


 Don Lamers
 Supervising Community Association Manager

Balance Sheet Report
Claridge Pointe
 As of February 28, 2019

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Assets</u>				
Operating Funds				
1000 - MOB OPER#1877	16,471.56	0.00	0.00	16,471.56
1650 - Due To/From Reserves	2,500.00	0.00	0.00	2,500.00
Total Operating Funds	18,971.56	0.00	0.00	18,971.56
Reserve Funds				
1325 - MOB RSRV#5392	0.00	320,249.63	0.00	320,249.63
1651 - Due To/From Operating	0.00	(2,500.00)	0.00	(2,500.00)
Total Reserve Funds	0.00	317,749.63	0.00	317,749.63
Accounts Receivable				
1500 - Residential Assessments Receivable	4,983.00	0.00	0.00	4,983.00
Total Accounts Receivable	4,983.00	0.00	0.00	4,983.00
Prepaid Expenses				
1600 - Prepaid Insurance	1,369.82	0.00	0.00	1,369.82
1640 - Other Prepaid Expenses	0.00	1,888.11	0.00	1,888.11
Total Prepaid Expenses	1,369.82	1,888.11	0.00	3,257.93
Total Assets	25,324.38	319,637.74	0.00	344,962.12
<u>Liabilities</u>				
Accounts Payable				
2000 - Accounts Payable	33.60	0.00	0.00	33.60
2010 - Delinquency Fee Payable	200.00	0.00	0.00	200.00
Total Accounts Payable	233.60	0.00	0.00	233.60
Accrued Expenses				
2395 - Other Accrued Expenses	3,775.74	0.00	0.00	3,775.74
Total Accrued Expenses	3,775.74	0.00	0.00	3,775.74

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	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Liabilities</u>				
Prepaid Assessments				
2550 - Prepaid Assessments	12,281.13	0.00	0.00	12,281.13
Total Prepaid Assessments	12,281.13	0.00	0.00	12,281.13
Total Liabilities	16,290.47	0.00	0.00	16,290.47
<u>Owners' Equity</u>				
Owners Equity - Prior Years				
3000 - Owners Equity - Prior Years	13,912.64	0.00	0.00	13,912.64
Total Owners Equity - Prior Years	13,912.64	0.00	0.00	13,912.64
Capital Reserves - Prior Years				
3268 - General Reserve - Prior Yrs	0.00	309,578.58	0.00	309,578.58
Total Capital Reserves - Prior Years	0.00	309,578.58	0.00	309,578.58
Total Owners' Equity	13,912.64	309,578.58	0.00	323,491.22
 Net Income / (Loss)	 (4,878.73)	 10,059.16	 0.00	 5,180.43
Total Liabilities and Equity	25,324.38	319,637.74	0.00	344,962.12



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Income Statement Report

Claridge Pointe

Operating

February 01, 2019 thru February 28, 2019

	Actual	Current Period Budget	Variance	Actual	Year to Date (2 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
Assessment Income								
4000 - Residential Assessments	9,797.00	9,797.00	0.00	19,594.00	19,594.00	0.00	117,564.00	97,970.00
Total Assessment Income	9,797.00	9,797.00	0.00	19,594.00	19,594.00	0.00	117,564.00	97,970.00
User Fee Income								
4220 - Keys, Parking Tags, Gate Opener Rev	35.00	0.00	35.00	35.00	0.00	35.00	0.00	(35.00)
4265 - Account Processing Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
Total User Fee Income	35.00	0.00	35.00	185.00	0.00	185.00	0.00	(185.00)
Collections Income								
4710 - Late Fees & Interest	240.00	0.00	240.00	190.00	0.00	190.00	0.00	(190.00)
Total Collections Income	240.00	0.00	240.00	190.00	0.00	190.00	0.00	(190.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	0.62	0.00	0.62	1.26	0.00	1.26	0.00	(1.26)
Total Investment Income	0.62	0.00	0.62	1.26	0.00	1.26	0.00	(1.26)
Total Operating Income	10,072.62	9,797.00	275.62	19,970.26	19,594.00	376.26	117,564.00	97,593.74
Expense								
Administrative								
5010 - Bad Debt	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
5045 - Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00
5090 - Office Supplies	258.95	350.00	(91.05)	444.80	700.00	(255.20)	4,200.00	3,755.20
5100 - Records Storage	75.00	0.00	75.00	150.00	0.00	150.00	0.00	(150.00)
Total Administrative	333.95	391.00	(57.05)	594.80	783.00	(188.20)	5,100.00	4,505.20
Insurance								
5400 - Insurance Premiums	310.37	386.00	(75.63)	620.74	772.00	(151.26)	4,630.00	4,009.26
Total Insurance	310.37	386.00	(75.63)	620.74	772.00	(151.26)	4,630.00	4,009.26
Utilities								
6000 - Electric/Gas Service	120.39	75.00	45.39	244.59	150.00	94.59	900.00	655.41

