

FINAL

2022 | CROMWELL HILLS CONDO ASSOC #1 | FY2022

Prepared By: Cromwell Hills Condominium Association Phase I
9 Birch Court
Cromwell, CT 06416

As of 1/18/2022

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2022
Income													
4000 - COMMON FEE INCOME	108,800.96	108,800.96	108,800.96	108,800.96	108,800.96	108,800.96	108,800.96	108,800.96	108,800.96	108,800.96	108,800.96	108,800.96	\$1,305,611.52
4010 - LATE/FINE FEE INCOME	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.34	458.34	458.34	458.34	\$5,500.00
4030 - LAUNDRY INCOME	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	\$500.00
4040 - REFUSE INCOME	1,308.33	1,308.33	1,308.33	1,308.33	1,308.33	1,308.33	1,308.33	1,308.33	1,308.33	1,308.33	1,308.33	1,308.33	\$15,700.00
4050 - CLUBHOUSE RENTAL INCOME	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.34	333.34	333.34	333.34	\$4,000.00
4060 - VENDING MACHINE INCOME	0.00	0.00	0.00	0.00	0.00	175.00	175.00	175.00	175.00	0.00	0.00	0.00	\$700.00
4070 - MISCELLANEOUS OWNERS INCOME	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.34	583.34	583.34	583.34	\$7,000.00
4080 - COMCAST CONTRACTED INCOME	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	\$10,800.00
Total for Income	112,425.95	112,425.95	112,425.95	112,425.95	112,425.95	112,600.95	112,600.95	112,600.95	112,600.97	112,425.97	112,425.97	112,425.97	\$1,349,811.52
Expenses													
ADMINISTRATIVE													
5110 - LEGAL EXPENSE	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.34	333.34	333.34	333.34	\$4,000.00
5120 - AUDIT EXPENSE	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.66	791.66	791.66	791.66	\$9,500.00
5125 - COMMUNICATIONS CONSULTING EXP	0.00	0.00	700.00	0.00	0.00	700.00	0.00	0.00	700.00	0.00	0.00	700.00	\$2,800.00
5200 - INSURANCE EXPENSE	22,750.00	22,750.00	22,750.00	22,750.00	22,750.00	22,750.00	22,750.00	22,750.00	22,750.00	25,000.00	25,000.00	25,000.00	\$279,750.00
5210 - WORKERS COMP. INSURANCE EXP	400.00	400.00	400.00	400.00	400.00	700.00	700.00	700.00	700.00	400.00	400.00	400.00	\$6,000.00
5230 - HEALTH INSURANCE EXPENSE	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	\$7,200.00
5300 - TELEPHONE EXPENSE	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.66	291.66	291.66	291.66	\$3,500.00
5310 - ANSWERING SERVICE EXPENSE	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	\$900.00
5320 - CELLPHONE - MAINT/MANAGER	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.34	83.34	83.34	83.34	\$1,000.00
5330 - OFFICE ALARM MONITORING EXP	0.00	222.50	0.00	0.00	222.50	0.00	0.00	222.50	0.00	0.00	222.50	0.00	\$890.00
5340 - COPIER REPAIR/MAINT CONTRACT	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,400.00
5350 - PROPERTY MANAGEMENT SOFTWARE EXPENSE	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
5400 - OFFICE EXPENSE	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.34	583.34	583.34	583.34	\$7,000.00
5410 - POSTAGE EXPENSE	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.34	83.34	83.34	83.34	\$1,000.00
5510 - REAL ESTATE TAX EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	1,300.00	\$2,600.00
5600 - LICENSE & FEES EXPENSE	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.34	33.34	33.34	33.34	\$400.00
5610 - BANK CHARGES EXPENSE	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	\$480.00
5620 - VENDING RECREATION EXPENSE	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	\$200.00
5630 - MISCELLANEOUS EXPENSE	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	\$300.00
5640 - BAD DEBT EXPENSE	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	\$2,000.00
Subtotal for ADMINISTRATIVE	26,706.66	26,929.16	27,406.66	26,706.66	26,929.16	27,906.66	28,306.66	27,229.16	27,706.69	28,956.69	29,179.19	30,956.69	\$334,920.00
7050 - CAPITAL IMPROVEMENT CONTRACT SERVICES	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.67	10,416.66	10,416.66	10,416.66	10,416.66	\$125,000.00

