

**Freedom Hill Cooperative, Inc.**  
**Budget Comparison Report**  
**9/1/2023 - 9/30/2023**

	9/1/2023 - 9/30/2023			10/1/2022 - 9/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
3101 - Member Fee Income	\$73,408.00	\$70,252.50	\$3,155.50	\$861,326.00	\$843,030.00	\$18,296.00	\$843,030.00
3102 - Non Member Fee Income	\$0.00	\$1,524.75	(\$1,524.75)	\$0.00	\$18,297.00	(\$18,297.00)	\$18,297.00
3107 - Vacancy Member	\$0.00	(\$1,321.40)	\$1,321.40	(\$2,746.00)	(\$15,856.80)	\$13,110.80	(\$15,856.80)
3108 - Fee Discount	\$0.00	(\$195.87)	\$195.87	(\$3,246.90)	(\$2,350.00)	(\$896.90)	(\$2,350.00)
3109 - Other Income	\$0.00	\$483.37	(\$483.37)	\$7,352.95	\$5,800.00	\$1,552.95	\$5,800.00
3110 - Net Application Fee Income	\$0.00	\$60.00	(\$60.00)	\$844.17	\$720.00	\$124.17	\$720.00
3125 - Late Fees	\$400.00	\$300.00	\$100.00	\$3,875.00	\$3,600.00	\$275.00	\$3,600.00
<u>Total Income</u>	\$73,808.00	\$71,103.35	\$2,704.65	\$867,405.22	\$853,240.20	\$14,165.02	\$853,240.20
<u>Other Income</u>							
3189 - Sale - Manufactured Homes	\$0.00	\$0.00	\$0.00	\$66,511.43	\$0.00	\$66,511.43	\$0.00
9051 - Interest Income	\$35.20	\$12.50	\$22.70	\$327.67	\$150.00	\$177.67	\$150.00
<u>Total Other Income</u>	\$35.20	\$12.50	\$22.70	\$66,839.10	\$150.00	\$66,689.10	\$150.00
<b>Total Income</b>	\$73,843.20	\$71,115.85	\$2,727.35	\$934,244.32	\$853,390.20	\$80,854.12	\$853,390.20
<b>Expense</b>							
<u>Administrative Expenses</u>							
8005 - Administrative	\$259.03	\$210.00	(\$49.03)	\$3,121.83	\$2,520.00	(\$601.83)	\$2,520.00
8007 - Telephone	\$220.32	\$341.63	\$121.31	\$2,589.05	\$4,100.00	\$1,510.95	\$4,100.00
8080 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$31.50	\$0.00	(\$31.50)	\$0.00
8090 - Legal Fees	\$8,106.63	\$625.00	(\$7,481.63)	\$33,063.54	\$7,500.00	(\$25,563.54)	\$7,500.00
8091 - Accounting	\$3,995.00	\$0.00	(\$3,995.00)	\$8,400.32	\$9,500.00	\$1,099.68	\$9,500.00
8150 - Management Fee	\$1,830.00	\$1,830.00	\$0.00	\$21,960.00	\$21,960.00	\$0.00	\$21,960.00
<u>Total Administrative Expenses</u>	\$14,410.98	\$3,006.63	(\$11,404.35)	\$69,166.24	\$45,580.00	(\$23,586.24)	\$45,580.00
<u>Depreciation &amp; Amortization</u>							
6305 - Depreciation	\$14,493.00	\$14,416.63	(\$76.37)	\$173,916.00	\$173,000.00	(\$916.00)	\$173,000.00
9077 - Amortization	\$174.54	\$175.00	\$0.46	\$2,094.28	\$2,100.00	\$5.72	\$2,100.00
<u>Total Depreciation &amp; Amortization</u>	\$14,667.54	\$14,591.63	(\$75.91)	\$176,010.28	\$175,100.00	(\$910.28)	\$175,100.00
<u>Loan Interest</u>							
6220 - Mortgage Interest - BNH	\$15,516.74	\$22,150.25	\$6,633.51	\$184,066.34	\$262,143.76	\$78,077.42	\$262,143.76
6221 - Mortgage Interest - NHCLF	\$2,177.91	\$2,177.91	\$0.00	\$26,265.23	\$26,265.23	\$0.00	\$26,265.23
6224 - Mortgage Interest - Prepaid Amortization	\$0.00	\$2,470.00	\$2,470.00	\$12,352.50	\$29,640.00	\$17,287.50	\$29,640.00
<u>Total Loan Interest</u>	\$17,694.65	\$26,798.16	\$9,103.51	\$222,684.07	\$318,048.99	\$95,364.92	\$318,048.99
<u>Maintenance Expenses</u>							
5006 - Maintenance Supplies	\$71.00	\$150.00	\$79.00	\$736.41	\$1,800.00	\$1,063.59	\$1,800.00
5010 - Park Maintenance	\$14,157.83	\$7,814.62	(\$6,343.21)	\$59,011.39	\$93,775.00	\$34,763.61	\$93,775.00
5011 - Subcontractor Fees	\$0.00	\$708.37	\$708.37	\$0.00	\$8,500.00	\$8,500.00	\$8,500.00
5012 - Grounds Maintenance	\$0.00	\$1,125.00	\$1,125.00	\$0.00	\$13,500.00	\$13,500.00	\$13,500.00
5014 - Vehicle Fuel	\$471.56	\$200.00	(\$271.56)	\$3,091.05	\$2,400.00	(\$691.05)	\$2,400.00
5016 - Vehicle Maintenance	\$0.00	\$330.00	\$330.00	\$4,472.63	\$3,960.00	(\$512.63)	\$3,960.00
5035 - Water Maintenance	\$1,835.62	\$2,750.00	\$914.38	\$97,777.50	\$33,000.00	(\$64,777.50)	\$33,000.00
5040 - Trash Removal	\$683.96	\$788.84	\$104.88	\$8,066.52	\$9,466.08	\$1,399.56	\$9,466.08

