |
| 04450                              | Interest Income - Operating       | 2.75             | .00              | 2.75            | 19.61             | .00               | 19.61            | .00               |
| 04500                              | Reserve Income                    | (2,500.00)       | (2,500.00)       | .00             | (22,500.00)       | (22,500.00)       | .00              | (30,000.00)       |
| 04700                              | Garage Income                     | 450.00           | 200.00           | 250.00          | 3,975.00          | 1,800.00          | 2,175.00         | 2,400.00          |
|                                    | <b>Total Income</b>               | <b>21,015.02</b> | <b>18,627.42</b> | <b>2,387.60</b> | <b>176,649.35</b> | <b>167,646.78</b> | <b>9,002.57</b>  | <b>223,529.00</b> |
| <br><b>EXPENSES</b>                |                                   |                  |                  |                 |                   |                   |                  |                   |
| <b>Utilities Expense</b>           |                                   |                  |                  |                 |                   |                   |                  |                   |
| 05050                              | Electric                          | 112.36           | 150.00           | 37.64           | 609.92            | 1,350.00          | 740.08           | 1,800.00          |
| 05100                              | Water/Sewer                       | .00              | 3,339.92         | 3,339.92        | 12,569.45         | 30,059.28         | 17,489.83        | 40,079.00         |
| 05400                              | Trash Removal                     | 1,778.00         | 1,913.42         | 135.42          | 17,556.00         | 17,220.78         | (335.22)         | 22,961.00         |
|                                    | <b>Total Utilities Expense</b>    | <b>1,890.36</b>  | <b>5,403.34</b>  | <b>3,512.98</b> | <b>30,735.37</b>  | <b>48,630.06</b>  | <b>17,894.69</b> | <b>64,840.00</b>  |
| <br><b>Maintenance Expenses</b>    |                                   |                  |                  |                 |                   |                   |                  |                   |
| 06000                              | Building Maintenance              | .00              | 166.67           | 166.67          | 75.00             | 1,500.03          | 1,425.03         | 2,000.00          |
| 06050                              | Garage Maintenance                | .00              | 100.00           | 100.00          | .00               | 900.00            | 900.00           | 1,200.00          |
| 06500                              | Landscape Contract                | .00              | 1,916.67         | 1,916.67        | 13,384.80         | 17,250.03         | 3,865.23         | 23,000.00         |
| 06525                              | Irrigation Repairs                | .00              | 1,000.00         | 1,000.00        | 14,563.21         | 9,000.00          | (5,563.21)       | 12,000.00         |
| 06550                              | Trees Replacement / Maintenan     | .00              | 833.33           | 833.33          | 2,632.00          | 7,499.97          | 4,867.97         | 10,000.00         |
| 06600                              | Parking Lot Maintenance           | .00              | 250.00           | 250.00          | .00               | 2,250.00          | 2,250.00         | 3,000.00          |
| 06610                              | Concrete Maintenance              | 4,200.00         | 416.67           | (3,783.33)      | 4,200.00          | 3,750.03          | (449.97)         | 5,000.00          |
| 06625                              | Security/Monitoring               | .00              | 812.50           | 812.50          | 9,457.50          | 7,312.50          | (2,145.00)       | 9,750.00          |
| 06640                              | Roof and Gutter Maintenance       | 200.00           | 833.33           | 633.33          | 1,460.00          | 7,499.97          | 6,039.97         | 10,000.00         |
| 06700                              | Snow Removal                      | .00              | 2,500.00         | 2,500.00        | 11,942.50         | 22,500.00         | 10,557.50        | 30,000.00         |
| 06750                              | Lighting Maintenance              | 133.54           | 291.67           | 158.13          | 1,280.90          | 2,625.03          | 1,344.13         | 3,500.00          |
| 06800                              | Misc Grounds Maint                | .00              | 125.00           | 125.00          | 14,880.90         | 1,125.00          | (13,755.90)      | 1,500.00          |
| 06850                              | Signage                           | .00              | 500.00           | 500.00          | 697.49            | 4,500.00          | 3,802.51         | 6,000.00          |
| 06900                              | Contingency                       | .00              | 38.92            | 38.92           | .00               | 350.28            | 350.28           | 467.00            |
|                                    | <b>Total Maintenance Expenses</b> | <b>4,533.54</b>  | <b>9,784.76</b>  | <b>5,251.22</b> | <b>74,574.30</b>  | <b>88,062.84</b>  | <b>13,488.54</b> | <b>117,417.00</b> |
| <br><b>Administrative/Business</b> |                                   |                  |                  |                 |                   |                   |                  |                   |
| 07000                              | Management                        | 1,613.92         | 1,643.92         | 30.00           | 14,585.28         | 14,795.28         | 210.00           | 19,727.00         |
| 07100                              | Administration                    | 232.41           | 291.67           | 59.26           | 2,148.88          | 2,625.03          | 476.15           | 3,500.00          |
| 07200                              | Insurance                         | .00              | 916.67           | 916.67          | 11,594.75         | 8,250.03          | (3,344.72)       | 11,000.00         |
| 07300                              | Audit/Tax Return                  | .00              | 20.42            | 20.42           | 280.00            | 183.78            | (96.22)          | 245.00            |
| 07310                              | Licenses Fees                     | .00              | 8.33             | 8.33            | .00               | 74.97             | 74.97            | 100.00            |

