

**Freedom Hill Cooperative
Cash Flow
Month Ending October 31, 2022**

	Current Month	Year to Date
Beginning Cash Balance	\$232,460.03	\$232,460.03
Member's Receipts	\$67,545.00	\$67,545.00
Other Receipts	\$125.00	\$125.00
Transfer from Savings for Water Filtration Media	\$0.00	\$0.00
Transfer from RE Tax Escrow	\$0.00	\$0.00
Transfer from Repairs & Replacements	\$0.00	\$0.00
Total Receipts	\$67,670.00	\$67,670.00
Cash Disbursements	\$28,599.31	\$28,599.31
Mortgage Payment - BNH	\$21,479.58	\$21,479.58
Mortgage Payment - NHCLF	\$2,571.90	\$2,571.90
Transfer to Savings for Water Filtration Media	\$1,250.00	\$1,250.00
Transfer to RE Tax Escrow	\$6,708.31	\$6,708.31
Transfer to Repairs & Replacements	\$4,861.95	\$4,861.95
Transfer to BOD Checking	\$405.23	\$405.23
Bank Fees	\$0.00	\$0.00
Total Payments	\$65,876.28	\$65,876.28
Ending Cash Balance	\$234,253.75	\$234,253.75

Freedom Hill Cooperative, Inc.
Annual Budget Report
For the Period Ended October 31, 2022

Account	Title	Annual Budget	YTD Balance	Remaining Balance
<u>Income</u>				
94-940-3101	Members Fee Income	\$ 843,030.00	\$ 66,600.00	\$ 776,430.00
94-940-3102	Nonmember Income	18,297.00	0	18,297.00
94-940-3107	Vacancy - Members' Fees	(15,856.80)	(450.00)	(15,406.80)
94-940-3108	Rent Discount	(2,350.00)	0	(2,350.00)
94-940-3109	Other Income	5,800.00	0	5,800.00
94-940-3110	Net Applic. Fee Income	720.00	42.00	678.00
94-940-3125	Late Fees	<u>3,600.00</u>	<u>250.00</u>	<u>3,350.00</u>
	Total Rental Income	<u>\$ 853,240.20</u>	<u>\$ 66,442.00</u>	<u>\$ 786,798.20</u>
<u>Other Income</u>				
94-940-9051	Interest Income	<u>\$ 150.00</u>	<u>\$ 11.95</u>	<u>\$ 138.05</u>
	Total Other Income	<u>\$ 150.00</u>	<u>\$ 11.95</u>	<u>\$ 138.05</u>
TOTAL INCOME		<u>\$ 853,390.20</u>	<u>\$ 66,453.95</u>	<u>\$ 786,936.25</u>
<u>Expenses</u>				
<u>Maintenance Expenses:</u>				
94-940-5006	Maintenance Supplies	\$ 1,800.00	\$ 0	\$ 1,800.00
94-940-5010	Park Maintenance	93,775.00	48.32	93,726.68
94-940-5011	Subcontractor fees	8,500.00	0	8,500.00
94-940-5012	Grounds Maintenance	13,500.00	0	13,500.00
94-940-5014	Vehicle Fuel Used	2,400.00	0	2,400.00
94-940-5016	Vehicle Maintenance	3,960.00	0	3,960.00
94-940-5035	Water System Maintenance	33,000.00	3,077.91	29,922.09
94-940-5040	Trash Removal	9,466.08	668.96	8,797.12
94-940-5045	Septic Maintenance	12,000.00	0	12,000.00
94-940-5050	Snow/Sanding	6,963.00	0	6,963.00
94-940-5098	Water System Filtration Media	<u>37,712.75</u>	<u>0</u>	<u>37,712.75</u>
	Total Maintenance Expenses	<u>\$ 223,076.83</u>	<u>\$ 3,795.19</u>	<u>\$ 219,281.64</u>
<u>Utilities:</u>				
94-940-6074	Elect./Heat/Hot Water	\$ 20,000.00	\$ 1,859.49	\$ 18,140.51
94-940-6075	Heat	3,217.50	0	3,217.50
94-940-6078	Water	10,080.00	2,900.00	7,180.00
94-940-6079	Sewer	<u>11,492.30</u>	<u>0</u>	<u>11,492.30</u>
	Total Utilities	<u>\$ 44,789.80</u>	<u>\$ 4,759.49</u>	<u>\$ 40,030.31</u>
<u>Administrative Expenses</u>				
94-940-8006	Office Supplies & Expense	\$ 2,400.00	\$ 30.95	\$ 2,369.05
94-940-8007	Telephone & Postage	4,100.00	299.22	3,800.78
94-940-8080	Dues & Subscriptions	120.00	0	120.00
94-940-8090	Legal and Professional Fees	7,500.00	(212.90)	7,712.90
94-940-8091	Accounting/Auditing	9,500.00	0	9,500.00
94-940-8150	Management Fee	21,960.00	1,830.00	20,130.00
94-940-9025	NH & Federal Tax Expense	<u>2,850.00</u>	<u>150.00</u>	<u>2,700.00</u>
	Total Administrative	<u>\$ 48,430.00</u>	<u>\$ 2,097.27</u>	<u>\$ 46,332.73</u>
<u>Taxes & Insurance</u>				
94-940-6205	Real Estate Taxes	\$ 129,900.00	\$ 10,825.00	\$ 119,075.00
94-940-6210	Insurance	<u>12,500.00</u>	<u>972.00</u>	<u>11,528.00</u>
	Total Taxes & Insurance	<u>\$ 142,400.00</u>	<u>\$ 11,797.00</u>	<u>\$ 130,603.00</u>
<u>Financial Expenses</u>				
94-940-6220	Mortgage Interest-BNH/TD Bank	\$ 262,143.76	\$ 15,241.31	\$ 246,902.45
94-940-6221	Mortgage Interest-NHCLF	26,265.23	2,199.45	24,065.78
94-940-6224	Mortgage Interest-Prepaid Amo	29,640.00	2,470.50	27,169.50
94-940-9002	Vendor Service Charges	<u>125.00</u>	<u>0</u>	<u>125.00</u>
	Total Financial Expenses	<u>\$ 318,173.99</u>	<u>\$ 19,911.26</u>	<u>\$ 298,262.73</u>
<u>Depreciation & Amortization</u>				
94-940-6305	Depreciation	\$ 173,000.00	\$ 14,493.00	\$ 158,507.00
94-940-9077	Amortize Prepaid Mortgage Cos	<u>2,100.00</u>	<u>174.50</u>	<u>1,925.50</u>
	Total Deprec & Amort	<u>\$ 175,100.00</u>	<u>\$ 14,667.50</u>	<u>\$ 160,432.50</u>
TOTAL EXPENSES		<u>\$ 951,970.62</u>	<u>\$ 57,027.71</u>	<u>\$ 894,942.91</u>
Net Income (Loss)		<u>\$ (98,580.42)</u>	<u>\$ 9,426.24</u>	<u>\$ (108,006.66)</u>