**Freedom Hill Cooperative, Inc.**  
**Budget Comparison Report**  
**9/1/2023 - 9/30/2023**

	9/1/2023 - 9/30/2023			10/1/2022 - 9/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5045 - Sewer Maintenance	\$0.00	\$1,000.00	\$1,000.00	\$10,247.36	\$12,000.00	\$1,752.64	\$12,000.00
5050 - Snow Removal	\$0.00	\$0.00	\$0.00	\$9,875.00	\$6,963.00	(\$2,912.00)	\$6,963.00
5098 - Water Filtration System Media	\$0.00	\$3,142.72	\$3,142.72	\$0.00	\$37,712.75	\$37,712.75	\$37,712.75
<u>Total Maintenance Expenses</u>	\$17,219.97	\$18,009.55	\$789.58	\$193,277.86	\$223,076.83	\$29,798.97	\$223,076.83
<u>Other Expenses</u>							
9002 - Vendor Service Charges	\$0.00	\$10.38	\$10.38	\$776.14	\$125.00	(\$651.14)	\$125.00
<u>Total Other Expenses</u>	\$0.00	\$10.38	\$10.38	\$776.14	\$125.00	(\$651.14)	\$125.00
<u>Taxes &amp; Insurance</u>							
6205 - Real Estate Taxes	\$4,648.00	\$10,825.00	\$6,177.00	\$86,661.00	\$129,900.00	\$43,239.00	\$129,900.00
6210 - Insurance	\$1,323.00	\$1,041.63	(\$281.37)	\$14,121.00	\$12,500.00	(\$1,621.00)	\$12,500.00
9025 - Tax Expense	\$150.00	\$2,850.00	\$2,700.00	\$1,800.00	\$2,850.00	\$1,050.00	\$2,850.00
<u>Total Taxes &amp; Insurance</u>	\$6,121.00	\$14,716.63	\$8,595.63	\$102,582.00	\$145,250.00	\$42,668.00	\$145,250.00
<u>Utilites</u>							
6074 - Electricity	\$1,282.31	\$1,666.63	\$384.32	\$26,913.70	\$20,000.00	(\$6,913.70)	\$20,000.00
6075 - Heat	\$0.00	\$268.18	\$268.18	\$4,893.12	\$3,217.50	(\$1,675.62)	\$3,217.50
6078 - Water Testing	\$400.00	\$840.00	\$440.00	\$7,655.15	\$10,080.00	\$2,424.85	\$10,080.00
6079 - Septic Pumping	\$0.00	\$957.71	\$957.71	\$13,996.50	\$11,492.30	(\$2,504.20)	\$11,492.30
<u>Total Utilites</u>	\$1,682.31	\$3,732.52	\$2,050.21	\$53,458.47	\$44,789.80	(\$8,668.67)	\$44,789.80
<b>Total Expense</b>	\$71,796.45	\$80,865.50	\$9,069.05	\$817,955.06	\$951,970.62	\$134,015.56	\$951,970.62
Operating Net Income	\$2,046.75	(\$9,749.65)	\$11,796.40	\$116,289.26	(\$98,580.42)	\$214,869.68	(\$98,580.42)
Net Income	\$2,046.75	(\$9,749.65)	\$11,796.40	\$116,289.26	(\$98,580.42)	\$214,869.68	(\$98,580.42)