# HAMPDEN HILLS AT AURORA

Income/Expense Statement  
Period: 09/01/18 to 09/30/18

| Account                        | Description             | Current Period |           |           | Year-To-Date |            |             | Yearly     |
|--------------------------------|-------------------------|----------------|-----------|-----------|--------------|------------|-------------|------------|
|                                |                         | Actual         | Budget    | Variance  | Actual       | Budget     | Variance    | Budget     |
| 07350                          | Bad Debt                | .00            | .00       | .00       | 20,454.59    | .00        | (20,454.59) | .00        |
| 07500                          | Legal                   | .00            | 41.67     | 41.67     | 383.15       | 375.03     | (8.12)      | 500.00     |
| 07510                          | Legal Passthrough       | .00            | 416.67    | 416.67    | 2,830.69     | 3,750.03   | 919.34      | 5,000.00   |
| 07600                          | Miscellaneous           | .00            | 8.33      | 8.33      | 195.00       | 74.97      | (120.03)    | 100.00     |
| 07650                          | Homeowner Reimbursement | .00            | .00       | .00       | 1,222.21     | .00        | (1,222.21)  | .00        |
| 07700                          | Property Taxes          | .00            | 50.00     | 50.00     | 519.12       | 450.00     | (69.12)     | 600.00     |
| 07900                          | Bank Charges            | 10.00          | 20.83     | 10.83     | 220.00       | 187.47     | (32.53)     | 250.00     |
| 07950                          | Community Activities    | .00            | 20.83     | 20.83     | .00          | 187.47     | 187.47      | 250.00     |
| Total Administrative/Bus       |                         | 1,856.33       | 3,439.34  | 1,583.01  | 54,433.67    | 30,954.06  | (23,479.61) | 41,272.00  |
| Total Operating Expense        |                         | 8,280.23       | 18,627.44 | 10,347.21 | 159,743.34   | 167,646.96 | 7,903.62    | 223,529.00 |
| NET OPERATING INCOME (LOSS)    |                         | 12,734.79      | (.02)     | 12,734.81 | 16,906.01    | (.18)      | 16,906.19   | .00        |
| Reserve Income                 |                         |                |           |           |              |            |             |            |
| 08000                          | Reserve Contributions   | .00            | .00       | .00       | 15,000.00    | .00        | 15,000.00   | .00        |
| 08010                          | Reserve interest        | 3.03           | .00       | 3.03      | 89.28        | .00        | 89.28       | .00        |
| Reserve Income                 |                         | 3.03           | .00       | 3.03      | 15,089.28    | .00        | 15,089.28   | .00        |
| Reserve Expenses               |                         |                |           |           |              |            |             |            |
| Total Reserve Expenses         |                         | .00            | .00       | .00       | .00          | .00        | .00         | .00        |
| NET RESERVE INCOME (LOSS)      |                         | (3.03)         | .00       | 3.03      | (15,089.28)  | .00        | 15,089.28   | .00        |
| Current Year Net Income (Loss) |                         | 12,737.82      | (.02)     | 12,737.84 | 31,995.29    | (.18)      | 31,995.47   | .00        |