

HARTSOCK PROPERTY, LIABILITY, UMBRELLA INSURANCE

<u>Coverage Period</u>	<u>Total Annual Premium</u>
July 2019 - June 2020	\$20,683.48
July 2020 - June 2021	\$23,130.50
July 2021 - June 2022	\$18,562.00
July 2022 - July 2023 (PROPOSED)	\$22,291.00

Income Statement - Operating

Hartssock Village CHOA

04/30/2022

Date: 5/25/2022

Time: 10:06 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assessment Income	\$14,536.00	\$14,518.00	\$18.00	\$58,116.00	\$58,072.00	\$44.00	\$174,216.00
4020-00 Late Fees	406.76	-	406.76	1,723.46	-	1,723.46	-
4025-00 Collection Processing Fees	32.35	-	32.35	64.70	-	64.70	-
4030-00 Fines Income	-	-	-	(50.00)	-	(50.00)	-
4035-00 Trash Removal Fee	-	-	-	35.00	-	35.00	-
4100-00 Interest Income - Operating	-	-	-	0.01	-	0.01	-
Total INCOME	\$14,975.11	\$14,518.00	\$457.11	\$59,889.17	\$58,072.00	\$1,817.17	\$174,216.00
Total OPERATING INCOME	\$14,975.11	\$14,518.00	\$457.11	\$59,889.17	\$58,072.00	\$1,817.17	\$174,216.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Contract	1,000.00	1,000.00	-	4,000.00	4,000.00	-	12,000.00
5030-00 Audit/Accounting Fees	325.00	-	(325.00)	325.00	300.00	(25.00)	300.00
5040-00 Legal - General	-	234.67	234.67	2,636.50	938.68	(1,697.82)	2,816.00
5045-00 Legal - Collections	-	-	-	(60.00)	-	60.00	-
5049-00 Legal - Reimbursable	240.00	-	(240.00)	20.00	-	(20.00)	-
5095-00 Administration	85.90	166.67	80.77	1,051.77	666.68	(385.09)	2,000.00
Total ADMINISTRATIVE EXPENSES	\$1,650.90	\$1,401.34	(\$249.56)	\$7,973.27	\$5,905.36	(\$2,067.91)	\$17,116.00
INSURANCE							
5100-00 Insurance Property/Liability	1,483.31	1,666.67	183.36	5,933.24	6,666.68	733.44	20,000.00
5160-00 Insurance - Workers Comp	-	41.67	41.67	-	166.68	166.68	500.00
Total INSURANCE	\$1,483.31	\$1,708.34	\$225.03	\$5,933.24	\$6,833.36	\$900.12	\$20,500.00
LANDSCAPING							
5600-00 Landscape Contract	405.00	405.00	-	1,620.00	1,620.00	-	4,860.00
5610-00 Landscape Other	-	-	-	130.00	-	(130.00)	-
5620-00 Landscape Replacement	-	166.67	166.67	-	666.68	666.68	2,000.00
5630-00 Tree Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
5650-00 Irrigation Repairs & Maint	-	41.67	41.67	-	166.68	166.68	500.00
Total LANDSCAPING	\$405.00	\$655.01	\$250.01	\$1,750.00	\$2,620.04	\$870.04	\$7,860.00
UTILITIES							
6010-00 Electricity	706.83	833.33	126.50	3,509.25	3,333.32	(175.93)	10,000.00
6020-00 Gas Service	116.38	100.00	(16.38)	890.58	400.00	(490.58)	1,200.00
6030-00 Water/Sewer	1,219.95	1,041.67	(178.28)	5,013.16	4,166.68	(846.48)	12,500.00
6035-00 Waste Water	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
6065-00 Trash	171.96	208.33	36.37	782.84	833.32	50.48	2,500.00
6070-00 Telephone Service	609.16	375.00	(234.16)	1,631.17	1,500.00	(131.17)	4,500.00
Total UTILITIES	\$2,824.28	\$2,891.66	\$67.38	\$11,827.00	\$11,566.64	(\$260.36)	\$34,700.00
REPAIRS & MAINTENANCE							
6500-00 General Maintenance and Repairs	415.00	208.33	(206.67)	3,232.60	833.32	(2,399.28)	2,500.00
6513-00 Common Area Repair and Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
6514-00 Garage Repair and Maintenance	-	666.67	666.67	-	2,666.68	2,666.68	8,000.00
6520-00 Ext Maintenance & Repairs	-	166.67	166.67	-	666.68	666.68	2,000.00
6530-00 Elevator Inspection Contract	1,934.00	625.00	(1,309.00)	3,868.00	2,500.00	(1,368.00)	7,500.00
6531-00 Elevator Repairs	1,196.25	83.33	(1,112.92)	1,571.25	333.32	(1,237.93)	1,000.00
6552-00 Plumbing	-	166.67	166.67	-	666.68	666.68	2,000.00
6554-00 Electrical/Light Repairs & Maint	787.95	250.00	(537.95)	1,217.95	1,000.00	(217.95)	3,000.00
6555-00 Locks & Keys	-	25.00	25.00	545.68	100.00	(445.68)	300.00
6557-00 HVAC Repairs & Maint	-	166.67	166.67	132.50	666.68	534.18	2,000.00
6565-00 Interior Maintenance and Repairs	-	166.67	166.67	975.00	666.68	(308.32)	2,000.00
6570-00 Fire System Repairs	-	583.33	583.33	540.00	2,333.32	1,793.32	7,000.00
6571-00 Fire System Inspection Contract	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
6572-00 Fire System Monitoring	-	70.00	70.00	210.00	280.00	70.00	840.00
6590-00 Snow Removal	-	416.67	416.67	6,462.50	1,666.68	(4,795.82)	5,000.00
6600-00 Janitorial Services	1,300.00	1,300.00	-	5,265.00	5,200.00	(65.00)	15,600.00
Total REPAIRS & MAINTENANCE	\$5,633.20	\$5,270.01	(\$363.19)	\$24,020.48	\$21,080.04	(\$2,940.44)	\$63,240.00
RESERVE CONTRIBUTIONS							
6900-00 Reserve Contribution	2,500.00	2,500.00	-	10,000.00	10,000.00	-	30,000.00

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 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total RESERVE CONTRIBUTIONS	\$2,500.00	\$2,500.00	\$-	\$10,000.00	\$10,000.00	\$0.00	\$30,000.00
Total OPERATING EXPENSE	\$14,496.69	\$14,426.36	(\$70.33)	\$61,503.99	\$58,005.44	(\$3,498.55)	\$173,416.00
Net Income:	\$478.42	\$91.64	\$386.78	(\$1,614.82)	\$66.56	(\$1,681.38)	\$800.00

Financials 5/24/22

Balance Sheet

Jan 2022	\$185,750.98
Feb 2022	\$191,362.85
Mar 2022	\$193,876.50
Apr 2022	\$191,464.78
Feb 2020	\$189,977.11
Jan 2021	\$196,300.36

Upcoming Expenses

LVW	\$6,100.00
A-1 Leveling	\$2,500.00
RMC	\$5,700.00
Grandezza	\$14,300.00
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Note: A-1 Leveling and RMC expenses will be applied to budget - LVW will not.