

HAMPDEN HILLS AT AURORA

Balance Sheet
As of 10/31/19

ASSETS

Mutual of Omaha Bank Operating	\$ 115,882.46
Mutual of Omaha - Reserve Acct	15,604.30
RBC Wealth Mgmt RSV .01% AMY	(2,109.27)
RBC CD 2.2% due 7/26/19	200,036.16
Accounts Receivable	19,788.49
2019 WOOD REPLACEMENT	1,137.78

TOTAL ASSETS

\$ 350,339.92
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 125,519.82
Prepaid Assessments	14,917.14

Subtotal Current Liab.

\$ 140,436.96

RESERVES:

Subtotal Reserves

\$.00

EQUITY:

Retained Earnings	\$ 152,881.66
Equity - Reserve	118,160.19
Current Year Net Income/(Loss)	(61,138.89)

Subtotal Equity

\$ 209,902.96

TOTAL LIABILITIES & EQUITY

\$ 350,339.92
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HAMPDEN HILLS AT AURORA

Income/Expense Statement
Period: 10/01/19 to 10/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	21,798.96	21,798.96	.00	217,989.60	217,989.60	.00	261,587.52
04020	Violation Income	.00	41.67	(41.67)	500.00	416.70	83.30	500.00
04050	Reserve Transfer	.00	(2,321.79)	2,321.79	.00	(23,217.90)	23,217.90	(27,861.52)
04100	Late Fee Income	300.00	125.00	175.00	2,465.51	1,250.00	1,215.51	1,500.00
04200	Insurance Proceeds	.00	.00	.00	9,809.08	.00	9,809.08	.00
04250	2019 WOOD REPLMNT	.00	.00	.00	39,583.00	.00	39,583.00	.00
04400	Miscellaneous Income	1,589.85	.00	1,589.85	13,157.08	.00	13,157.08	.00
04450	Interest Income - Operating	5.75	.00	5.75	55.39	.00	55.39	.00
04500	Reserve Income	(2,321.80)	.00	(2,321.80)	(23,895.40)	.00	(23,895.40)	.00
04700	Garage Income	450.00	600.00	(150.00)	4,875.00	6,000.00	(1,125.00)	7,200.00
	Total Income	21,822.76	20,243.84	1,578.92	264,539.26	202,438.40	62,100.86	242,926.00
EXPENSES								
Utilities Expense								
05050	Electric	143.40	70.83	(72.57)	1,155.28	708.30	(446.98)	850.00
05100	Water/Sewer	.00	2,500.00	2,500.00	17,659.33	25,000.00	7,340.67	30,000.00
05400	Trash Removal	2,929.17	2,050.00	(879.17)	22,667.07	20,500.00	(2,167.07)	24,600.00
	Total Utilities Expense	3,072.57	4,620.83	1,548.26	41,481.68	46,208.30	4,726.62	55,450.00
Maintenance Expenses								
06000	Building Maintenance	.00	83.33	83.33	14,936.71	833.30	(14,103.41)	1,000.00
06050	Garage Maintenance	.00	100.00	100.00	.00	1,000.00	1,000.00	1,200.00
06500	Landscape Contract	1,740.00	1,674.00	(66.00)	17,400.00	16,740.00	(660.00)	20,088.00
06525	Irrigation Repairs	135.00	1,666.67	1,531.67	14,854.34	16,666.70	1,812.36	20,000.00
06550	Trees Replacement / Maintenanc	.00	291.67	291.67	16,595.00	2,916.70	(13,678.30)	3,500.00
06600	Parking Lot Maintenance	.00	250.00	250.00	.00	2,500.00	2,500.00	3,000.00
06610	Concrete Maintenance	.00	350.00	350.00	18,375.00	3,500.00	(14,875.00)	4,200.00
06625	Security/Monitoring	.00	1,075.00	1,075.00	9,273.75	10,750.00	1,476.25	12,900.00
06640	Roof and Gutter Maintenance	.00	583.33	583.33	350.00	5,833.30	5,483.30	7,000.00
06700	Snow Removal	6,765.00	2,500.00	(4,265.00)	31,024.50	25,000.00	(6,024.50)	30,000.00
06750	Lighting Maintenance	242.66	166.67	(75.99)	1,643.16	1,666.70	23.54	2,000.00
06800	Misc Grounds Maint	.00	833.33	833.33	15,238.40	8,333.30	(6,905.10)	10,000.00
06850	Signage	.00	41.67	41.67	.00	416.70	416.70	500.00
	Total Maintenance Expenses	8,882.66	9,615.67	733.01	139,690.86	96,156.70	(43,534.16)	115,388.00
Administrative/Business								
07000	Management	1,675.84	1,675.83	(.01)	16,758.40	16,758.30	(.10)	20,110.00
07100	Administration	220.80	250.00	29.20	3,251.19	2,500.00	(751.19)	3,000.00
07150	Loan Payment - Painting	.00	2,469.00	2,469.00	.00	24,690.00	24,690.00	29,628.00

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Income/Expense Statement
Period: 10/01/19 to 10/31/19

Account	Description	Current Period			Year To Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07200	Insurance	.00	1,014.58	1,014.58	14,370.14	10,145.80	(4,224.34)	12,175.00
07300	Audit/Tax Return	.00	22.92	22.92	5,135.00	229.20	(4,905.80)	275.00
07310	Licenses Fees	.00	8.33	8.33	.00	83.30	83.30	100.00
07500	Legal	.00	.00	.00	380.00	.00	(380.00)	.00
07510	Legal Passthrough	60.00	416.67	356.67	6,103.25	4,166.70	(1,936.55)	5,000.00
07600	Miscellaneous	.00	8.33	8.33	30.00	83.30	53.30	100.00
07650	Homeowner Reimbursement	.00	.00	.00	1,189.00	.00	(1,189.00)	.00
07700	Property Taxes	.00	58.33	58.33	542.45	583.30	40.85	700.00
07900	Bank Charges	10.00	20.83	10.83	235.00	208.30	(26.70)	250.00
07950	Community Activities	.00	20.83	20.83	.00	208.30	208.30	250.00
	Total Administrative/Bus	1,966.64	5,965.65	3,999.01	47,994.43	59,656.50	11,662.07	71,588.00
	Total Operating Expense	13,921.87	20,202.15	6,280.28	229,166.97	202,021.50	(27,145.47)	242,426.00
	NET OPERATING INCOME (LOSS)	7,900.89	41.69	7,859.20	35,372.29	416.90	34,955.39	500.00
Reserve Income								
08000	Reserve Contributions	.00	.00	.00	19,429.20	.00	19,429.20	.00
08010	Reserve interest	4.50	.00	4.50	414.62	.00	414.62	.00
	Reserve Income	4.50	.00	4.50	19,843.82	.00	19,843.82	.00
Reserve Expenses								
08500	Reserve Expenses	.00	.00	.00	116,355.00	.00	(116,355.00)	.00
	Total Reserve Expenses	.00	.00	.00	116,355.00	.00	(116,355.00)	.00
	NET RESERVE INCOME (LOSS)	(4.50)	.00	4.50	96,511.18	.00	(96,511.18)	.00
	Current Year Net Income (Loss)	7,905.39	41.69	7,863.70	(61,138.89)	416.90	(61,555.79)	500.00