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6200 - BOOKKEEPING EXPENSE	1,888.33	1,888.33	1,888.33	1,888.33	1,888.33	1,888.33	1,888.33	1,888.33	1,888.34	1,888.34	1,888.34	1,888.34	\$22,660.00
6210 - CLEANING SERVICE EXPENSE	589.57	589.57	589.57	589.57	589.57	589.57	589.57	589.57	589.57	589.57	589.57	589.57	\$7,074.84
6220 - REFUSE REMOVAL EXPENSE	5,646.53	5,646.53	6,096.53	6,096.53	6,096.53	6,096.53	6,096.53	6,096.53	6,096.53	6,096.53	6,096.53	6,096.53	\$72,258.36
6230 - EXTERMINATING EXPENSE	723.18	723.18	723.18	723.18	723.18	723.18	723.18	723.18	723.18	723.18	723.18	723.18	\$8,678.16
6240 - LANDSCAPING EXPENSE	0.00	0.00	0.00	11,122.58	11,122.58	11,122.58	11,122.58	11,122.58	11,122.58	11,122.58	0.00	0.00	\$77,858.06
6250 - SNOW PLOWING EXPENSE	10,373.03	10,373.03	10,373.03	10,373.03	10,373.03	0.00	0.00	0.00	0.00	0.00	0.00	10,373.03	\$62,238.18
6260 - SNOW SHOVELING EXPENSE	6,915.35	6,915.35	6,915.35	6,915.35	6,915.35	0.00	0.00	0.00	0.00	0.00	0.00	6,915.35	\$41,492.10
Subtotal for CONTRACT SERVICES	26,135.99	26,135.99	26,585.99	37,708.57	37,708.57	20,420.19	20,420.19	20,420.19	20,420.20	20,420.20	9,297.62	26,586.00	\$292,259.70
MAINTENANCE													
5800 - GENERAL MAINTENANCE EXPENSE	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	\$15,000.00
5820 - FOUNDATION REPAIR EXPENSE	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.66	666.66	666.66	666.66	\$8,000.00
5840 - LANDSCAPING EXPENSE	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.34	833.34	833.34	833.34	\$10,000.00
5850 - ROAD REPAIRS (CRACK SEALING) EXP	0.00	0.00	0.00	0.00	2,120.00	2,120.00	2,120.00	2,120.00	2,120.00	0.00	0.00	0.00	\$10,600.00
5860 - AUTO - FUEL EXPENSE	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.35	83.35	\$1,000.00
5865 - AUTO - REPAIR/MAINT EXPENSE	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	\$2,000.00
5870 - AUTO - REGISTRATION EXP	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	\$125.00
5880 - TOOLS EXPENSE	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$1,500.00
5890 - ELECTRICIAN EXPENSE	1,416.66	1,416.66	1,416.66	1,416.66	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	\$17,000.00
5895 - PLUMBER EXPENSE	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	\$5,520.00
5900 - UNFORSEEN EXPENSE	4,166.66	4,166.66	4,166.66	4,166.66	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	\$50,000.00
Subtotal for MAINTENANCE	9,178.74	9,178.74	9,178.74	9,178.74	11,298.76	11,298.76	11,298.76	11,298.76	11,298.75	9,178.75	9,178.77	9,178.77	\$120,745.00
OTHER													
6500 - PHASE II EXPENSE	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.34	83.34	83.34	83.34	\$1,000.00
7000 - RESERVE CONTRIBUTIONS	14,068.82	14,068.82	14,068.82	14,068.82	14,068.82	14,068.82	14,068.83	14,068.83	14,068.83	14,068.83	14,068.83	14,068.83	\$168,825.90
Subtotal for OTHER	14,152.15	14,152.15	14,152.15	14,152.15	14,152.15	14,152.15	14,152.16	14,152.16	14,152.17	14,152.17	14,152.17	14,152.17	\$169,825.90
PERSONNEL													
5000 - WAGES - MANAGEMENT EXPENSE	6,614.42	6,614.42	6,614.42	6,614.42	6,614.42	6,614.42	6,614.42	6,614.42	6,614.42	6,614.42	6,614.42	6,614.38	\$79,375.00
5010 - WAGES MAINTENANCE EXPENSE	4,641.83	4,641.83	4,641.83	4,641.83	4,641.83	4,641.83	4,641.83	4,641.83	4,641.84	4,641.84	4,641.84	4,641.84	\$55,702.00
5011 - WAGES MAINTENANCE OVERTIME EXPENSE	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	\$2,000.00
5020 - WAGES POOL EXPENSE	0.00	0.00	0.00	0.00	0.00	3,175.00	3,175.00	3,175.00	3,175.00	0.00	0.00	0.00	\$12,700.00
5030 - WAGES - MAINT. HELPER EXPENSE	0.00	0.00	0.00	2,935.00	2,935.00	2,935.00	2,935.00	2,935.00	2,935.00	0.00	0.00	0.00	\$17,610.00
5035 - PM ASSISTANT	1,546.99	1,546.99	1,546.99	1,546.99	1,546.99	1,546.99	1,546.99	1,546.99	1,546.99	1,546.99	1,546.99	1,546.99	\$18,563.88
5040 - PAYROLL TAX EXPENSE	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	\$18,000.00
5050 - PAYROLL SERVICE EXPENSE	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
5060 - SIMPLE IRA - EMPLOYEE MATCH	198.42	198.42	198.42	198.42	198.42	198.42	198.42	198.42	198.42	198.42	198.42	198.42	\$2,381.04
Subtotal for PERSONNEL	14,768.33	14,768.33	14,768.33	17,703.33	17,703.33	20,878.33	20,878.33	20,878.33	20,878.33	14,768.33	14,768.33	14,768.29	\$207,529.92

