

Hunter's Green Condominium Association

Balance Sheet

Period Through 01/31/2025

Assets		
<u>Cash</u>		
Operating Checking	102,120.11	
<u>Total Cash</u>	<u>102,120.11</u>	
<u>Reserve</u>		
Reserve	142,396.78	
First Citizens CD #1 7/25/25	42,191.25	
First Citizens CD #2 6/28/25	42,235.34	
<u>Total Reserve</u>	<u>226,823.37</u>	
<u>Accounts Receivable</u>		
Accounts Receivable	75,317.50	
<u>Total Accounts Receivable</u>	<u>75,317.50</u>	
<u>Other Assets</u>		
Windsor Loan Costs	9,515.65	
<u>Total Other Assets</u>	<u>9,515.65</u>	
<i>Total Assets</i>		<u><u>413,776.63</u></u>
Liabilities & Equity		
<u>Liability</u>		
Loan Payable	59,440.54	
Prepaid Common Fees	20,635.66	
Insurance Proceeds	(20,090.64)	
<u>Total Liability</u>	<u>59,985.56</u>	
<u>Equity</u>		
Fund Balance	191,860.39	
Net Income	161,930.68	
<u>Total Equity</u>	<u>353,791.07</u>	
<i>Total Liabilities & Equity</i>		<u><u>413,776.63</u></u>

Hunter's Green Condominium Association

Income Statement YTD

Period 1/1/2025 To 1/31/2025 11:59:00 PM

		Month to Date	%	Year to Date	%
Operating					
<u>Income</u>					
Accounts Receivable					
62000	Common Fees	28,290.00	15.43%	28,290.00	15.43%
62100	Special Assessment	154,160.00	84.10%	154,160.00	84.10%
63000	Late Fees	140.00	0.08%	140.00	0.08%
63001	Interest/Reserve	214.17	0.12%	214.17	0.12%
Total Accounts Receivable		182,804.17	99.73%	182,804.17	99.73%
Other Receivable					
63107	Fines	502.50	0.27%	502.50	0.27%
Total Other Receivable		502.50	0.27%	502.50	0.27%
Total Income		183,306.67	100.00%	183,306.67	100.00%
<u>Expense</u>					
Administrative					
80017	Office Exp	462.95	2.17%	462.95	2.17%
83003	Management Fee	1,759.77	8.23%	1,759.77	8.23%
83004	Website	375.00	1.75%	375.00	1.75%
Total Administrative		2,597.72	12.15%	2,597.72	12.15%
Contract					
83022	Snow Removal	10,635.00	49.75%	10,635.00	49.75%
Total Contract		10,635.00	49.75%	10,635.00	49.75%
Maintenance					
85006	Other Maintenance	345.63	1.62%	345.63	1.62%
Total Maintenance		345.63	1.62%	345.63	1.62%
Other					
95001	Bank Loan	1,536.86	7.19%	1,536.86	7.19%
96000	Reserve Exp	2,500.00	11.70%	2,500.00	11.70%
Total Other		4,036.86	18.89%	4,036.86	18.89%
Utility					
83019	Electric	67.95	0.32%	67.95	0.32%
94002	Water	3,692.83	17.28%	3,692.83	17.28%
Total Utility		3,760.78	17.59%	3,760.78	17.59%
Total Expense		21,375.99	100.00%	21,375.99	100.00%
Net Income		161,930.68		161,930.68	