**Freedom Hill Cooperative, Inc.**  
**Balance Sheet**  
**9/30/2023**

**Assets**

Cash-Operating

1000 - Operating - BNH	\$188,072.22
1001 - BOD Checking - BNH	\$4,262.39
1010 - Petty Cash	\$257.53
1035 - Savings - BNH	\$114,292.20
1130 - RE Taxes - Escrow	\$33,706.58
1131 - Money Market - Franklin Saving Bank	\$50,041.79
1132 - CD - Franklin Saving Bank	\$150,000.00

Cash-Operating Total

\$540,632.71

Cash-Reserves

1135 - Capital - BNH	\$335,781.58
----------------------	--------------

Cash-Reserves Total

\$335,781.58

Current Assets

1210 - Accounts Receivable	\$5,206.19
1211 - Allowance for Bad Debts	(\$6,536.80)
1612 - Prepaid Insurance	\$2,421.50
1620 - Prepaid Interest	\$323,639.12
1625 - Prepaid Real Estate Taxes	(\$10,180.00)

Current Assets Total

\$314,550.01

Long Term Assets

1622 - Prepaid Mortgage Costs	\$27,868.30
1810 - Land	\$448,201.37
1812 - Site Work	\$1,602,263.80
1814 - Infrastructure Improvements	\$7,870.84
1815 - Building Improvements	\$391,799.48
1825 - Furniture	\$75,293.36
1830 - Equipment	\$1,548,446.40
1840 - Vehicles	\$163,239.89
1850 - Goodwill	\$2,245,000.00
1865 - Accumulated Depreciation	(\$2,783,779.22)

Long Term Assets Total

\$3,726,204.22

*Assets Total*

\$4,917,168.52

**Liabilities and Equity**

Liability

2120 - Prepaid Rent	\$24,286.40
2151 - Accounts Payable	\$12,414.28
2152 - Accounts Payable Members Deposits	\$885.00
2401 - Accrued Interest	\$5,902.38
2450 - Taxes Payable	(\$226.00)

Liability Total

\$43,262.06

Loans

2710 - Mortgage Payable - BNH	\$4,248,706.38
2711 - Mortgage Payable - NHCLF	\$424,563.28

Loans Total

\$4,673,269.66

**Freedom Hill Cooperative, Inc.**

**Balance Sheet**

**9/30/2023**

Equity

2961 - Additional Paid-In Capital

\$709,000.00

2962 - Member's Deposits

\$119,000.00

Equity Total

\$828,000.00

Retained Earnings

(\$743,652.46)

