


 Don Lamers
 Supervising Community Association Manager

Balance Sheet Report

Claridge Pointe

As of January 31, 2019

	Operating	Reserves	Others	Total
Assets				
Operating Funds				
1000 - MOB OPER#1877	17,063.15	0.00	0.00	17,063.15
1650 - Due To/From Reserves	2,500.00	0.00	0.00	2,500.00
Total Operating Funds	19,563.15	0.00	0.00	19,563.15
Reserve Funds				
1325 - MOB RSRV#5392	0.00	314,981.53	0.00	314,981.53
1651 - Due To/From Operating	0.00	(2,500.00)	0.00	(2,500.00)
Total Reserve Funds	0.00	312,481.53	0.00	312,481.53
Accounts Receivable				
1500 - Residential Assessments Receivable	4,580.00	0.00	0.00	4,580.00
Total Accounts Receivable	4,580.00	0.00	0.00	4,580.00
Prepaid Expenses				
1600 - Prepaid Insurance	931.07	0.00	0.00	931.07
1640 - Other Prepaid Expenses	0.00	2,097.90	0.00	2,097.90
Total Prepaid Expenses	931.07	2,097.90	0.00	3,028.97
Total Assets	25,074.22	314,579.43	0.00	339,653.65
Liabilities				
Accrued Expenses				
2395 - Other Accrued Expenses	2,738.49	0.00	0.00	2,738.49
Total Accrued Expenses	2,738.49	0.00	0.00	2,738.49
Prepaid Assessments				
2550 - Prepaid Assessments	11,735.13	0.00	0.00	11,735.13
Total Prepaid Assessments	11,735.13	0.00	0.00	11,735.13
Total Liabilities	14,473.62	0.00	0.00	14,473.62

Balance Sheet Report

Claridge Pointe

As of January 31, 2019

Owners' Equity

Owners Equity - Prior Years

3000 - Owners Equity - Prior Years

Total Owners Equity - Prior Years

Capital Reserves - Prior Years

3268 - General Reserve - Prior Yrs

Total Capital Reserves - Prior Years

Total Owners' Equity

Net Income / (Loss)

Total Liabilities and Equity

	Operating	Reserves	Others	Total
	13,912.64	0.00	0.00	13,912.64
	13,912.64	0.00	0.00	13,912.64
	0.00	309,578.58	0.00	309,578.58
	0.00	309,578.58	0.00	309,578.58
	13,912.64	309,578.58	0.00	323,491.22
	(3,312.04)	5,000.85	0.00	1,688.81
	25,074.22	314,579.43	0.00	339,653.65


 Don Lamers
 Supervising Community Association Manager

Income Statement Report

Claridge Pointe

Operating

January 01, 2019 thru January 31, 2019

	Current Period		Year to Date (1 month)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
Assessment Income						
4000 - Residential Assessments	9,797.00	9,797.00	9,797.00	9,797.00	117,564.00	107,767.00
Total Assessment Income	9,797.00	9,797.00	9,797.00	9,797.00	117,564.00	107,767.00
User Fee Income						
4265 - Account Processing Fees	150.00	0.00	150.00	0.00	0.00	(150.00)
Total User Fee Income	150.00	0.00	150.00	0.00	0.00	(150.00)
Collections Income						
4710 - Late Fees & Interest	(50.00)	0.00	(50.00)	0.00	0.00	50.00
Total Collections Income	(50.00)	0.00	(50.00)	0.00	0.00	50.00
Investment Income						
4900 - Interest Earned - Operating Accounts	0.64	0.00	0.64	0.00	0.00	(0.64)
Total Investment Income	0.64	0.00	0.64	0.00	0.00	(0.64)
Total Operating Income	9,897.64	9,797.00	9,897.64	9,797.00	117,564.00	107,666.36
Expense						
Administrative						
5010 - Bad Debt	0.00	42.00	0.00	42.00	500.00	500.00
5045 - Dues & Subscriptions	0.00	0.00	0.00	0.00	400.00	400.00
5090 - Office Supplies	185.85	350.00	185.85	350.00	4,200.00	4,014.15
5100 - Records Storage	75.00	0.00	75.00	0.00	0.00	(75.00)
Total Administrative	260.85	392.00	260.85	392.00	5,100.00	4,839.15
Insurance						
5400 - Insurance Premiums	310.37	386.00	310.37	386.00	4,630.00	4,319.63
Total Insurance	310.37	386.00	310.37	386.00	4,630.00	4,319.63
Utilities						
6000 - Electric/Gas Service	124.20	75.00	124.20	75.00	900.00	775.80
6025 - Water Service	0.00	100.00	0.00	100.00	2,000.00	2,000.00