Income Statement Report

Claridge Pointe

Operating

February 01, 2019 thru February 28, 2019

	Actual	Current Period Budget	Variance	Actual	Year to Date (2 months) Budget	Variance	Annual Budget	Budget Remaining
Expense								
Utilities								
6025 - Water Service	170.80	100.00	70.80	170.80	200.00	(29.20)	2,000.00	1,829.20
6040 - Bundled Telecom Services	0.00	75.00	(75.00)	0.00	150.00	(150.00)	900.00	900.00
6050 - Telephone Service	190.80	128.00	62.80	380.27	256.00	124.27	1,536.00	1,155.73
Total Utilities	481.99	378.00	103.99	795.66	756.00	39.66	5,336.00	4,540.34
Landscaping								
6100 - Grounds & Landscaping - Contract	430.00	562.00	(132.00)	860.00	1,125.00	(265.00)	6,750.00	5,890.00
Total Landscaping	430.00	562.00	(132.00)	860.00	1,125.00	(265.00)	6,750.00	5,890.00
Operations								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	550.00	550.00
Total Operations	0.00	0.00	0.00	0.00	0.00	0.00	550.00	550.00
Repair & Maintenance								
6530 - Common Areas Repair & Maintenance	0.00	52.00	(52.00)	0.00	104.00	(104.00)	625.00	625.00
6595 - Gate & Monument Repair & Maintenance	0.00	52.00	(52.00)	764.29	104.00	660.29	625.00	(139.29)
6600 - General Repair & Maintenance	0.00	52.00	(52.00)	0.00	104.00	(104.00)	625.00	625.00
6750 - Snow Removal & Supplies	3,435.00	1,000.00	2,435.00	7,917.50	2,000.00	5,917.50	6,000.00	(1,917.50)
6795 - Other Supplies/Repair & Maintenance	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
Total Repair & Maintenance	3,435.00	1,197.00	2,238.00	8,681.79	2,395.00	6,286.79	8,375.00	(306.79)
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	4,650.00	4,650.00
7020 - Legal Services	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
7025 - Legal Services - Collections	0.00	75.00	(75.00)	0.00	150.00	(150.00)	900.00	900.00
7040 - Management Fees	1,273.00	1,292.00	(19.00)	2,546.00	2,584.00	(38.00)	15,504.00	12,958.00
7095 - Other Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	156.00	156.00
Total Professional Services	1,273.00	1,451.00	(178.00)	2,546.00	2,901.00	(355.00)	22,210.00	19,664.00

Income Statement Report Claridge Pointe Operating

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Taxes								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	13.00	13.00
Total Taxes	0.00	0.00	0.00	0.00	0.00	0.00	13.00	13.00
Other Expenses								
9100 - Other Expenses	0.00	9.00	(9.00)	0.00	17.00	(17.00)	100.00	100.00
9105 - Reserve Contribution Expense	5,375.00	5,375.00	0.00	10,750.00	10,750.00	0.00	64,500.00	53,750.00
Total Other Expenses	5,375.00	5,384.00	(9.00)	10,750.00	10,767.00	(17.00)	64,600.00	53,850.00
Total Operating Expense	11,639.31	9,749.00	1,890.31	24,848.99	19,499.00	5,349.99	117,564.00	92,715.01
Total Operating Income / (Loss)	(1,566.69)	48.00	(1,614.69)	(4,878.73)	95.00	(4,973.73)	0.00	4,878.73

Income Statement Report Claridge Pointe Reserves

February 01, 2019 thru February 28, 2019

	Actual	Current Period Budget	Variance	Actual	Year to Date (2 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4025 - Reserve Assessments	5,375.00	5,375.00	0.00	10,750.00	10,750.00	0.00	64,500.00	53,750.00
Total Assessment Income	5,375.00	5,375.00	0.00	10,750.00	10,750.00	0.00	64,500.00	53,750.00
Investment Income								
4910 - Interest Earned - Reserve Accounts	113.10	100.00	13.10	153.70	199.00	(45.30)	1,193.00	1,039.30
Total Investment Income	113.10	100.00	13.10	153.70	199.00	(45.30)	1,193.00	1,039.30
Total Reserves Income	5,488.10	5,475.00	13.10	10,903.70	10,949.00	(45.30)	65,693.00	54,789.30
<u>Expense</u>								
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	209.79	210.00	(0.21)	419.54	420.00	(0.46)	2,517.00	2,097.46
9826 - Common Area Expenses	0.00	236.00	(236.00)	0.00	473.00	(473.00)	2,838.00	2,838.00
9852 - Entry Gate	0.00	282.00	(282.00)	0.00	563.00	(563.00)	3,377.00	3,377.00
9886 - Landscape Expenses	220.00	0.00	220.00	425.00	0.00	425.00	0.00	(425.00)
9914 - Painting Expenses	0.00	474.00	(474.00)	0.00	948.00	(948.00)	5,690.00	5,690.00
9946 - Signs Expenses	0.00	35.00	(35.00)	0.00	70.00	(70.00)	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	429.79	1,237.00	(807.21)	844.54	2,474.00	(1,629.46)	42,439.00	41,594.46
Total Reserves Expense	429.79	1,237.00	(807.21)	844.54	2,474.00	(1,629.46)	42,863.00	42,018.46
Total Reserves Income / (Loss)	5,058.31	4,238.00	820.31	10,059.16	8,475.00	1,584.16	22,830.00	12,770.84
Total Association Net Income / (Loss)	3,491.62	4,286.00	(794.38)	5,180.43	8,570.00	(3,389.57)	22,830.00	17,649.57