

HARTFORD SQUARE CONDO ASSOCIATION

262-670-6060

400 Hartford Square

Hartford, WI 53027-1978

The Board of Directors welcomes you to Hartford Square.

The declaration bylaws and rules are the official condominium documents. Please take the time to read those documents carefully, especially the rules at tab 5. These are legal documents covering your rights and responsibilities as a condominium owner. If you do not understand any provisions contained therein, please contact a board member.

Following are some items we would like to emphasize:

Hartford Square Condo Association, Inc. is an adult, over 55, community and the Board annually certifies that more than 80% of the units have at least one resident of that age. Children under the age of 14 may not be residents. A copy of your driver's license or other appropriate documentation is to be furnished to the Association for all residents of a unit in order to ensure such compliance.

All vehicles of residents must be licensed and operable and fit inside the garage with the door closed. Outdoor overnight parking is restricted to guest vehicles.

One dog or one cat is permitted in designated buildings as long as the Association Rules and Regulations are complied with. Designated buildings are along the East and West property lines of the condominium. Two caged birds and common tank fish are permitted in any unit.

Association monthly fee is currently \$240.00. Owners are required to have an automatic withdrawal from their bank account, which will occur on the fifth of each month. Fee's received after the tenth of the month are subject to a \$10.00 late fee. A transfer fee of \$50.00 is due from the buyer of a unit within ten days of the purchase.

Residents are responsible for watering their own lawn and plantings. Residents in units that border the East or West berm, that have other than the Association provided ground cover or the Board approved landscape plan, are responsible for the ongoing upkeep.

Garbage is picked up each week on Thursday. Garbage cart and recycle bin should be placed in the center of the shared driveway before 9:00 A.M. If Thursday is a holiday, the pickup will be on Friday.

Residents who will be gone for a month or longer are to complete a "Vacation Contact" form to be placed in the wooden box adjacent to the office. An emergency contact form is to be kept on file in case of situations occurring that we need to contact a representative. This will be completed in the new resident orientation.

A newsletter is published monthly and delivered to your paper box around the end of the month. If you are gone for a number of months and would like to read the newsletter, it is available on our web site, www.hartfordsquarecondos.com.

Social activities and cards take place daily in the clubhouse. Schedules are posted on the bulletin board in the clubhouse and/or listed in the newsletter. In the summer, Pickleball and Shuffleboard are played on the tennis courts, and horseshoe pits are on the west side of the Square. We have an active library of books to be read, and puzzles to be put together in the library. From September through May darts are played in the main hall on Thursday nights.

Your neighbors are the volunteers that administer Hartford Square Condo Association. We do not have paid office staff; however, we do contract for some services such as lawn mowing, road repairs, snow removal, roof and siding repairs, clubhouse cleaning, etc. There are no scheduled office hours. One way that we have held down our monthly fee is by doing much of the work ourselves. Watch the newsletter for ways that you can help or contact a Board member for more information.

