

Freedom Hill Cooperative, Inc.
Monthly Financial Statement Summary
Month Ended December 31, 2018

Cash Flow Statement

- ❑ Cash flow was **positive** for the month.

Income and Expense vs. Budget Analysis

- ❑ Member and non-member income are consistent with budget expectations. Annual budget was based on 147 members and 1 non-members. Actual 148 members and 0 non-member for the month.
- ❑ No Vacancy! All Lots occupied.
- ❑ No significant or unexpected other maintenance costs incurred this month.
- ❑ Grounds Maintenance is higher than budget due to the work done by Russ Pearl Excavation.
- ❑ Legal is higher than budget due to invoice covering legal services from June 2018.
- ❑ All other expenses are consistent with budget expectations for the month.

Balance Sheet changes

- ❑ See cash flow statement for changes in Operating Cash account.
- ❑ Cash Savings increased by the regular monthly deposit of \$1,459.
- ❑ Cash RE Tax Escrow increased by monthly deposit to the account of \$11,277.31 as determined by Bank of New Hampshire to cover expected RE tax billings.
- ❑ Cash Replacement Reserve increased by the monthly deposit to the account of \$3,000 plus interest earned on the account. An additional deposit was made for \$2,000 to make up October and November shortage.
- ❑ No unexpected changes in other balance sheet accounts for the month.

Freedom Hill Cooperative
Cash Flow Statement
As of December 31, 2018

	Month Ended <u>12/31/2018</u>	Y.T.D. 10/1/18- <u>12/31/2018</u>
Cash receipts:		
Member and non member fees	58,160.00	173,975.27
Other income	300.00	2,543.09
Interest income	-	-
Cash Disbursements:		
Maintenance	(8,882.28)	(15,027.14)
Utilities	(2,150.29)	(5,645.67)
Administrative Expenses	(2,090.01)	(7,414.90)
Federal and state income taxes	-	-
Real Estate Taxes	(61,661.00)	(61,661.00)
Insurance, net of insurance premium refunds	(1,634.00)	(1,634.00)
(Increase) decrease in petty cash account	-	-
Transfer (to) Savings for Water Filtration Media	(1,459.00)	(5,760.09)
Transfer from Savings for Water Filtration Media	-	-
Transfers (to) from Restricted Reserves:		
Transfers from Replacement Reserve	-	7,154.70
Transfers to Replacement Reserve	(5,500.00)	(10,500.00)
Transfers from RE Tax Escrow	61,661.00	61,661.00
Transfers to RE Tax Escrow	(11,277.31)	(33,831.93)
Other Cash Sources (Uses):		
Capital improvements	-	(7,154.70)
Payment of Mortgage-Bank of New Hampshire	(25,829.69)	(77,489.07)
Payment of Mortgage-NHCLF	(3,115.01)	(9,345.03)
Payment-Culvert Project Loan-Bank of NH	(1,300.69)	(3,902.07)
Net membership receipts (refunds)	1,000.00	1,000.00
Cash proceeds on sale of unit	-	-
Proceeds from new loan	-	-
Payment of loan closing costs on new loan	-	-
	(3,778.28)	6,968.46
Cash, beginning of period/year	42,322.01	31,575.27
	38,543.73	38,543.73

Freedom Hill Cooperative, Inc.
Annual Budget Report
For the Period Ended December 31, 2018