Net Income

\$116,289.26

*Liabilities & Equity Total*

\$4,917,168.52

**Freedom Hill Cooperative, Inc.**  
**Check Register Report**  
**9/1/2023 - 9/30/2023**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1000	3243	9/5/2023 090123	State of New Hampshire NH-1120-ES	\$400.00	2450 Taxes Payable	\$400.00	\$400.00
1000	3244	9/5/2023 1766	Aquamen Water Solutions, LLC Monthly Operator Service	\$400.00	6078 Water Testing	\$400.00	\$400.00
1000	3245	9/6/2023 082123	Home Depot Credit Services 6035322216221014	\$313.39	5045 Sewer Maintenance	\$313.39	\$313.39
1000	3246	9/6/2023 3210 3783	Aquamen Water Solutions, LLC Radon Testing 228 Redwood Leak	\$584.16	6078 Water Testing 5035 Water Maintenance	\$270.00 \$314.16	\$270.00 \$314.16
1000	3247	9/7/2023 940-202309- 0001	Hodges Development Corporation Monthly Management Fee	\$1,830.00	8150 Management Fee	\$1,830.00	\$1,830.00
1000	3248	9/11/2023 FHC083123	Hodges Development Corporation Monthly Services Fees	\$55.00	8090 Legal Fees	\$55.00	\$55.00
1000	3249	9/13/2023 20753091	Marlin Leasing Corp Sharp Copier Construct & 1x doc fee	\$296.00	8005 Administrative	\$296.00	\$296.00
1000	3250	9/13/2023 6729-1-83123 6729-1-83123 6729-1-83123 6729-1-83123	Davis Fuels of Epsom, Inc Credit Balance 496680 Fin Chg 494825 Propane 494904 Install propane to Generator	\$4,507.11	6075 Heat 6075 Heat 6075 Heat 1815 Building Improvements	(\$28.94) \$88.37 \$614.53 \$3,833.15	(\$28.94) \$88.37 \$614.53 \$3,833.15
1000	3251	9/13/2023 52862	Smith-Weiss, Shepard, Kanakis & Spony, P.C. 6906-009 Statutory Sale - Dodsworth	\$1,758.06	8090 Legal Fees	\$1,758.06	\$1,758.06
1000	3252	9/13/2023 091323	Janet Verville-Clough Reimbursement - Staples - envelopes	\$63.98	8005 Administrative	\$63.98	\$63.98
1000	On- Line	9/15/2023 B352-0923 B352-0923	NH Community Loan Fund Monthly Loan Payment Monthly Loan Payment	\$2,571.90	2711 Mortgage Payable - NHCLF 6221 Mortgage Interest - NHCLF	\$393.99 \$2,177.91	\$393.99 \$2,177.91
1000	On- Line	9/20/2023 400007597- 0923 400007597- 0923 400007597- 0923	Bank of New Hampshire September 2023 September 2023 September 2023	\$27,961.00	2710 Mortgage Payable - BNH 1130 RE Taxes - Escrow 6220 Mortgage Interest - BNH	\$5,962.84 \$6,481.42 \$15,516.74	\$5,962.84 \$6,481.42 \$15,516.74
1000	3253	9/20/2023 6222812	Team EJP Concord, NH 19364 Plumbing Supplies	\$195.43	5035 Water Maintenance	\$195.43	\$195.43
1000	3254	9/20/2023 S89024-0923	Eversource 56607189024	\$1,282.31	6074 Electricity	\$1,282.31	\$1,282.31
1000	3255	9/20/2023 40905	Allen & Major Associates Inc 3102-01 Residential Survey	\$3,708.59	8090 Legal Fees	\$3,708.59	\$3,708.59
1000	3256	9/20/2023 3850	Aquamen Water Solutions, LLC 85 Pine Curb Stop	\$1,640.19	5035 Water Maintenance	\$1,640.19	\$1,640.19
1000	3257	9/20/2023	Carol Jackson & Bruce McClintock	\$1,000.00			

