

Hunters Crossing of Gettysburg Homeowners' Association												
2014, 2015, 2016 and 2017 Operating Budget/Actual Statement												
		2014			2015			2016 YTD			2017	
	Actual	Budget	./(-) Budget	Actual	Budget	./(-) Budget	Actual	Budget	./(-) Budget	Actual	Budget	
Beginning Balances												
Insurance Reserve	8,000.00	8,000.00	0.00	8,000	8,000	0	8,000.00	8,000.00	0.00	8,000.00	8,000.00	
Maintenance Reserve	538.58	538.58	0.00	699.54	699.54	0	703.90	703.90	0.00	706.44	706.44	
Operating Fund	4,290.94	4,290.94	0.00	7,204.15	7,204.15	0	8,918.02	8,918.02	0.00	14,144.23	14,144.23	
Total Beginning Balance	12,829.52	12,829.52	0.00	15,903.69	15,903.69	0	17,621.92	17,621.92	0.00	22,850.67	22,850.67	
Add: Revenues												
Association Dues	8,690.00	8,910.00	-220.00	9,315.00	9,315.00	0.00	9,477.00	9,477.00	0.00	9,360.00	9,477.00	
Fees	80.00	0.00	80.00	562.23	0.00	562.23	153.00	0.00	153.00	0.00	0.00	
Finance Charge	2.28	0.00	2.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
33 Hounds Run	225.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
15 Hounds Run	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
JP Morgan Reimbursement	2,089.36	0.00	2,089.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Miscellaneous Revenue	236.68	0.00	236.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Interest	0.00	4.20	-4.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total Revenue	11,323.32	8,914.20	2,409.12	9,877.23	9,315.00	562.23	9,630.00	9,477.00	153.00	9,360.00	9,477.00	
Less: General Expenses												
Insurance and Bond	2,348.00	2,300.00	48.00	2,386.00	2,300.00	86.00	2,424.00	2,400.00	24.00	2,465.00	2,450.00	
Lawn Service/Snow Removal	4,352.70	5,000.00	-647.30	4,898.66	5,000.00	-101.34	3,726.80	5,000.00	-1,273.20	4,504.60	5,000.00	
P.O. Box Rental Fee	106.00	100.00	6.00	106.00	100.00	6.00	110.00	106.00	4.00	110.00	110.00	
Office Supplies	153.49	275.00	-121.51	126.42	275.00	-148.58	123.50	275.00	-151.50	296.84	275.00	
Web Site	144.76	124.30	20.46	154.78	124.30	30.48	117.09	155.00	-37.91	221.02	250.00	
Annual Meeting-Facility Charge	75.00	75.00	0.00	0.00	75.00	-75.00	50.00	50.00	0.00	75.00	75.00	
Legal Expense	688.50	500.00	188.50	391.50	500.00	-108.50	0.00	500.00	-500.00	0.00	500.00	
Tax Preparation	385.00	0.00	385.00	100.00	0.00	100.00	100.00	100.00	0.00	130.00	100.00	
Miscellaneous Expense	0.00	155.00	-155.00	0.00	155.00	-155.00	0.00	155.00	-155.00	645.38	155.00	
Total General Expenses	8,253.45	8,529.30	-275.85	8,163.36	8,529.30	-365.94	6,651.39	8,741.00	-2,089.61	8,447.84	8,915.00	
Internal Transfers to Reserves												
Transfer to Reserve for Ins. Deductible	0.00	500.00	-500.00	0.00	500.00	-500.00	0.00	500.00	-500.00	0.00	500.00	
Transfer to Reserve for Repairs/Mainten.	160.96	1,500.00	-1,339.04	0.00	1,500.00	-1,500.00	0.00	1,500.00	-1,500.00	0.00	1,500.00	
Total Internal Transfers to Reserves	160.96	2,000.00	-1,839.04	0.00	2,000.00	-2,000.00	0.00	2,000.00	-2,000.00	0.00	2,000.00	
Ending Balances												