Freedom Hill Cooperative, Inc.
Income Statement - Budget vs. Actual
For the Period Ended October 31, 2022

Account	Title	Current Activity	Current Budget	Current Variance	YTD Activity	YTD Budget	YTD Variance
Income							
94-940-3101	Members Fee Income	\$ 66,600.00	\$ 70,252.50	\$ (3,652.50)	\$ 66,600.00	\$ 70,252.50	\$ (3,652.50)
94-940-3102	Nonmember Income	0	1,524.75	(1,524.75)	0	1,524.75	(1,524.75)
94-940-3107	Vacancy - Members' Fees	(450.00)	(1,321.40)	871.40	(450.00)	(1,321.40)	871.40
94-940-3108	Rent Discount	0	(195.83)	195.83	0	(195.83)	195.83
94-940-3109	Other Income	0	483.33	(483.33)	0	483.33	(483.33)
94-940-3110	Net Applic. Fee Income	42.00	60.00	(18.00)	42.00	60.00	(18.00)
94-940-3125	Late Fees	250.00	300.00	(50.00)	250.00	300.00	(50.00)
	Total Rental Income	<u>\$ 66,442.00</u>	<u>\$ 71,103.35</u>	<u>\$ (4,661.35)</u>	<u>\$ 66,442.00</u>	<u>\$ 71,103.35</u>	<u>\$ (4,661.35)</u>
Other Income							
94-940-9051	Interest Income	\$ 11.95	\$ 12.50	\$ (.55)	\$ 11.95	\$ 12.50	\$ (.55)
	Total Other Income	<u>\$ 11.95</u>	<u>\$ 12.50</u>	<u>\$ (.55)</u>	<u>\$ 11.95</u>	<u>\$ 12.50</u>	<u>\$ (.55)</u>
TOTAL INCOME		<u>\$ 66,453.95</u>	<u>\$ 71,115.85</u>	<u>\$ (4,661.90)</u>	<u>\$ 66,453.95</u>	<u>\$ 71,115.85</u>	<u>\$ (4,661.90)</u>
Expenses							
Maintenance Expenses:							
94-940-5006	Maintenance Supplies	\$ 0	\$ 150.00	\$ (150.00)	\$ 0	\$ 150.00	\$ (150.00)
94-940-5010	Park Maintenance	48.32	7,814.58	(7,766.26)	48.32	7,814.58	(7,766.26)
94-940-5011	Subcontractor fees	0	708.33	(708.33)	0	708.33	(708.33)
94-940-5012	Grounds Maintenance	0	1,125.00	(1,125.00)	0	1,125.00	(1,125.00)
94-940-5014	Vehicle Fuel Used	0	200.00	(200.00)	0	200.00	(200.00)
94-940-5016	Vehicle Maintenance	0	330.00	(330.00)	0	330.00	(330.00)
94-940-5035	Water System Maintenance	3,077.91	2,750.00	327.91	3,077.91	2,750.00	327.91
94-940-5040	Trash Removal	668.96	788.84	(119.88)	668.96	788.84	(119.88)
94-940-5045	Septic Maintenance	0	1,000.00	(1,000.00)	0	1,000.00	(1,000.00)
94-940-5098	Water System Filtration Media	0	3,142.73	(3,142.73)	0	3,142.73	(3,142.73)
	Total Maintenance Expenses	<u>\$ 3,795.19</u>	<u>\$ 18,009.48</u>	<u>\$ (14,214.29)</u>	<u>\$ 3,795.19</u>	<u>\$ 18,009.48</u>	<u>\$ (14,214.29)</u>
Utilities:							
94-940-6074	Elect./Heat/Hot Water	\$ 1,859.49	\$ 1,666.67	\$ 192.82	\$ 1,859.49	\$ 1,666.67	\$ 192.82
94-940-6075	Heat	0	268.12	(268.12)	0	268.12	(268.12)
