

HAMPDEN HILLS AT AURORA

Balance Sheet
As of 10/31/18

ASSETS

Mutual of Omaha Bank Operating	\$ 50,074.87	
Mutual of Omaha - Reserve Acct	13,191.43	
RBC Wealth Mgmt RSV .01% AMY	178,161.25	
Accounts Receivable	33,561.98	
	<hr/>	
TOTAL ASSETS		\$ 274,989.53
		=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 6,308.41	
Prepaid Assessments	10,375.56	
	<hr/>	
Subtotal Current Liab.		\$ 16,683.97

RESERVES:

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

EQUITY:

Retained Earnings	\$ 114,219.02	
Equity - Reserve	118,160.19	
Current Year Net Income/(Loss)	25,926.35	
	<hr/>	
Subtotal Equity		\$ 258,305.56

TOTAL LIABILITIES & EQUITY		\$ 274,989.53
		=====

HAMPDEN HILLS AT AURORA

Income/Expense Statement Period: 10/01/18 to 10/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	20,760.74	20,760.75	(.01)	209,138.93	207,607.50	1,531.43	249,129.00
04020	Violation Income	(150.00)	41.67	(191.67)	3,100.00	416.70	2,683.30	500.00
04100	Late Fee Income	275.00	125.00	150.00	2,875.00	1,250.00	1,625.00	1,500.00
04400	Miscellaneous Income	1,232.47	.00	1,232.47	3,287.02	.00	3,287.02	.00
04450	Interest Income - Operating	7.90	.00	7.90	27.51	.00	27.51	.00
04500	Reserve Income	(2,500.00)	(2,500.00)	.00	(25,000.00)	(25,000.00)	.00	(30,000.00)
04700	Garage Income	525.00	200.00	325.00	4,500.00	2,000.00	2,500.00	2,400.00
	Total Income	20,151.11	18,627.42	1,523.69	197,928.46	186,274.20	11,654.26	223,529.00
EXPENSES								
Utilities Expense								
05050	Electric	118.12	150.00	31.88	728.04	1,500.00	771.96	1,800.00
05100	Water/Sewer	8,930.56	3,339.92	(5,590.64)	21,500.01	33,399.20	11,899.19	40,079.00
05400	Trash Removal	1,880.00	1,913.42	33.42	19,436.00	19,134.20	(301.80)	22,961.00
	Total Utilities Expense	10,928.68	5,403.34	(5,525.34)	41,664.05	54,033.40	12,369.35	64,840.00
Maintenance Expenses								
06000	Building Maintenance	.00	166.67	166.67	75.00	1,666.70	1,591.70	2,000.00
06050	Garage Maintenance	546.60	100.00	(446.60)	546.60	1,000.00	453.40	1,200.00
06500	Landscape Contract	1,673.10	1,916.67	243.57	16,731.00	19,166.70	2,435.70	23,000.00
06525	Irrigation Repairs	2,313.06	1,000.00	(1,313.06)	21,858.04	10,000.00	(11,858.04)	12,000.00
06550	Trees Replacement / Maintenan	128.00	833.33	705.33	2,760.00	8,333.30	5,573.30	10,000.00
06600	Parking Lot Maintenance	.00	250.00	250.00	.00	2,500.00	2,500.00	3,000.00
06610	Concrete Maintenance	.00	416.67	416.67	4,200.00	4,166.70	(33.30)	5,000.00
06625	Security/Monitoring	1,162.50	812.50	(350.00)	11,695.00	8,125.00	(3,570.00)	9,750.00
06640	Roof and Gutter Maintenance	.00	833.33	833.33	1,460.00	8,333.30	6,873.30	10,000.00
06700	Snow Removal	379.00	2,500.00	2,121.00	12,321.50	25,000.00	12,678.50	30,000.00
06750	Lighting Maintenance	187.79	291.67	103.88	1,468.69	2,916.70	1,448.01	3,500.00
06800	Misc Grounds Maint	.00	125.00	125.00	14,880.90	1,250.00	(13,630.90)	1,500.00
06850	Signage	.00	500.00	500.00	697.49	5,000.00	4,302.51	6,000.00
06900	Contingency	.00	38.92	38.92	.00	389.20	389.20	467.00
	Total Maintenance Expenses	6,390.05	9,784.76	3,394.71	88,694.22	97,847.60	9,153.38	117,417.00
Administrative/Business								
07000	Management	1,613.92	1,643.92	30.00	16,199.20	16,439.20	240.00	19,727.00
07100	Administration	230.71	291.67	60.96	2,379.59	2,916.70	537.11	3,500.00
07110	Parking Lot Hang Tags	894.90	.00	(894.90)	894.90	.00	(894.90)	.00
07200	Insurance	.00	916.67	916.67	11,594.75	9,166.70	(2,428.05)	11,000.00
07300	Audit/Tax Return	.00	20.42	20.42	280.00	204.20	(75.80)	245.00

HAMPDEN HILLS AT AURORA

Income/Expense Statement Period: 10/01/18 to 10/31/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
07310	Licenses Fees	.00	8.33	8.33	.00	83.30	83.30	100.00
07350	Bad Debt	2.00	.00	(2.00)	20,456.59	.00	(20,456.59)	.00
07500	Legal	.00	41.67	41.67	383.15	416.70	33.55	500.00
07510	Legal Passthrough	1,128.00	416.67	(711.33)	3,958.69	4,166.70	208.01	5,000.00
07600	Miscellaneous	942.50	8.33	(934.17)	1,137.50	83.30	(1,054.20)	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	500.00	(19.12)	600.00
07900	Bank Charges	10.00	20.83	10.83	230.00	208.30	(21.70)	250.00
07950	Community Activities	.00	20.83	20.83	.00	208.30	208.30	250.00
Total Administrative/Bus		4,822.03	3,439.34	(1,382.69)	59,255.70	34,393.40	(24,862.30)	41,272.00
Total Operating Expense		22,140.76	18,627.44	(3,513.32)	189,613.97	186,274.40	(3,339.57)	223,529.00
NET OPERATING INCOME (LOSS)		(1,989.65)	(.02)	(1,989.63)	8,314.49	(.20)	8,314.69	.00
Reserve Income								
08000	Reserve Contributions	2,500.00	.00	2,500.00	17,500.00	.00	17,500.00	.00
08010	Reserve interest	22.58	.00	22.58	111.86	.00	111.86	.00
Reserve Income		2,522.58	.00	2,522.58	17,611.86	.00	17,611.86	.00
Reserve Expenses								
Total Reserve Expenses		.00	.00	.00	.00	.00	.00	.00
NET RESERVE INCOME (LOSS)		(2,522.58)	.00	2,522.58	(17,611.86)	.00	17,611.86	.00
Current Year Net Income (Loss)		532.93	(.02)	532.95	25,926.35	(.20)	25,926.55	.00