Account	Title	Annual Budget	YTD Balance	Remaining Balance
Income				
94-940-3101	Members Fee Income	\$ 698,985.00	\$ 170,940.00	\$ 528,045.00
94-940-3102	Nonmember Income	5,595.00	0	5,595.00
94-940-3107	Vacancy - Members' Fees	(14,088.00)	0	(14,088.00)
94-940-3108	Rent Discount	0	(770.00)	770.00
94-940-3109	Other Income	5,800.00	225.00	5,575.00
94-940-3110	Net Applic. Fee Income	720.00	20.00	700.00
94-940-3125	Late Fees	4,200.00	915.00	3,285.00
	Total Rental Income	\$ 701,212.00	\$ 171,330.00	\$ 529,882.00
Other Income				
94-940-9051	Interest Income	\$ 180.00	\$ 53.35	\$ 126.65
	Total Other Income	\$ 180.00	\$ 53.35	\$ 126.65
TOTAL INCOME		\$ 701,392.00	\$ 171,383.35	\$ 530,008.65
Expenses				
Maintenance Expenses:				
94-940-5006	Maintenance Supplies	\$ 300.00	\$ 0	\$ 300.00
94-940-5010	Park Maintenance	1,800.00	2,023.75	(223.75)
94-940-5011	Subcontractor fees	7,600.00	0	7,600.00
94-940-5012	Grounds Maintenance	10,500.00	7,029.45	3,470.55
94-940-5014	Vehicle Fuel Used	1,560.00	302.74	1,257.26
94-940-5016	Vehicle Maintenance	11,300.00	5,361.86	5,938.14
94-940-5035	Water System Maintenance	11,200.00	3,943.93	7,256.07
94-940-5040	Trash Removal	7,500.00	1,776.00	5,724.00
94-940-5050	Snow/Sanding	7,200.00	0	7,200.00
94-940-5098	Water System Filtration Media	15,000.00	24.48	14,975.52
	Total Maintenance Expenses	\$ 73,960.00	\$ 20,462.21	\$ 53,497.79
Utilities:				
94-940-6074	Elect./Heat/Hot Water	\$ 18,720.00	\$ 4,514.49	\$ 14,205.51
94-940-6075	Heat	2,926.00	124.50	2,801.50
94-940-6078	Water	9,600.00	1,815.00	7,785.00
94-940-6079	Sewer	12,500.00	560.00	11,940.00
	Total Utilities	\$ 43,746.00	\$ 7,013.99	\$ 36,732.01
Administrative Expenses				
94-940-8006	Office Supplies & Expense	\$ 1,500.00	\$ 233.46	\$ 1,266.54
94-940-8007	Telephone & Postage	2,520.00	938.29	1,581.71
94-940-8026	Community Activities Expense	0	25.09	(25.09)
94-940-8090	Legal and Professional Fees	1,200.00	2,410.00	(1,210.00)
94-940-8091	Accounting/Auditing	7,100.00	1,087.00	6,013.00
94-940-8098	Other Administrative Expenses	0	10.00	(10.00)
94-940-8150	Management Fee	20,820.00	5,205.00	15,615.00
94-940-9025	NH & Federal Tax Expense	2,496.00	645.00	1,851.00
	Total Administrative	\$ 35,636.00	\$ 10,553.84	\$ 25,082.16
Taxes & Insurance				
94-940-6205	Real Estate Taxes	\$ 131,340.00	\$ 32,325.00	\$ 99,015.00
94-940-6210	Insurance	10,020.00	2,351.00	7,669.00
	Total Taxes & Insurance	\$ 141,360.00	\$ 34,676.00	\$ 106,684.00
Financial Expenses				
94-940-6220	Mortgage Interest-BNH/TD Bank	\$ 272,648.00	\$ 68,191.49	\$ 204,456.51
94-940-6221	Mortgage Interest-NHCLF	35,111.00	8,794.65	26,316.35
94-940-6223	Loan Interest-Bank of NH	2,161.00	615.03	1,545.97
94-940-6224	Mortgage Interest-Prepaid Amo	29,646.00	7,411.50	22,234.50
94-940-9002	Vendor Service Charges	0	71.84	(71.84)
	Total Financial Expenses	\$ 339,566.00	\$ 85,084.51	\$ 254,481.49
Depreciation & Amortization				
94-940-6305	Depreciation	\$ 159,660.00	\$ 39,677.00	\$ 119,983.00
94-940-9077	Amortize Prepaid Mortgage Cos	2,094.00	523.50	1,570.50
	Total Deprec & Amort	\$ 161,754.00	\$ 40,200.50	\$ 121,553.50
TOTAL EXPENSES		\$ 796,022.00	\$ 197,991.05	\$ 598,030.95
Net Income (Loss)		\$ (94,630.00)	\$ (26,607.70)	\$ (68,022.30)

Freedom Hill Cooperative, Inc.
Income Statement - Budget vs. Actual
For the Period Ended December 31, 2018