94-940-6078	Water	2,900.00	840.00	2,060.00	2,900.00	840.00	2,060.00
94-940-6079	Sewer	0	957.69	(957.69)	0	957.69	(957.69)
	Total Utilities	<u>\$ 4,759.49</u>	<u>\$ 3,732.48</u>	<u>\$ 1,027.01</u>	<u>\$ 4,759.49</u>	<u>\$ 3,732.48</u>	<u>\$ 1,027.01</u>
Administrative Expenses							
94-940-8006	Office Supplies & Expense	\$ 30.95	\$ 200.00	\$ (169.05)	\$ 30.95	\$ 200.00	\$ (169.05)
94-940-8007	Telephone & Postage	299.22	341.67	(42.45)	299.22	341.67	(42.45)
94-940-8080	Dues & Subscriptions	0	10.00	(10.00)	0	10.00	(10.00)
94-940-8090	Legal and Professional Fees	(212.90)	625.00	(837.90)	(212.90)	625.00	(837.90)
94-940-8150	Management Fee	1,830.00	1,830.00	0	1,830.00	1,830.00	0
94-940-9025	NH & Federal Tax Expense	150.00	0	150.00	150.00	0	150.00
	Total Administrative	<u>\$ 2,097.27</u>	<u>\$ 3,006.67</u>	<u>\$ (909.40)</u>	<u>\$ 2,097.27</u>	<u>\$ 3,006.67</u>	<u>\$ (909.40)</u>
Taxes & Insurance							
94-940-6205	Real Estate Taxes	\$ 10,825.00	\$ 10,825.00	\$ 0	\$ 10,825.00	\$ 10,825.00	\$ 0
94-940-6210	Insurance	972.00	1,041.67	(69.67)	972.00	1,041.67	(69.67)
	Total Taxes & Insurance	<u>\$ 11,797.00</u>	<u>\$ 11,866.67</u>	<u>\$ (69.67)</u>	<u>\$ 11,797.00</u>	<u>\$ 11,866.67</u>	<u>\$ (69.67)</u>
Financial Expenses							
94-940-6220	Mortgage Interest-BNH/TD Bank	\$ 15,241.31	\$ 21,656.40	\$ (6,415.09)	\$ 15,241.31	\$ 21,656.40	\$ (6,415.09)
94-940-6221	Mortgage Interest-NHCLF	2,199.45	2,199.45	0	2,199.45	2,199.45	0
94-940-6224	Mortgage Interest-Prepaid Amo	2,470.50	2,470.00	.50	2,470.50	2,470.00	.50
94-940-9002	Vendor Service Charges	0	10.42	(10.42)	0	10.42	(10.42)
	Total Financial Expenses	<u>\$ 19,911.26</u>	<u>\$ 26,336.27</u>	<u>\$ (6,425.01)</u>	<u>\$ 19,911.26</u>	<u>\$ 26,336.27</u>	<u>\$ (6,425.01)</u>
Depreciation & Amortization							
94-940-6305	Depreciation	\$ 14,493.00	\$ 14,416.67	\$ 76.33	\$ 14,493.00	\$ 14,416.67	\$ 76.33
94-940-9077	Amortize Prepaid Mortgage Cos	174.50	175.00	(.50)	174.50	175.00	(.50)
	Total Deprec & Amort	<u>\$ 14,667.50</u>	<u>\$ 14,591.67</u>	<u>\$ 75.83</u>	<u>\$ 14,667.50</u>	<u>\$ 14,591.67</u>	<u>\$ 75.83</u>
TOTAL EXPENSES		<u>\$ 57,027.71</u>	<u>\$ 77,543.24</u>	<u>\$ (20,515.53)</u>	<u>\$ 57,027.71</u>	<u>\$ 77,543.24</u>	<u>\$ (20,515.53)</u>
Net Income (Loss)		<u>\$ 9,426.24</u>	<u>\$ (6,427.39)</u>	<u>\$ 15,853.63</u>	<u>\$ 9,426.24</u>	<u>\$ (6,427.39)</u>	<u>\$ 15,853.63</u>