Sincerely,

Your Hartford Square Board of Directors

Revised 9/27/2019

HARTFORD SQUARE CONDOMINIUM OWNERS ASSOCIATION BUDGET REVIEW							
JUNE 30 2019	APPROVED BUDGET		INCOME- EXPENSE		PROPOSED BUDGET		
	12 Months Ended 6-30-2019	PER UNIT	12 Months Ended	6-30-2019 PER UNIT	12 Months Ended	6-30-2020 PER UNIT	
Condo Operating fund dues July & August	\$47,687.00	\$156.87	\$47,375.00	\$156.87	\$47,375.00	\$156.87	
Capital Improvement fund July - August	\$19,193.00	\$63.13	\$19,065.00	\$63.13	\$19,065.00	\$63.13	
	\$66,880.00	\$220.00	\$66,440.00	\$220.00	\$66,440.00	\$220.00	
Condo Operating fund dues Sept. - June	\$238,443.00	\$156.87	\$237,094.00	\$156.87	\$252,194.00	\$166.87	
Capital Improvement fund Sept. - June	\$95,957.00	\$63.13	\$95,326.00	\$63.13	\$102,876.00	\$68.13	
	\$334,400.00	\$220.00	\$332,420.00	\$220.00	\$355,070.00	\$235.00	
Combined Operating fund dues	\$286,130	\$156.87	\$284,469	\$156.87	\$299,569	\$164.24	
Combined Improvement fund	\$115,150	\$63.13	\$114,391	\$63.13	\$121,941	\$66.85	
	\$401,280	\$220.00	\$398,860	\$220.00	\$421,510	\$231.09	
CLUB HOUSE RENTALS	\$400	\$0.22	\$900	\$0.49	\$600	\$0.33	
TRANSFER FEES	\$400	\$0.22	\$750	\$0.41	\$400	\$0.22	
MISCELLANEOUS INCOME	\$100	\$0.05	\$367	\$0.20	\$100	\$0.05	
WEB SIGHT ADVERTISING	\$300	\$0.16	\$300	\$0.16	\$375	\$0.21	
+ INTEREST INCOME CAPITAL IMPROVEMENT FUND	\$5,000	\$2.74	\$9,483	\$5.20	\$1,200	\$0.66	
+ DIVIDEND INCOME CAPITAL IMPROVEMENT FUND	\$30,000	\$16.45	\$29,685	\$16.27	\$30,000	\$16.45	
+ UNREALIZED GAIN/LOSS IN INVESTMENTS	\$5,000	\$2.74	(\$20,750)	\$(11.38)		\$0.00	
GROSS RECEIPTS	\$442,480	\$242.59	\$419,595	\$230.04	\$454,185	\$249.00	
+TRANSFER TO CAPITAL IMPROVEMENT FUND	\$155,150	\$85.06	\$132,809	\$72.81	\$153,141	\$83.96	
OPERATING RECEIPTS	\$287,330	\$157.53	\$286,786	\$157.23	\$301,044	\$165.05	
BUILDING REPAIRS & MAINT	\$24,600	\$13.49	\$30,860	\$16.92	\$30,000	\$16.45	
CABLE T.V	\$73,000	\$40.02	\$69,422	\$38.06	\$73,000	\$40.02	
CLUBHOUSE							
SUPPLIES	\$500	\$0.27	\$1,272	\$0.70	\$1,000	\$0.55	
CLEANING	\$7,700	\$4.22	\$8,382	\$4.60	\$8,401	\$4.61	
GAS	\$8,000	\$4.39	\$7,629	\$4.18	\$8,000	\$4.39	
REPAIRS	\$5,030	\$2.76	\$8,812	\$4.83	\$6,000	\$3.29	
UTILITIES	\$16,500	\$9.05	\$17,456	\$9.57	\$18,000	\$9.87	
POOL SUPPLIES	\$1,200	\$0.66	\$1,167	\$0.64	\$1,200	\$0.66	
POOL CONTRACT MAINTENANCE	\$6,500	\$3.56	\$6,615	\$3.63	\$7,000	\$3.84	
POOL REPAIRS	\$5,000	\$2.74	\$2,144	\$1.18	\$5,000	\$2.74	
FLOOR MAT SERVICE	\$1,300	\$0.71	\$1,348	\$0.74	\$1,400	\$0.77	
TELEPHONE	\$900	\$0.49	\$726	\$0.40	\$900	\$0.49	
CLUB HOUSE OPERATING EXPENSE	\$52,630	\$28.85	\$55,551	\$30.46	\$56,901	\$31.20	
GARBAGE PICK UP	\$25,000	\$13.71	\$25,053	\$13.74	\$26,000	\$14.25	
INSURANCE	\$35,000	\$19.19	\$36,109	\$19.80	\$39,000	\$21.38	
GROUNDS MAINT & REPAIR	\$5,000	\$2.74	\$9,544	\$5.23	\$5,000	\$2.74	
CONTRACT OUTDOOR MAINTENANCE	\$60,000	\$32.89	\$58,862	\$32.27	\$60,000	\$32.89	
NEWSLETTER EXPENSE	\$2,400	\$1.32	\$3,452	\$1.89	\$2,400	\$1.32	
MISCELLANEOUS EXPENSE	\$600	\$0.33	\$538	\$0.29	\$600	\$0.33	
OFFICE SUPPLIES	\$500	\$0.27	\$478	\$0.26	\$500	\$0.27	
WEB SIGHT SUPPORT	\$1,000	\$0.55	\$1,122	\$0.62	\$1,000	\$0.55	
ACCOUNTING	\$1,000	\$0.55	\$1,270	\$0.70	\$1,000	\$0.55	
LEGAL	\$500	\$0.27	\$372	\$0.20	\$500	\$0.27	
OFFICE EQUIPMENT & FURNITURE			\$808	\$0.44			
ROAD REPAIRS	\$6,100	\$3.34	\$5,850		\$22,000	\$12.06	
TRANSFER FROM RESERVE FUNDS					(\$17,000)	(\$9.32)	
OPERATING EXPENSE	\$287,330	\$157.53	\$299,291	\$164.08	\$300,901	\$164.97	
OPERATING SURPLUS	\$0	\$0.00	(\$12,505)	\$(6.86)	\$143	\$0.08	
FEDERAL INCOME TAX	\$8,000	\$4.39	\$6,754	\$3.70	\$8,000	\$4.39	
FEDERAL INCOME TAX TRANSFER FROM RESERVE	\$8,000	\$4.39	\$6,754	\$3.70	\$8,000	\$4.39	