Budget Comparison Budget to Actual

Period 1/1/2025 To 1/31/2025 11:59:00 PM

Tuesday, February 11, 2025

11:12

Hunter's Green Condominium Association

Operating

	<u>GL Code</u>	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Income							
Accounts Receivable							
Common Fees	62000	28,290.00	28,290.00	28,290.00	28,290.00	339,480.00	311,190.00
Special Assessment	62100	154,160.00	19,270.00	154,160.00	19,270.00	154,160.00	0.00
Late Fees	63000	140.00	0.00	140.00	0.00	0.00	(140.00)
Interest/Reserve	63001	214.17	0.00	214.17	0.00	0.00	(214.17)
Total Accounts Receivable		182,804.17	47,560.00	182,804.17	47,560.00	493,640.00	310,835.83
Other Receivable							
Fines	63107	502.50	0.00	502.50	0.00	0.00	(502.50)
Total Other Receivable		502.50	0.00	502.50	0.00	0.00	(502.50)
Total Income		183,306.67	47,560.00	183,306.67	47,560.00	493,640.00	310,333.33
Expense							
Administrative							
Office Exp	80017	462.95	67.00	462.95	67.00	800.00	337.05
Legal Fees	81000	0.00	333.00	0.00	333.00	4,000.00	4,000.00
Audit/Accounting	81001	0.00	33.00	0.00	33.00	400.00	400.00
Management Fee	83003	1,759.77	1,749.00	1,759.77	1,749.00	20,984.00	19,224.23
Website	83004	375.00	35.00	375.00	35.00	425.00	50.00
Income Taxes	83014	0.00	29.00	0.00	29.00	350.00	350.00
Property Insurance	93000	0.00	4,250.00	0.00	4,250.00	51,000.00	51,000.00
Total Administrative		2,597.72	6,496.00	2,597.72	6,496.00	77,959.00	75,361.28
Contract							
Pest Control	83012	0.00	192.00	0.00	192.00	2,300.00	2,300.00
Lawn Treatment	83013	0.00	625.00	0.00	625.00	7,500.00	7,500.00
Landscape Projects	83018	0.00	1,000.00	0.00	1,000.00	12,000.00	12,000.00
Snow Removal Extras	83021	0.00	83.00	0.00	83.00	1,000.00	1,000.00
Snow Removal	83022	10,635.00	10,635.00	10,635.00	10,635.00	42,540.00	31,905.00
Landscaping	83023	0.00	0.00	0.00	0.00	39,000.00	39,000.00
Total Contract		10,635.00	12,535.00	10,635.00	12,535.00	104,340.00	93,705.00
Maintenance							

Budget Comparison Budget to Actual
 Period 1/1/2025 To 1/31/2025 11:59:00 PM

Tuesday, February 11, 2025 11:12

Hunter's Green Condominium Association

Operating

	GL Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Exterior & Gutter Repairs	85000	0.00	1,500.00	0.00	1,500.00	18,000.00	18,000.00
Other Maintenance	85006	345.63	2,083.00	345.63	2,083.00	25,000.00	24,654.37
Deck Repairs	85007	0.00	3,167.00	0.00	3,167.00	38,000.00	38,000.00
Total Maintenance		345.63	6,750.00	345.63	6,750.00	81,000.00	80,654.37
Other							
Contingency	95000	0.00	15.00	0.00	15.00	181.00	181.00
Bank Loan	95001	1,536.86	0.00	1,536.86	0.00	0.00	(1,536.86)
Reserve Exp	96000	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00	27,500.00
Total Other		4,036.86	2,515.00	4,036.86	2,515.00	30,181.00	26,144.14
Reserve							
Special Assessment Decks	94001	0.00	12,847.00	0.00	12,847.00	154,160.00	154,160.00
Total Reserve		0.00	12,847.00	0.00	12,847.00	154,160.00	154,160.00
Utility							
Electric	83019	67.95	83.00	67.95	83.00	1,000.00	932.05
Water	94002	3,692.83	3,750.00	3,692.83	3,750.00	45,000.00	41,307.17
Total Utility		3,760.78	3,833.00	3,760.78	3,833.00	46,000.00	42,239.22
Total Expense		21,375.99	44,976.00	21,375.99	44,976.00	493,640.00	472,264.01
Excess Revenue / Expense		161,930.68	2,584.00	161,930.68	2,584.00	0.00	161,930.68

AP Check Register

Created Date 1/1/2025 To 1/31/2025 11:59:00 PM

Hunter's Green Condominium Association

Operating Checking

Check #	Check Date	Invoices	Payee	Check Amount	Invoice Amount	Ctrif#	Payment Status
1287	1/2/2025	1	Palmer Property Management	1,759.77	1,759.77	71474	PAID
1288	1/9/2025	1	The Metropolitan District	3,451.21	3,451.21	71628	PAID
1289	1/9/2025	2	Windsor Federal Bank	1,536.86	1,536.86	71629	PAID
1290	1/9/2025	1	KMR Landscaping, Inc	10,635.00	10,635.00	71630	PAID
1291	1/9/2025	1	HOA Total Access, LLC	375.00	375.00	71631	PAID
1292	1/9/2025	1	SouthData, Inc.	462.95	462.95	71632	PAID
1293	1/16/2025	2	EVERSOURCE -ELECTRIC	67.95	67.95	71882	PAID
1294	1/21/2025	1	PoPlar LLC	345.63	345.63	71930	PAID
1295	1/21/2025	1	The Metropolitan District	3,692.83	3,692.83	71931	PAID