Insurance Reserve	8,000.00	8,500.00	-500.00	8,000.00	8,500.00	-500.00	8,000.00	8,500.00	-500.00	8,000.00	8,500.00
Maintenance Reserve	699.54	2,038.58	-1,339.04	703.90	2,199.54	-1,495.64	706.44	2,206.44	-1,500.00	710.43	2,210.43
Interest on Reserve	4.30	0.00	4.30	4.36	0.00	4.36	2.54	0.00	2.54	3.99	0.00
Operating Fund	7,199.85	2,671.64	4,528.21	8,913.66	5,989.85	2,923.81	14,141.69	7,651.48	6,490.21	14,247.80	12,702.24
Total Ending Balances	15,903.69	13,210.22	2,693.47	17,621.92	16,689.39	932.53	22,850.67	18,357.92	4,492.75	22,962.22	23,412.67
Outstanding Checks							2,217.60	2 checks		1,463.00	1 check
Cash Balances											
ACNB Community Spirit Checking	7,204.15			8,918.02	12/31/15		14,144.23	9/25/16		14,251.79	9/20/17
ACNB Business Savings	8,699.54			8,703.90	12/31/15		8,706.44	7/31/16		8,710.43	6/30/17
Total Cash Balances	15,903.69			17,621.92			22,850.67			22,962.22	
Difference	0.00			0.00			0.00			0.00	
Notes											
There are no CD's at this time, just a checking account and a savings account at ACNB Bank											
Format of this annual report used previously by Jean Ask and subsequently by Paul Landauer, then myself.											
81 Households, dues of \$117 per household											
1 Household still has not paid											
I receive monthly checking account statements from ACNB Bank											
I receive savings account statements from ACNB Bank every three months, the most recent one being 6-30-17.											
Insurance and Bond line item includes a package policy that includes general liability, an umbrella policy and a D&O policy											
Lawnsapes Unlimited does the mowing & trimming as well as snow removal for the common areas.											
We do not pay any tax to Lawnsapes Unlimited since the HCHOA is tax-exempt.											
Received an estimate from Lawnsapes Unlimited for spraying stone areas in drainage ditches with vegetation control. Was the service done yet?											
One extra office supply cost was \$180.19 to buy a new Quickbooks Desktop Pro 2017, since the 2011 version we had suddenly died.											
Had to pay the Financial Consulate (Robert Boehner) an extra \$600 to save our Quickbooks file. It was difficult even for them to do.											
Another miscellaneous expense was painting supplies for \$45.38 to paint the bridge railing on Hounds Run											

YTD		2018		YTD	
.+ / (-) Budget	Actual	Budget	.+ / (-) Budget		
0.00	8,000.00	8,000.00	0.00		
0.00	710.43	710.43	0.00		
0.00	14,251.79	14,251.79	0.00		
0.00	22,962.22	22,962.22	0.00		
-117.00		9,477.00			
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
0.00					
-117.00					
15.00					
-495.40					
0.00					
21.84					
-28.98					
0.00					
-500.00					
30.00					
490.38					
-467.16					
-500.00					
-1,500.00					
-2,000.00					