Freedom Hill Cooperative, Inc.
Balance Sheet
October 31, 2022

Assets

Current Assets

94-940-1000	Cash - Checking - BNH	\$ 234,253.75
94-940-1001	Cash - BOD Checking - BNH	4,926.25
94-940-1010	Petty Cash -	257.53
94-940-1035	Cash - Savings - BNH	100,520.83
94-940-1130	Cash - R.E. Tax Escrow - BNH	64,976.90
94-940-1135	Cash - Repair & Replacement- BNH	282,034.60
94-940-1210	Rent Receivable	8,729.70
94-940-1211	Contra Rent Receivable	(1,315.00)
94-940-1612	Prepaid Insurance	16,574.50
94-940-1620	Prepaid Interest	333,521.12
94-940-1625	Prepaid Real Estate Taxes	<u>(85,745.00)</u>
	Total Current Assets	\$ 958,735.18

Long Term Assets

94-940-1622	Prepaid Mortgage Costs	\$ 29,788.08
94-940-1810	Land	448,201.37
94-940-1812	Site Work	1,602,263.80
94-940-1815	Building & Improvements	367,129.75
94-940-1825	Furniture/Furnishings/Equip.	71,945.36
94-940-1830	Other Equipment-Water System	1,536,486.40
94-940-1840	Vehicles	162,039.89
94-940-1850	Goodwill	2,245,000.00
94-940-1865	Accumulated Depreciation	<u>(2,624,356.22)</u>
	Total Long Term Assets	\$ <u>3,838,498.43</u>

Total Assets \$ 4,797,233.61

Freedom Hill Cooperative, Inc.
Balance Sheet
October 31, 2022

Liabilities and Equity

Current Liabilities

94-940-2120	Prepaid Rent	\$ 17,617.86
94-940-2151	Accounts Payable	4,036.66
94-940-2401	Accrued Interest	8,743.27
94-940-2450	NH & Federal Tax Payable	<u>258.00</u>
	Total Current Liabilities	\$ 30,655.79

Long Term Liabilities

94-940-2710	Mortgage Payable - BNH	\$ 4,316,156.73
94-940-2711	Mortgage Payable II - NHCLF	<u>428,788.40</u>
	Long Term Liabilities	\$ 4,744,945.13
	Total Liabilities	\$ 4,775,600.92

Equity

94-940-2961	Additional Paid-in Capital	\$ 709,000.00
94-940-2962	Members' Investment	116,000.00
94-940-2940	Members' Equity	(812,793.55)
	Net Income	<u>9,426.24</u>
	Total Equity	<u>\$ 21,632.69</u>
	Total Liabilities & Equity	<u>\$ 4,797,233.61</u>

