

Hartford Village Condominiums
Profit & Loss Budget Performance
March 2026

Operating Income Statement

	<u>Mar 26</u>	<u>Budget</u>	<u>Jan - Mar 26</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
4010 · Income					
4069 · Monthly Assessments	14,545.00	14,600.00	43,635.00	43,800.00	175,200.00
4070 · Late Fees	0.00	0.00	25.00	0.00	0.00
4071 · Reserve	6,250.00	6,250.00	18,750.00	18,750.00	75,000.00
4072 · Interest Income	0.00	0.00	0.00	0.00	0.00
4073 · Master Association	4,625.00	4,625.00	13,875.00	13,875.00	55,500.00
4074 · Misc Income	0.00	0.00	508.14	0.00	0.00
4076 · Collection & Legal	0.00	0.00	138.00	0.00	0.00
Total 4010 · Income	<u>25,420.00</u>	<u>25,475.00</u>	<u>76,931.14</u>	<u>76,425.00</u>	<u>305,700.00</u>
7010 · Interest Income	0.21	0.00	0.56	0.00	0.00
Total Income	<u>25,420.21</u>	<u>25,475.00</u>	<u>76,931.70</u>	<u>76,425.00</u>	<u>305,700.00</u>
Expense					
6200 · Grounds Maintenance					
6202 · Annual Grounds Contract	2,787.16	2,787.16	2,787.16	2,787.16	27,871.56
6210 · Snow Removal	0.00	1,878.44	3,499.20	10,878.44	10,878.44
6350 · Pond	117.84	0.00	1,217.52	0.00	1,700.00
Total 6200 · Grounds Maintenance	<u>2,905.00</u>	<u>4,665.60</u>	<u>7,503.88</u>	<u>13,665.60</u>	<u>40,450.00</u>
6240 · Master Association	0.00	4,791.00	14,143.15	14,373.00	57,500.00
6241 · Management & Admin					
6199 · Association Meeting Expense	0.00	100.00	0.00	100.00	300.00
6251 · Misc Expense	0.00	72.75	0.00	218.25	875.00
6255 · Postage and Delivery	0.00	50.00	78.00	50.00	200.00
6260 · Printing and Reproduction	0.00	50.00	58.80	50.00	150.00
6280 · Legal Fees	0.00	700.00	1,076.00	2,000.00	8,000.00
6502 · Office	0.00	62.50	0.00	62.50	250.00
6530 · Liability Insurance	3,053.66	3,100.00	9,160.98	9,300.00	42,000.00
6550 · Management Fees	1,300.00	1,300.00	3,900.00	3,900.00	15,600.00

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6565 · Accounting	0.00	300.00	0.00	300.00	300.00
Total 6241 · Management & Admin	4,353.66	5,735.25	14,273.78	15,980.75	67,675.00
6245 · Pool					
6105 · Permits/Licenses	0.00	0.00	0.00	0.00	650.00
6247 · Pool Janitorial	0.00	0.00	0.00	0.00	1,500.00
6248 · Pool Maintenance & Chemicals	0.00	0.00	0.00	0.00	5,200.00
Total 6245 · Pool	0.00	0.00	0.00	0.00	7,350.00
6300 · Maintenance and Repairs					
6310 · Building Repairs	0.00	1,250.00	0.00	3,750.00	15,000.00
6314 · Painting	0.00	83.00	0.00	249.00	1,000.00
6315 · Gutter Cleaning/Repairs	0.00	0.00	0.00	0.00	1,000.00
6316 · Hydrant Maintenance	0.00	0.00	0.00	0.00	800.00
6325 · Plumbing	0.00	625.00	0.00	625.00	2,500.00
6327 · Roofing Repairs	0.00	0.00	0.00	0.00	1,000.00
6328 · Extermination	0.00	0.00	258.12	0.00	0.00
6342 · Maintenance and Repairs- Other	0.00	125.00	0.00	125.00	500.00
Total 6300 · Maintenance and Repairs	0.00	2,083.00	258.12	4,749.00	21,800.00
6400* · Utilities					
6340 · Telephone-Pool	0.00	0.00	0.00	0.00	425.00
6401 · Electric	735.35	792.00	2,223.32	2,376.00	9,500.00
6402 · Storm water billing	228.28	0.00	228.28	0.00	0.00
6403 · Water billed by Brookview	0.00	1,250.00	0.00	1,250.00	5,000.00
6510 · Trash	1,799.44	1,750.00	5,398.32	5,250.00	21,000.00
Total 6400* · Utilities	2,763.07	3,792.00	7,849.92	8,876.00	35,925.00
8010-01 · Transfer to Reserve	6,250.00	6,250.00	18,750.00	18,750.00	75,000.00
Total Expense	16,271.73	27,316.85	62,778.85	76,394.35	305,700.00
Net Ordinary Income	9,148.48	-1,841.85	14,152.85	30.65	0.00

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Reserve Income Statement					
Other Income/Expense					
Other Income					
7030 · Other Income					
Reserve Interest	50.16	0.00	111.00	0.00	0.00
7009 · Reserve Contribution	6,250.00	0.00	18,750.00	0.00	0.00
Total 7030 · Other Income	<u>6,300.16</u>	<u>0.00</u>	<u>18,861.00</u>	<u>0.00</u>	<u>0.00</u>
Total Other Income	<u>6,300.16</u>	<u>0.00</u>	<u>18,861.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	<u>6,300.16</u>	<u>0.00</u>	<u>18,861.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>15,448.64</u></u>	<u><u>-1,841.85</u></u>	<u><u>33,013.85</u></u>	<u><u>30.65</u></u>	<u><u>0.00</u></u>

Reserve January 1, 2026	32,149.86
Reserve Transfer	18,750.00
Choice Properties	508.14
Assessments	59,191.00
Interest	111.00
Reserve March 31, 2026	110,710.00
Reserve includes Working Capital of \$22,212.51	