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Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2022
POOL-CLUBHOUSE-TENNIS													
6000 - CLUBHOUSE MAINTENANCE EXP	263.00	263.00	263.00	263.00	263.00	263.00	263.00	263.00	263.00	263.00	263.00	263.00	\$3,156.00
6010 - POOL CHEMICALS EXPENSE	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	\$4,000.00
6020 - POOL REPAIR/MAINT EXPENSE	0.00	0.00	0.00	0.00	250.00	250.00	250.00	250.00	0.00	0.00	0.00	0.00	\$1,000.00
Subtotal for POOL-CLUBHOUSE-TENNIS	263.00	263.00	263.00	263.00	513.00	1,513.00	1,513.00	1,513.00	1,263.00	263.00	263.00	263.00	\$8,156.00
UTILITIES													
5700 - ELECTRIC EXPENSE	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$30,000.00
5710 - WATER EXPENSE	0.00	15,237.50	0.00	0.00	15,237.50	0.00	0.00	15,237.50	0.00	0.00	15,237.50	0.00	\$60,950.00
5720 - SEWER EXPENSE	0.00	0.00	0.00	425.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$425.00
Subtotal for UTILITIES	2,500.00	17,737.50	2,500.00	2,925.00	17,737.50	2,500.00	2,500.00	17,737.50	2,500.00	2,500.00	17,737.50	2,500.00	\$91,375.00
Total for Expenses	104,121.53	119,581.53	105,271.53	119,054.11	136,459.13	109,085.75	109,485.76	123,645.76	108,635.79	100,655.79	104,993.23	108,821.57	\$1,349,811.52
Net Operating Income	8,304.42	-7,155.58	7,154.42	-6,628.16	-24,033.18	3,515.20	3,115.19	-11,044.81	3,965.18	11,770.18	7,432.74	3,604.40	\$0.00
Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Total for Non-operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Total for Non-operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Income	8,304.42	-7,155.58	7,154.42	-6,628.16	-24,033.18	3,515.20	3,115.19	-11,044.81	3,965.18	11,770.18	7,432.74	3,604.40	\$0.00