Accounts Payable Check Register

<u>Check</u>	<u>Date</u>	<u>Vendor</u>	<u>Name</u>	<u>Amount</u>
LSBFHC		Freedom HILL - Checking		
3048	10-01-2022	AQUWA	AQUAMEN WATER SOLUTIONS LLC	400.00
3049	10-05-2022	PATIN	PATRIOT INSURANCE COMPANY	13,748.00
3050	10-06-2022	AQUWA	AQUAMEN WATER SOLUTIONS LLC	4,890.36
3051	10-10-2022	CONCO	CONSOLIDATED COMMUNICATIONS	216.91
3052	10-11-2022	PSNH-FHC	EVERSOURCE	1,859.49
3053	10-14-2022	DROAS	DROUIN ASSOCIATES LLC	1,645.03
3054	10-14-2022	HDC-SVCS	HODGES DEVELOPMENT CORP	61.57
3055	10-20-2022	AQUWA	AQUAMEN WATER SOLUTIONS LLC	2,031.57
3056	10-27-2022	AQUWA	AQUAMEN WATER SOLUTIONS LLC	621.38
3057	10-27-2022	SMIWE	SMITH-WEISS SHEPARD KANAKIS	1,295.00
Bank Account Total				26,769.31*

Withdrawal Register Report

Date Range: 10-01-2022 To 10-31-2022

Bank: LSBFHC - Freedom HILL - Checking

<u>Date</u>	<u>Withdrawal Type</u>	<u>Description</u>	<u>Amount</u>
10-03-2022	Electronic	Transfer to Savings	1,250.00
10-03-2022	Electronic	Transfer to R&R	3,500.00
10-03-2022	Electronic	Transfer to C I Re: Truck	902.75
10-03-2022	Electronic	Transfer to C I Re: Tractor	459.20
10-07-2022	Cash Transfer	HODGES DEVELOPMENT	1,830.00
10-15-2022	Electronic	NHCLF	2,571.90
10-20-2022	Electronic	Bank of New Hampshire	28,187.89
10-20-2022	Electronic	Transfer to BOD Account	405.23
Bank LSBFHC Totals:			39,106.97

Invoice Aging Report by Property with Cut-off Date

THE HODGES COMPANY

10-31-2022 Page 1
Files Used: MASTER.APM
 CURRENT.APT
 MASTER.GLM

Invoice Aging Date: 10-31-2022
Property: 94-940 Freedom Hill Cooperative, Inc.

<u>Invoice</u>	<u>Description</u>	<u>Invoice Date</u>	<u>Property Expense Acct</u>	<u>Original Amount</u>	<u>Current</u>	<u>Over 30 Days</u>	<u>Over 60 Days</u>	<u>Over 90 Days</u>
AQUWA 2335	AQUAMEN WATER SOLUTIONS LLC FHC NEW GUAGES WELL 3	10-31-2022	94-940-5035	424.96	424.96			
CONCO FHC OCT 22 FHC2 OCT 22	CONSOLIDATED COMMUNICATIONS 19675515561 6032286444783	10-18-2022 10-18-2022	94-940-8007 94-940-8007	158.64 56.74	158.64 56.74			
	Vendor Totals			215.38	215.38	.00	.00	.00
CREBUR NE01627ALO-10	CREDIT BUREAU FHC CREDIT REPORTS OCT 2010-31-2022	10-31-2022	94-940-3110	33.00	33.00			
HDC-SVCS FHC103122	HODGES DEVELOPMENT CORP FHC MONTHLY SERVICES	10-31-2022	94-940-8006 94-940-8007 94-940-8090	7.20 83.84 55.00	7.20 83.84 55.00			
	Vendor Totals			146.04	146.04	.00	.00	.00
HOMDE-FHC FHC-102122	HOME DEPOT CREDIT SERVICES 6035322191194319	10-21-2022	94-940-5010	48.32	48.32			
SHADI 163217	SHAVER DISPOSAL 545-FHC-1239	10-10-2022	94-940-5040	668.96	668.96			
TEAEJ 6039355	TEAM EJP FP AMR M2 SOFTWARE SUPPORT-27-2022	10-27-2022	94-940-6078	2,500.00				2,500.00
	Property Totals			4,036.66	1,536.66	.00	.00	2,500.00