Account	Title	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Income							
94-940-3101	Members Fee Income	\$ 56,980.00	\$ 56,595.00	\$ 385.00	\$ 170,940.00	\$ 169,785.00	\$ 1,155.00
94-940-3102	Nonmember Income	0	455.00	(455.00)	0	1,365.00	(1,365.00)
94-940-3107	Vacancy - Members' Fees	0	(1,141.00)	1,141.00	0	(3,423.00)	3,423.00
94-940-3108	Rent Discount	(385.00)	0	(385.00)	(770.00)	0	(770.00)
94-940-3109	Other Income	0	1,450.00	(1,450.00)	225.00	1,450.00	(1,225.00)
94-940-3110	Net Applic. Fee Income	0	60.00	(60.00)	20.00	180.00	(160.00)
94-940-3125	Late Fees	300.00	350.00	(50.00)	915.00	1,050.00	(135.00)
	Total Rental Income	<u>\$ 56,895.00</u>	<u>\$ 57,769.00</u>	<u>\$ (874.00)</u>	<u>\$ 171,330.00</u>	<u>\$ 170,407.00</u>	<u>\$ 923.00</u>
Other Income							
94-940-9051	Interest Income	\$ 20.56	\$ 15.00	\$ 5.56	\$ 53.35	\$ 45.00	\$ 8.35
	Total Other Income	<u>\$ 20.56</u>	<u>\$ 15.00</u>	<u>\$ 5.56</u>	<u>\$ 53.35</u>	<u>\$ 45.00</u>	<u>\$ 8.35</u>
TOTAL INCOME		<u>\$ 56,915.56</u>	<u>\$ 57,784.00</u>	<u>\$ (868.44)</u>	<u>\$ 171,383.35</u>	<u>\$ 170,452.00</u>	<u>\$ 931.35</u>
Expenses							
Maintenance Expenses:							
94-940-5006	Maintenance Supplies	\$ 0	\$ 25.00	\$ (25.00)	\$ 0	\$ 75.00	\$ (75.00)
94-940-5010	Park Maintenance	0	150.00	(150.00)	2,023.75	450.00	1,573.75
94-940-5011	Subcontractor fees	0	633.34	(633.34)	0	1,900.00	(1,900.00)
94-940-5012	Grounds Maintenance	6,885.00	750.00	6,135.00	7,029.45	2,250.00	4,779.45
94-940-5014	Vehicle Fuel Used	280.24	130.00	150.24	302.74	390.00	(87.26)
94-940-5016	Vehicle Maintenance	311.11	6,400.00	(6,088.89)	5,361.86	7,200.00	(1,838.14)
94-940-5035	Water System Maintenance	2,195.00	933.34	1,261.66	3,943.93	2,800.00	1,143.93
94-940-5040	Trash Removal	592.00	625.00	(33.00)	1,776.00	1,875.00	(99.00)
94-940-5050	Snow/Sanding	0	1,440.00	(1,440.00)	0	2,880.00	(2,880.00)
94-940-5098	Water System Filtration Media	0	1,250.00	(1,250.00)	24.48	3,750.00	(3,725.52)
	Total Maintenance Expenses	<u>\$ 10,263.35</u>	<u>\$ 12,336.68</u>	<u>\$ (2,073.33)</u>	<u>\$ 20,462.21</u>	<u>\$ 23,570.00</u>	<u>\$ (3,107.79)</u>
Utilities:							
94-940-6074	Elect./Heat/Hot Water	\$ 1,938.62	\$ 1,560.00	\$ 378.62	\$ 4,514.49	\$ 4,680.00	\$ (165.51)
94-940-6075	Heat	124.50	650.00	(525.50)	124.50	813.00	(688.50)
94-940-6078	Water	599.75	800.00	(200.25)	1,815.00	2,400.00	(585.00)
94-940-6079	Sewer	560.00	0	560.00	560.00	0	560.00
	Total Utilities	<u>\$ 3,222.87</u>	<u>\$ 3,010.00</u>	<u>\$ 212.87</u>	<u>\$ 7,013.99</u>	<u>\$ 7,893.00</u>	<u>\$ (879.01)</u>
Administrative Expenses							
94-940-8006	Office Supplies & Expense	\$ 8.72	\$ 125.00	\$ (116.28)	\$ 233.46	\$ 375.00	\$ (141.54)
94-940-8007	Telephone & Postage	193.96	210.00	(16.04)	938.29	630.00	308.29
94-940-8026	Community Activities Expense	0	0	0	25.09	0	25.09
94-940-8090	Legal and Professional Fees	2,485.00	100.00	2,385.00	2,410.00	300.00	2,110.00
94-940-8091	Accounting/Auditing	1,087.00	4,260.00	(3,173.00)	1,087.00	4,260.00	(3,173.00)
94-940-8098	Other Administrative Expenses	0	0	0	10.00	0	10.00
94-940-8150	Management Fee	1,735.00	1,735.00	0	5,205.00	5,205.00	0
94-940-9025	NH & Federal Tax Expense	215.00	208.00	7.00	645.00	624.00	21.00
	Total Administrative	<u>\$ 5,724.68</u>	<u>\$ 6,638.00</u>	<u>\$ (913.32)</u>	<u>\$ 10,553.84</u>	<u>\$ 11,394.00</u>	<u>\$ (840.16)</u>
Taxes & Insurance							
94-940-6205	Real Estate Taxes	\$ 10,775.00	\$ 10,945.00	\$ (170.00)	\$ 32,325.00	\$ 32,835.00	\$ (510.00)
94-940-6210	Insurance	803.00	835.00	(32.00)	2,351.00	2,505.00	(154.00)
	Total Taxes & Insurance	<u>\$ 11,578.00</u>	<u>\$ 11,780.00</u>	<u>\$ (202.00)</u>	<u>\$ 34,676.00</u>	<u>\$ 35,340.00</u>	<u>\$ (664.00)</u>
Financial Expenses							
94-940-6220	Mortgage Interest-BNH/TD Bank	\$ 22,466.13	\$ 22,466.00	\$.13	\$ 68,191.49	\$ 68,190.00	\$ 1.49
94-940-6221	Mortgage Interest-NHCLF	2,930.33	2,930.00	.33	8,794.65	8,795.00	(.35)
94-940-6223	Loan Interest-Bank of NH	197.54	197.00	.54	615.03	614.00	1.03
94-940-6224	Mortgage Interest-Prepaid Amo	2,470.50	2,470.50	0	7,411.50	7,411.50	0
94-940-9002	Vendor Service Charges	0	0	0	71.84	0	71.84
	Total Financial Expenses	<u>\$ 28,064.50</u>	<u>\$ 28,063.50</u>	<u>\$ 1.00</u>	<u>\$ 85,084.51</u>	<u>\$ 85,010.50</u>	<u>\$ 74.01</u>
Depreciation & Amortization							
94-940-6305	Depreciation	\$ 13,276.00	\$ 13,305.00	\$ (29.00)	\$ 39,677.00	\$ 39,915.00	\$ (238.00)
94-940-9077	Amortize Prepaid Mortgage Cos	174.50	174.50	0	523.50	523.50	0
	Total Deprec & Amort	<u>\$ 13,450.50</u>	<u>\$ 13,479.50</u>	<u>\$ (29.00)</u>	<u>\$ 40,200.50</u>	<u>\$ 40,438.50</u>	<u>\$ (238.00)</u>
TOTAL EXPENSES		<u>\$ 72,303.90</u>	<u>\$ 75,307.68</u>	<u>\$ (3,003.78)</u>	<u>\$ 197,991.05</u>	<u>\$ 203,646.00</u>	<u>\$ (5,654.95)</u>
Net Income (Loss)		<u>\$ (15,388.34)</u>	<u>\$ (17,523.68)</u>	<u>\$ 2,135.34</u>	<u>\$ (26,607.70)</u>	<u>\$ (33,194.00)</u>	<u>\$ 6,586.30</u>