Income Statement Report

Claridge Pointe

Operating

January 01, 2019 thru January 31, 2019

	Current Period		Year to Date (1 month)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Expense						
Utilities						
6040 - Bundled Telecom Services	0.00	75.00	0.00	75.00	900.00	900.00
6050 - Telephone Service	189.47	128.00	189.47	128.00	1,536.00	1,346.53
Total Utilities	313.67	378.00	313.67	378.00	5,336.00	5,022.33
Landscaping						
6100 - Grounds & Landscaping - Contract	430.00	563.00	430.00	563.00	6,750.00	6,320.00
Total Landscaping	430.00	563.00	430.00	563.00	6,750.00	6,320.00
Operations						
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	550.00	550.00
Total Operations	0.00	0.00	0.00	0.00	550.00	550.00
Repair & Maintenance						
6530 - Common Areas Repair & Maintenance	0.00	52.00	0.00	52.00	625.00	625.00
6595 - Gate & Monument Repair & Maintenance	764.29	52.00	764.29	52.00	625.00	(139.29)
6600 - General Repair & Maintenance	0.00	52.00	0.00	52.00	625.00	625.00
6750 - Snow Removal & Supplies	4,482.50	1,000.00	4,482.50	1,000.00	6,000.00	1,517.50
6795 - Other Supplies/Repair & Maintenance	0.00	42.00	0.00	42.00	500.00	500.00
Total Repair & Maintenance	5,246.79	1,198.00	5,246.79	1,198.00	8,375.00	3,128.21
Professional Services						
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	4,650.00	4,650.00
7020 - Legal Services	0.00	83.00	0.00	83.00	1,000.00	1,000.00
7025 - Legal Services - Collections	0.00	75.00	0.00	75.00	900.00	900.00
7040 - Management Fees	1,273.00	1,292.00	1,273.00	1,292.00	15,504.00	14,231.00
7095 - Other Professional Services	0.00	0.00	0.00	0.00	156.00	156.00
Total Professional Services	1,273.00	1,450.00	1,273.00	1,450.00	22,210.00	20,937.00
Taxes						
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	13.00	13.00
Total Taxes	0.00	0.00	0.00	0.00	13.00	13.00

Income Statement Report

Claridge Pointe

Operating

January 01, 2019 thru January 31, 2019

Expense	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Other Expenses								
9100 - Other Expenses	0.00	8.00	(8.00)	0.00	8.00	(8.00)	100.00	100.00
9105 - Reserve Contribution Expense	5,375.00	5,375.00	0.00	5,375.00	5,375.00	0.00	64,500.00	59,125.00
Total Other Expenses	5,375.00	5,383.00	(8.00)	5,375.00	5,383.00	(8.00)	64,600.00	59,225.00
Total Operating Expense	13,209.68	9,750.00	3,459.68	13,209.68	9,750.00	3,459.68	117,564.00	104,354.32
Total Operating Income / (Loss)	(3,312.04)	47.00	(3,359.04)	(3,312.04)	47.00	(3,359.04)	0.00	3,312.04

Income Statement Report Claridge Pointe

Reserves

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4025 - Reserve Assessments	5,375.00	5,375.00	0.00	5,375.00	5,375.00	0.00	64,500.00	59,125.00
Total Assessment Income	5,375.00	5,375.00	0.00	5,375.00	5,375.00	0.00	64,500.00	59,125.00
Investment Income								
4910 - Interest Earned - Reserve Accounts	40.60	99.00	(58.40)	40.60	99.00	(58.40)	1,193.00	1,152.40
Total Investment Income	40.60	99.00	(58.40)	40.60	99.00	(58.40)	1,193.00	1,152.40
Total Reserves Income	5,415.60	5,474.00	(58.40)	5,415.60	5,474.00	(58.40)	65,693.00	60,277.40
Expense								
Administrative								
5105 - Reserve Studies	0.00	0.00	0.00	0.00	0.00	0.00	424.00	424.00
Total Administrative	0.00	0.00	0.00	0.00	0.00	0.00	424.00	424.00
Reserve Expenses								
9804 - Camera System Expenses	209.75	210.00	(0.25)	209.75	210.00	(0.25)	2,517.00	2,307.25
9826 - Common Area Expenses	0.00	237.00	(237.00)	0.00	237.00	(237.00)	2,838.00	2,838.00
9852 - Entry Gate	0.00	281.00	(281.00)	0.00	281.00	(281.00)	3,377.00	3,377.00
9886 - Landscape Expenses	205.00	0.00	205.00	205.00	0.00	205.00	0.00	(205.00)
9914 - Painting Expenses	0.00	474.00	(474.00)	0.00	474.00	(474.00)	5,690.00	5,690.00
9946 - Signs Expenses	0.00	35.00	(35.00)	0.00	35.00	(35.00)	417.00	417.00
9952 - Street Expenses	0.00	0.00	0.00	0.00	0.00	0.00	27,600.00	27,600.00
Total Reserve Expenses	414.75	1,237.00	(822.25)	414.75	1,237.00	(822.25)	42,439.00	42,024.25
Total Reserves Expense	414.75	1,237.00	(822.25)	414.75	1,237.00	(822.25)	42,863.00	42,448.25
Total Reserves Income / (Loss)	5,000.85	4,237.00	763.85	5,000.85	4,237.00	763.85	22,830.00	17,829.15
Total Association Net Income / (Loss)	1,688.81	4,284.00	(2,595.19)	1,688.81	4,284.00	(2,595.19)	22,830.00	21,141.19