

Hartford Village Condominiums

Profit & Loss Budget Performance

August 2025

Operating Income Statement

	<u>Aug 25</u>	<u>Budget</u>	<u>Jan - Aug 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4010 · Income					
4069 · Monthly Assessments	20,187.00	20,187.00	161,496.00	161,496.00	242,244.00
4070 · Late Fees	0.00	50.00	100.00	400.00	600.00
4071 · Reserve	2,922.00	2,922.00	23,376.00	23,376.00	35,064.00
4072 · Interest Income	0.00	4.00	0.00	32.00	48.00
4073 · Water & sewer Assessments	3,861.00	3,861.00	30,888.00	30,888.00	46,332.00
4074 · Misc. Income	499.54	0.00	1,573.36	0.00	0.00
4076 · Collection & Legal	0.00	0.00	1,468.00	0.00	0.00
4078 · General Operating Reserve	0.00	0.00	0.00	800.00	1,600.00
Total 4010 · Income	<u>27,469.54</u>	<u>27,024.00</u>	<u>218,901.36</u>	<u>216,992.00</u>	<u>325,888.00</u>
7010 · Interest Income	0.14	0.00	0.70	0.00	0.00
Total Income	<u>27,469.68</u>	<u>27,024.00</u>	<u>218,902.06</u>	<u>216,992.00</u>	<u>325,888.00</u>
Expense					
6200 · Grounds Maintenance					
6201 · General Grounds Care-Brookview	0.00	0.00	0.00	2,000.00	4,000.00
6202 · Annual Grounds Contract	2,745.04	2,220.32	19,263.28	17,762.56	26,643.84
6210 · Snow Removal	0.00	0.00	0.00	8,252.00	8,252.00
6350 · Pond	117.84	150.00	944.31	1,000.00	1,700.00
Total 6200 · Grounds Maintenance	<u>2,862.88</u>	<u>2,370.32</u>	<u>20,207.59</u>	<u>29,014.56</u>	<u>40,595.84</u>
6240 · Master Association	8,487.46	3,861.00	45,205.26	30,888.00	46,332.00
6241 · Management & Admin					
6199 · Association Meeting Expense	0.00	0.00	0.00	100.00	300.00
6251 · Misc. Expense	0.00	72.75	0.00	582.00	873.00
6255 · Postage and Delivery	0.00	0.00	0.00	98.00	196.00
6260 · Printing and Reproduction	0.00	0.00	0.00	50.00	150.00
6280 · Legal Fees	0.00	0.00	1,865.00	750.00	1,500.00
6530 · Liability Insurance	0.00	10,416.66	63,000.00	83,333.28	125,000.00

Hartford Village Condominiums

Profit & Loss Budget Performance

August 2025

	<u>Aug 25</u>	<u>Budget</u>	<u>Jan - Aug 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
6531 · Reserve Study	0.00	0.00	0.00	3,000.00	3,000.00
6550 · Management Fees	1,300.00	1,300.00	11,085.00	10,400.00	15,600.00
6565 · Accounting	0.00	0.00	375.00	300.00	300.00
Total 6241 · Management & Admin	<u>1,300.00</u>	<u>11,789.41</u>	<u>76,325.00</u>	<u>98,613.28</u>	<u>146,919.00</u>
6245 · Pool					
6105 · Permits/Licenses	0.00	0.00	0.00	650.00	650.00
6247 · Pool Janitorial	0.00	300.00	0.00	1,200.00	1,500.00
6248 · Pool Maintenance & Chemicals	1,252.39	1,000.00	3,445.43	4,000.00	5,000.00
Total 6245 · Pool	<u>1,252.39</u>	<u>1,300.00</u>	<u>3,445.43</u>	<u>5,850.00</u>	<u>7,150.00</u>
6300 · Maintenance and Repairs					
6310 · Building Repairs	7,890.10	783.93	10,619.06	6,271.44	9,407.16
6314 · Painting	0.00	74.16	0.00	593.28	890.00
6315 · Gutter Cleaning/Repairs	0.00	0.00	0.00	500.00	1,000.00
6316 · Hydrant Maintenance	0.00	0.00	250.00	400.00	800.00
6325 · Plumbing	0.00	0.00	737.00	0.00	0.00
6327 · Roofing Repairs	0.00	0.00	300.00	3,000.00	3,000.00
6342 · Maintenance and Repairs- Other	0.00	105.00	0.00	840.00	1,269.00
6300 · Maintenance and Repairs - Other	0.00	0.00	0.00	0.00	0.00
Total 6300 · Maintenance and Repairs	<u>7,890.10</u>	<u>963.09</u>	<u>11,906.06</u>	<u>11,604.72</u>	<u>16,366.16</u>
6400* · Utilities					
6340 · Telephone-Pool	0.00	85.00	0.00	340.00	425.00
6401 · Electric	1,204.89	625.00	6,217.59	5,000.00	7,500.00
6402 · Storm water billing	0.00	0.00	2,267.17	2,350.00	4,700.00
6510 · Trash	1,681.75	1,325.00	13,459.10	10,600.00	15,900.00
Total 6400* · Utilities	<u>2,886.64</u>	<u>2,035.00</u>	<u>21,943.86</u>	<u>18,290.00</u>	<u>28,525.00</u>
6610 · Taxes	0.00	0.00	98.00	0.00	0.00
8010-01 · Transfer to Reserve	3,334.00	3,334.00	26,672.00	26,672.00	40,000.00
Total Expense	<u>28,013.47</u>	<u>25,652.82</u>	<u>205,803.20</u>	<u>220,932.56</u>	<u>325,888.00</u>

Hartford Village Condominiums

Profit & Loss Budget Performance

August 2025

Reserve Income Statement

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
Net Ordinary Income	-543.79	1,371.18	13,098.86	-3,940.56	0.00
Other Income/Expense					
Other Income					
7030 · Other Income					
Reserve Interest	30.06	0.00	188.40	0.00	0.00
Special Assessment	0.00	0.00	248,000.00	0.00	0.00
7009 · Reserve Contribution	3,334.00	0.00	26,672.00	0.00	0.00
Total 7030 · Other Income	3,364.06	0.00	274,860.40	0.00	0.00
Total Other Income	3,364.06	0.00	274,860.40	0.00	0.00
Other Expense					
8010 · Other Expenses					
8011 · Roof Project	0.00	0.00	248,000.00	0.00	0.00
8012 · Cap X Units 1144 & 1134	0.00	0.00	5,730.00	0.00	0.00
Total 8010 · Other Expenses	0.00	0.00	253,730.00	0.00	0.00
Total Other Expense	0.00	0.00	253,730.00	0.00	0.00
Net Other Income	3,364.06	0.00	21,130.40	0.00	0.00
Net Income	2,820.27	1,371.18	34,229.26	-3,940.56	0.00

Reserve January 1, 2025	28,063.88
Reserve Transfer	26,672.00
Choice Properties	1,025.94
Cap X Units 1144 & 1134	5,730.00
Interest	188.40
Reserve August 31, 2025	50,220.22
Reserve includes Working Capital of \$22,212.51	