Total Invoices: 11

Operating Checking TOTAL \$ 22,327.20

Total Checks: 9

Voided Checks \$ 0.00



999-00000-000000

PO Box 64084
 Phoenix, AZ 85082
 866.800.4656 (toll free)

PALMER PROPERTY MANAGEMENT AGENT FOR
 HUNTERS GREEN CONDOMINIUM ASSN INC
 3190 WHITNEY AVE STE 4
 HAMDEN CT 06518-2340

*******0220 - CAB INTEREST CHECKING**

Beginning Balance	\$12,570.44	Average Daily Balance	\$68,077.74
Total Deposits	\$121,490.00	Year-To-Date Interest Paid	\$2.89
Total Withdrawals	\$31,597.59	Days in Statement Period	31
Interest Paid	\$2.89	Annual Percentage Yield Earned	0.05%
Ending Balance	\$102,465.74		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
01/02	LOCKBOX DEPOSIT	\$6,915.00
01/03	LOCKBOX DEPOSIT	\$2,420.00
01/06	HUNTER'S GREEN C ASSOC PMT 061244713 -SETT-A228SFTP5	\$3,795.00
01/06	LOCKBOX DEPOSIT	\$1,175.00
01/07	IMAGE DEPOSIT	\$2,740.00
01/07	LOCKBOX DEPOSIT	\$2,460.00
01/07	IMAGE DEPOSIT	\$280.00
01/07	IMAGE DEPOSIT	\$235.00
01/08	IMAGE DEPOSIT	\$14,100.00
01/08	LOCKBOX DEPOSIT	\$590.00
01/09	LOCKBOX DEPOSIT	\$5,490.00
01/10	LOCKBOX DEPOSIT	\$1,310.00
01/13	IMAGE DEPOSIT	\$24,930.00
01/13	LOCKBOX DEPOSIT	\$14,065.00
01/13	IMAGE DEPOSIT	\$1,960.00
01/13	IMAGE DEPOSIT	\$775.00
01/13	IMAGE DEPOSIT	\$750.00
01/13	IMAGE DEPOSIT	\$10.00
01/14	LOCKBOX DEPOSIT	\$4,115.00

DEPOSITS/CREDITS

Date	Description	Amount
01/15	IMAGE DEPOSIT	\$3,680.00
01/15	LOCKBOX DEPOSIT	\$1,025.00
01/16	LOCKBOX DEPOSIT	\$20.00
01/17	IMAGE DEPOSIT	\$1,880.00
01/17	IMAGE DEPOSIT	\$1,620.00
01/17	IMAGE DEPOSIT	\$235.00
01/17	LOCKBOX DEPOSIT	\$10.00
01/21	LOCKBOX DEPOSIT	\$6,720.00
01/21	IMAGE DEPOSIT	\$1,800.00
01/24	LOCKBOX DEPOSIT	\$345.00
01/28	IMAGE DEPOSIT	\$2,360.00
01/28	LOCKBOX DEPOSIT	\$690.00
01/29	LOCKBOX DEPOSIT	\$4,495.00
01/29	IMAGE DEPOSIT	\$1,880.00
01/30	IMAGE DEPOSIT	\$2,775.00
01/30	IMAGE DEPOSIT	\$1,880.00
01/30	LOCKBOX DEPOSIT	\$1,270.00
01/31	LOCKBOX DEPOSIT	\$690.00
01/31	INTEREST PYMT	\$2.89

WITHDRAWALS/DEBITS

Date	Description	Amount
01/15	WEB TFR TO 000276834142 FUNDS TRANSFER VIA ONLINE 040159002375	\$2,500.00
01/21	WINDSOR FEDERAL CK-WTH 705	\$1,536.86