-500.00			
-1,500.00			
3.99			
1,545.56			
-450.45			

Hunters Crossing of Gettysburg Homeowners' Association									
2016, 2017, 2018 and 2019 Operating Budget/Actual Statement									
	2016 YTD			2017 YTD			2018 YTD		
	Actual	Budget	././(-) Budget	Actual	Budget	././(-) Budget	Actual	Budget	././(-) Budget
Beginning Balances									
Insurance Reserve	8,000.00	8,000.00	0.00	8,000.00	8,000.00	0.00	8,000.00	8,000.00	0.00
Maintenance Reserve	703.90	703.90	0.00	706.44	706.44	0.00	710.43	710.43	0.00
Operating Fund	8,918.02	8,918.02	0.00	14,144.23	14,144.23	0.00	14,251.79	14,251.79	0.00
Total Beginning Balance	17,621.92	17,621.92	0.00	22,850.67	22,850.67	0.00	22,962.22	22,962.22	0.00
Add: Revenues									
Association Dues	9,477.00	9,477.00	0.00	9,360.00	9,477.00	-117.00	9,594.00	9,477.00	117.00
Fees	153.00	0.00	153.00	0.00	0.00	0.00	193.00	0.00	193.00
Finance Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue	9,630.00	9,477.00	153.00	9,360.00	9,477.00	-117.00	9,787.00	9,477.00	310.00
Less: General Expenses									
Insurance and Bond (TGA, USLI)	2,424.00	2,400.00	24.00	2,465.00	2,450.00	15.00		2,450.00	
Lawn Service/Snow Removal	3,726.80	5,000.00	-1,273.20	4,504.60	5,000.00	-495.40	4,800.80	5,000.00	-199.20
P.O. Box Rental Fee	110.00	106.00	4.00	110.00	110.00	0.00	112.00	110.00	2.00
Office Supplies	123.50	275.00	-151.50	296.84	275.00	21.84	146.46	275.00	-128.54
Web Site (1&1 Internet)	117.09	155.00	-37.91	221.02	250.00	-28.98	221.02	250.00	-28.98
Annual Meeting-Facility Charge	50.00	50.00	0.00	75.00	75.00	0.00	75.00	75.00	0.00
Legal Expense	0.00	500.00	-500.00	0.00	500.00	-500.00	0.00	500.00	-500.00
Tax Preparation (Bob Boehner, CPA)	100.00	100.00	0.00	130.00	100.00	30.00	125.00	130.00	-5.00
Miscellaneous Expense	0.00	155.00	-155.00	645.38	155.00	490.38	0.00	155.00	-155.00
Total General Expenses	6,651.39	8,741.00	-2,089.61	8,447.84	8,915.00	-467.16	5,480.28	8,945.00	-3,464.72
Internal Transfers to Reserves									
Transfer to Reserve for Ins. Deductible	0.00	500.00	-500.00	0.00	500.00	-500.00	0.00	500.00	-500.00
Transfer to Reserve for Repairs/Mainten.	0.00	1,500.00	-1,500.00	0.00	1,500.00	-1,500.00	0.00	1,500.00	-1,500.00
Total Internal Transfers to Reserves	0.00	2,000.00	-2,000.00	0.00	2,000.00	-2,000.00	0.00	2,000.00	-2,000.00
Ending Balances									
Insurance Reserve	8,000.00	8,500.00	-500.00	8,000.00	8,500.00	-500.00	8,000.00	8,500.00	-500.00
Maintenance Reserve	706.44	2,206.44	-1,500.00	710.43	2,210.43	-1,500.00	714.79	2,214.79	-1,500.00
Interest on Reserve	2.54	0.00	2.54	3.99	0.00	3.99	4.36	0.00	4.36

Operating Fund	14,141.69	7,651.48	6,490.21	14,247.80	12,702.24	1,545.56	15,573.85	12,779.43	2,794.42
Total Ending Balances	22,850.67	18,357.92	4,492.75	22,962.22	23,412.67	-450.45	24,293.00	23,494.22	-798.78
Outstanding Checks	2,217.60	2 checks		1,463.00	1 check		1,517.00	1 check	
Cash Balances									
ACNB Community Spirit Checking	14,144.23	9/25/16		14,251.79	9/20/17		15,578.21	9/26/18	
ACNB Business Savings	8,706.44	7/31/16		8,710.43	6/30/17		8,714.79	6/30/18	
Total Cash Balances	22,850.67			22,962.22			24,293.00		
Difference	0.00			0.00			0.00		
Notes	There are no CD's at this time, just a checking account and a savings account at ACNB Bank								
	Format of this annual report used previously by Jean Ask and subsequently by Paul Landauer, then myself.								
	81 Households, dues of \$120 per household for 2021								
	I receive monthly checking account statements from ACNB Bank								
	I receive savings account statements from ACNB Bank every three months, the most recent one being 9-19-2021								
	Insurance and Bond line item includes a package policy that includes general liability, an umbrella policy and a D&O policy								
	Lawnsapes Unlimited does the mowing & trimming as well as snow removal for the common areas.								
	We do not pay any tax to Lawnsapes Unlimited since the HCHOA is tax-exempt.								
	Miscellaneous expense in 2021 was sidewalk repair at the Hounds Run bridge								
	Office supplies are needed for mailings to members and to pay bills								