		Refund	[REFUND] - Acct #: 101900290-2 - Membership Deposit		2962 Member's Deposits	\$1,000.00	\$1,000.00
<b>1000</b>	<b>3258</b>	<b>9/20/2023</b>	<b>Shaver Disposal</b>	<b>\$668.96</b>			
		166790	545-FHC-1239 Oct 2023		5040 Trash Removal	\$668.96	\$668.96
<b>1000</b>	<b>3259</b>	<b>9/20/2023</b>	<b>Capital City Paving, Inc.</b>	<b>\$1,150.00</b>			
		P0062	89 & 109 Pine Ridge Road patches		5010 Park Maintenance	\$1,150.00	\$1,150.00
<b>1000</b>	<b>3260</b>	<b>9/20/2023</b>	<b>ADT Commercial LLC</b>	<b>\$11,837.00</b>			
		151879770	891552861 Fire Alarm System		5010 Park Maintenance	\$3,741.50	\$3,741.50
		151888732	891587948 Fire Alarm System		5010 Park Maintenance	\$8,095.50	\$8,095.50
<b>1000</b>	<b>3261</b>	<b>9/27/2023</b>	<b>Consolidated Communications</b>	<b>\$220.32</b>			
		6444-0923	6032286444783		8007 Telephone	\$57.12	\$57.12
		1788-0923	19675515561 Miss-applied payment		8007 Telephone	\$57.13	\$57.13
		6444-0923	6032286444783 - Miss-applied payment		8007 Telephone	(\$57.13)	(\$57.13)
		1788-0923	19675515561		8007 Telephone	\$163.20	\$163.20
<b>1000</b>	<b>3262</b>	<b>9/27/2023</b>	<b>Home Depot Credit Services</b>	<b>\$491.59</b>			
		092023	6035 3222 1622 1014		5010 Park Maintenance	\$491.59	\$491.59
<b>1000</b>	<b>3263</b>	<b>9/27/2023</b>	<b>SiteOne Landscape Supply, LLC</b>	<b>\$373.00</b>			
		134740479-001	Bulk hard pack		5010 Park Maintenance	\$122.00	\$122.00
		134751521-001	Bulk hard pack		5010 Park Maintenance	\$122.00	\$122.00
		134757604-001	Bulk granite		5010 Park Maintenance	\$129.00	\$129.00
<b>Total:</b>				<b>\$63,307.99</b>			

**Freedom Hill Cooperative, Inc.**  
**Accounts Payable Aging Report**  
**Period Through: 9/30/2023**

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
Richard Audet	092823	9/28/2023	10/3/2023	Reimbursement for Transfer Station Fee	5040-Trash Removal	\$15.00	\$15.00			
					<b>092823 Total:</b>	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00
Daniels Electric Corporation	43412-01	8/3/2023	10/4/2023	Garage Door Opener Power & Fire Alarm Panel	1815-Building Improvements	\$3,640.00	\$3,640.00			
					<b>43412-01 Total:</b>	\$3,640.00	\$3,640.00	\$0.00	\$0.00	\$0.00
Drouin Associates, LLC	14320	9/30/2023	10/9/2023	Accounting Services	8091-Accounting	\$3,995.00	\$3,995.00			
					<b>14320 Total:</b>	\$3,995.00	\$3,995.00	\$0.00	\$0.00	\$0.00
The ADT Security Corporation	151883813	8/27/2023	10/9/2023	Security Svcs 08/27/2023 - 11/24/2023	5010-Park Maintenance	\$306.24	\$306.24			
					<b>151883813 Total:</b>	\$306.24	\$306.24	\$0.00	\$0.00	\$0.00
Hodges Development Corporation	FHC0930239	9/30/2023	10/10/2023	September 2023	8090-Legal Fees	\$55.00	\$55.00			
					<b>FHC093023 Total:</b>	\$55.00	\$55.00	\$0.00	\$0.00	\$0.00
Allen & Major Associates Inc	38939	9/13/2023	10/11/2023	3102-01 Residential Survey	8090-Legal Fees	\$4,403.04	\$4,403.04			
					<b>38939 Total:</b>	\$4,403.04	\$4,403.04	\$0.00	\$0.00	\$0.00
<b>Totals:</b>						\$12,414.28	\$12,414.28	\$0.00	\$0.00	\$0.00