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
01/06	1277	\$4,400.00	01/21	1290 *	\$10,635.00
01/16	1285 *	\$147.67	01/24	1291	\$375.00
01/13	1286	\$2,568.35	01/29	1292	\$462.95
01/21	1287	\$1,759.77	01/30	1293	\$67.95
01/21	1288	\$3,451.21	01/28	1295 *	\$3,692.83

* Skip in check sequence

Hunter's Green Condominium Association
Bank Reconciliation Expanded Detail Consolidated

Bank: Reserve Account: *****4142

Statement Date: 1/31/2025

Linked Statement: None

G/L Balance: 142,396.78

Statement Balance: 142,396.78

Item	Date	Check #	Amount	Balance
			Previous Balance:	139,864.39
Hunters Greene reserve	1/15/2025		2,500.00	142,364.39
Bank Reconcile: Interest Earned	1/31/2025		32.39	142,396.78
		Total Deposits / Adjustments:	2,532.39	
			Statement Balance:	142,396.78

Outstanding Items:

Bank Reconciliation Summary: Reserve Account: ***4142**

G/L Balance: 142,396.78

Uncleared Checks, Credits: 0.00

Uncleared Deposits, Debits: 0.00

G/L Difference: 142,396.78

Statement Balance: 142,396.78

G/L and Balance Difference: 0.00

Adjust Note:



999-00000-000000

PO Box 64084
 Phoenix, AZ 85082
 866.800.4656 (toll free)

PALMER PROPERTY MANAGEMENT AGENT FOR
 HUNTERS GREEN CONDOMINIUM ASSN INC
 RESERVE
 3190 WHITNEY AVE STE 4
 HAMDEN CT 06518-2340

*******4142 - CAB MONEY MARKET**

Beginning Balance	\$139,864.39	Average Daily Balance	\$141,235.35
Total Deposits	\$2,500.00	Year-To-Date Interest Paid	\$32.39
Total Withdrawals	\$0.00	Days in Statement Period	31
Interest Paid	\$32.39	Annual Percentage Yield Earned	0.27%
Ending Balance	\$142,396.78		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
01/15	WEB TFR FR 000276540220 FUNDS TRANSFER VIA ONLINE 040159002375	\$2,500.00
01/31	INTEREST PYMT	\$32.39

CAB CD 8818621201

Last Updated: February 19, 2025 4:48 AM

Jul 25, 2025 | **\$42,218.07**

Maturity Date | Current Balance

[Transactions](#) | [Details & Settings](#)

Date	Description	Amount	
JAN 24 2025	INTEREST ADDED	\$178.89	⋮
DEC 24 2024	INTEREST ADDED	\$172.40	⋮
NOV 25 2024	INTEREST ADDED	\$177.40	⋮
OCT 25 2024	NEW ACCOUNT	\$41,689.38	⋮

Page totals: Credits: [4] \$42,218.07 | Debits: [0] \$0.00

Hunters Green CD - 0437 5500000437

Last Updated: February 19, 2025 4:48 AM

Jun 28, 2025 **\$42,208.52**
Maturity Date Current Balance

[Transactions](#) [Details & Settings](#)

Date	Description	Amount	
JAN 28 2025	INTEREST ADDED	\$152.07	⋮
DEC 27 2024	INTEREST ADDED	\$172.46	⋮
NOV 27 2024	INTEREST ADDED	\$177.48	⋮
OCT 28 2024	INTEREST ADDED	\$171.03	⋮
SEP 27 2024	INTEREST ADDED	\$176.00	⋮
AUG 28 2024	INTEREST ADDED	\$175.25	⋮

JUL 26 2024	INTEREST ADDED	\$168.89	⋮
JUN 28 2024	INTEREST ADDED	\$173.79	⋮
MAY 28 2024	INTEREST ADDED	\$167.49	⋮
APR 26 2024	INTEREST ADDED	\$172.35	⋮
MAR 28 2024	INTEREST ADDED	\$160.56	⋮
FEB 28 2024	INTEREST ADDED	\$170.94	⋮
JAN 26 2024	INTEREST ADDED	\$170.21	⋮
DEC 28 2023	NEW ACCOUNT	\$40,000.00	⋮

Page totals: Credits: [14] \$42,208.52 | Debits: [0] \$0.00