2019 YTD			2020 YTD			2021 YTD		
Actual	Budget	./(-) Budget	Actual	Budget	./(-) Budget	Actual	Budget	./(-) Budget
8,000.00	8,000.00	0.00	8,000.00	8,000.00	0.00	8,000.00	8,000.00	0.00
714.79	714.79	0.00	719.20	719.20	0.00	723.58	723.58	0.00
15,578.21	15,578.21	0.00	15,649.78	15,649.78	0.00	13,032.23	13,032.23	0.00
24,293.00	24,293.00	0.00	24,368.98	24,368.98	0.00	21,755.81	21,755.81	0.00
9,837.00	9,720.00	117.00	9,842.40	9,720.00	122.40	9,760.00	9,720.00	40.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	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	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9,837.00	9,720.00	117.00	9,842.40	9,720.00	122.40	9,760.00	9,720.00	40.00
5,056.00	5,065.00	0.00	2,394.00	2,400.00	6.00	2,394.00	2,400.00	-6.00
4,859.65	5,000.00	-140.35	8,516.10	5,000.00	3,516.10	4,545.13	5,000.00	-454.87
112.00	112.00	0.00	112.00	112.00	0.00	114.00	114.00	0.00
137.10	275.00	-137.90	255.56	275.00	19.44	55.00	275.00	-220.00
312.68	250.00	62.68	337.06	300.00	37.06	375.82	350.00	25.82
75.00	75.00	0.00	0.00	75.00	75.00	0.00	75.00	-75.00
0.00	500.00	-500.00	0.00	0.00	0.00	263.00	500.00	-237.00
130.00	130.00	0.00	140.00	140.00	0.00	150.00	150.00	0.00
600.00	600.00	0.00	602.00	600.00	0.00	1,200.00	1,200.00	0.00
11,282.43	12,007.00	-724.57	12,356.72	8,902.00	3,454.72	9,096.95	10,064.00	-967.05
0.00	500.00	-500.00	0.00	500.00	-500.00	0.00	500.00	-500.00
0.00	1,500.00	-1,500.00	0.00	1,500.00	-1,500.00	0.00	1,500.00	-1,500.00
0.00	2,000.00	-2,000.00	0.00	2,000.00	-2,000.00	0.00	2,000.00	-2,000.00
8,000.00	8,500.00	-500.00	8,000.00	8,500.00	-500.00	8,000.00	8,500.00	-500.00
719.20	2,219.20	-1,500.00	723.58	2,223.58	-1,500.00	728.68	2,228.68	-1,500.00
4.41	0.00	4.41	4.38	0.00	4.38	5.10	0.00	5.10

15,645.37	11,286.80	4,358.57	13,027.85	14,463.40	-1,435.55	13,685.08	10,683.13	3,001.95	
24,368.98	22,006.00	-2,362.98	21,755.81	25,186.98	-3,431.17	22,418.86	21,411.81	1,007.05	
15,649.78	9/25/19		13,052.23	9/23/20		13,715.18	9/22/21		
8,719.20	6/30/19		8,723.58	6/30/20		8,728.68	9/19/21		
24,368.98			21,775.81			22,443.86			
0.00			0.00			0.00			