Freedom Hill Cooperative, Inc.
Balance Sheet
December 31, 2018

Assets

Current Assets

94-940-1000	Cash - Checking - BNH	\$ 38,543.73
94-940-1010	Petty Cash -	500.00
94-940-1035	Cash - Savings - BNH	57,954.06
94-940-1130	Cash - R.E. Tax Escrow - BNH	20,466.88
94-940-1135	Cash - Repair & Replacement- BNH	193,678.50
94-940-1210	Rent Receivable	2,555.00
94-940-1320	Prepaid Expense - Water Filtration Med	13,000.00
94-940-1612	Prepaid Insurance	2,507.17
94-940-1620	Prepaid Interest	447,165.02
94-940-1625	Prepaid Real Estate Taxes	<u>29,336.00</u>
Total Current Assets		\$ 805,706.36

Long Term Assets

94-940-1622	Prepaid Mortgage Costs	\$ 31,591.46
94-940-1810	Land	448,201.37
94-940-1812	Site Work	1,590,613.80
94-940-1815	Building & Improvements	373,254.75
94-940-1825	Furniture/Furnishings/Equip.	79,448.12
94-940-1830	Other Equipment-Water System	1,491,337.33
94-940-1840	Vehicles	102,766.91
94-940-1850	Goodwill	2,245,000.00
94-940-1865	Accumulated Depreciation	<u>(2,015,758.25)</u>
Total Long Term Assets		\$ 4,346,455.49

Total Assets \$ 5,152,161.85

Freedom Hill Cooperative, Inc.
Balance Sheet
December 31, 2018

Liabilities and Equity

Current Liabilities

94-940-2120	Prepaid Rent	\$ 9,057.53
94-940-2151	Accounts Payable	13,439.64
94-940-2401	Accrued Interest	9,089.84
94-940-2450	NH & Federal Tax Payable	<u>275.00</u>
	Total Current Liabilities	\$ 31,862.01

Long Term Liabilities

94-940-2710	Mortgage Payable - BNH	\$ 4,489,864.31
94-940-2711	Mortgage Payable II - NHCLF	439,364.47
94-940-2713	Loan Payable - Bank of NH	<u>38,333.52</u>
	Long Term Liabilities	\$ 4,967,562.30
	Total Liabilities	\$ 4,999,424.31

Equity

94-940-2961	Additional Paid-in Capital	\$ 709,000.00
94-940-2962	Members' Investment	114,500.00
94-940-2940	Members' Equity	(644,154.76)
	Net Income	<u>(26,607.70)</u>
	Total Equity	\$ 152,737.54
	Total Liabilities & Equity	<u>\$ 5,152,161.85</u>