

Hopewell Heights II

Profit & Loss Budget Performance

October 2025

Operating Reserve Statement

	<u>Oct 25</u>	<u>Budget</u>	<u>Jan - Oct 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
Interest Income	0.05	0.00	0.38	0.00	0.00
Members Dues Income	9,750.00	9,750.00	96,455.00	97,500.00	117,000.00
Total Income	<u>9,750.05</u>	<u>9,750.00</u>	<u>96,455.38</u>	<u>97,500.00</u>	<u>117,000.00</u>
Expense					
Income Taxes	0.00	0.00	212.00	0.00	0.00
Insurance Expense	3,049.60	1,559.51	14,825.88	14,976.29	18,000.00
Landscaping and Groundskeeping					
Common Ground Maintenance	-3,759.41	183.00	0.00	1,830.00	2,200.00
Fertilize,Weed,Feed	0.00	0.00	1,784.25	2,965.00	2,965.00
Lawn Care,Mow,Edge,Sweep	975.00	698.00	10,744.55	8,450.00	8,450.00
Leaf Cleanup	0.00	900.00	0.00	900.00	900.00
Misc Landscaping & Trees	0.00	0.00	2,895.75	2,000.00	2,000.00
Mulch & Beds Maintenance	4,188.41	0.00	7,320.39	2,574.00	2,574.00
Pond Care	0.00	250.00	1,100.00	2,000.00	2,000.00
Pruning	2,675.79	0.00	5,075.79	4,800.00	4,800.00
Landscaping and Groundskeeping - Other	0.00	0.00	83.79	0.00	0.00
Total Landscaping and Groundskeeping	<u>4,079.79</u>	<u>2,031.00</u>	<u>29,004.52</u>	<u>25,519.00</u>	<u>25,889.00</u>
Legal	0.00	0.00	550.00	1,200.00	1,200.00
Office Supplies	0.00	0.00	203.73	0.00	0.00
Postage and Delivery	0.00	0.00	0.00	75.00	100.00
Professional Fees					
Accounting Expenses	0.00	0.00	375.00	0.00	0.00
Total Professional Fees	<u>0.00</u>	<u>0.00</u>	<u>375.00</u>	<u>0.00</u>	<u>0.00</u>
Property Management Fees	510.00	510.00	5,100.00	5,100.00	6,120.00
Refuse	507.54	600.00	4,967.73	6,000.00	7,200.00
Repairs and Maintenance					
Contingency- Maontenance Fund	145.32	419.25	145.32	4,192.50	5,031.00

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	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Electrical Repairs	0.00	0.00	42.22	0.00	0.00
Exterior Maintenance	0.00	250.00	2,931.61	6,000.00	6,500.00
Parking, Street, Walks	0.00	0.00	0.00	375.00	500.00
Plumbing	0.00	0.00	0.00	0.00	0.00
Pond Maintenance	0.00	0.00	400.00	0.00	0.00
Repair Maintenance Other	0.00	0.00	235.63	0.00	0.00
Roof & Gutters	2,340.00	750.00	4,615.00	750.00	1,500.00
Repairs and Maintenance - Other	0.00	0.00	228.12	0.00	0.00
Total Repairs and Maintenance	2,485.32	1,419.25	8,597.90	11,317.50	13,531.00
Snow Removal	0.00	0.00	4,461.60	3,500.00	3,500.00
Transfer to Reserves	3,400.00	3,400.00	34,000.00	34,000.00	40,800.00
Utilities					
Electric	60.53	55.00	598.87	550.00	660.00
Total Utilities	60.53	55.00	598.87	550.00	660.00
Total Expense	14,092.78	9,574.76	102,897.23	102,237.79	117,000.00
Net Ordinary Income	-4,342.73	175.24	-6,441.85	-4,737.79	0.00

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Other Income/Expense					
Other Income					
Reserve Contribution	3,400.00	0.00	34,000.00	0.00	0.00
Reserve Interest	10.09	0.00	999.45	0.00	0.00
Special Assessment	0.00	0.00	45,000.00	0.00	0.00
Total Other Income	<u>3,410.09</u>	<u>0.00</u>	<u>79,999.45</u>	<u>0.00</u>	<u>0.00</u>
Other Expense					
Cap- Repairs	0.00	0.00	15,800.00	0.00	0.00
Cap- Roof & Gutters	53,670.00	0.00	132,270.00	0.00	0.00
Total Other Expense	<u>53,670.00</u>	<u>0.00</u>	<u>148,070.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	<u>-50,259.91</u>	<u>0.00</u>	<u>-68,070.55</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u>-54,602.64</u>	<u>175.24</u>	<u>-74,512.40</u>	<u>-4,737.79</u>	<u>0.00</u>

Reserve January 1, 2025	101,814.59
Reserve Transfer	34,000.00
Special Assessment Transfer	30,720.00
Cap- Repairs	15,800.00
Cap- Roof & Gutters	132,270.00
Interest	999.45
Reserve October 31 2025	19,464.04