

**Balance Sheet Report**  
**Claridge Pointe**  
As of March 31, 2021



|                                           | <u>Operating</u> | <u>Reserves</u>   | <u>Others</u> | <u>Total</u>      |
|-------------------------------------------|------------------|-------------------|---------------|-------------------|
| <b><u>Assets</u></b>                      |                  |                   |               |                   |
| <b>Operating Funds</b>                    |                  |                   |               |                   |
| 1000 - MOB OPER#1877                      | 15,514.73        | 0.00              | 0.00          | 15,514.73         |
| 1650 - Due To/From Reserves               | 9,615.00         | 0.00              | 0.00          | 9,615.00          |
| <b>Total Operating Funds</b>              | <b>25,129.73</b> | <b>0.00</b>       | <b>0.00</b>   | <b>25,129.73</b>  |
| <b>Reserve Funds</b>                      |                  |                   |               |                   |
| 1325 - MOB RSRV#5392                      | 0.00             | 237,495.41        | 0.00          | 237,495.41        |
| 1355 - CIT CDARS 24M #2261 0.80% 12/22/22 | 0.00             | 101,757.95        | 0.00          | 101,757.95        |
| 1651 - Due To/From Operating              | 0.00             | (9,615.00)        | 0.00          | (9,615.00)        |
| <b>Total Reserve Funds</b>                | <b>0.00</b>      | <b>329,638.36</b> | <b>0.00</b>   | <b>329,638.36</b> |
| <b>Accounts Receivable</b>                |                  |                   |               |                   |
| 1500 - Residential Assessments Receivable | 4,788.56         | 0.00              | 0.00          | 4,788.56          |
| 1530 - Allowance for Doubtful accounts    | (125.00)         | 0.00              | 0.00          | (125.00)          |
| <b>Total Accounts Receivable</b>          | <b>4,663.56</b>  | <b>0.00</b>       | <b>0.00</b>   | <b>4,663.56</b>   |
| <b>Prepaid Expenses</b>                   |                  |                   |               |                   |
| 1600 - Prepaid Insurance                  | 3,295.42         | 0.00              | 0.00          | 3,295.42          |
| <b>Total Prepaid Expenses</b>             | <b>3,295.42</b>  | <b>0.00</b>       | <b>0.00</b>   | <b>3,295.42</b>   |
| <b>Other Current Assets</b>               |                  |                   |               |                   |
| 1730 - Accrued Interest Receivable        | 0.00             | 200.12            | 0.00          | 200.12            |
| <b>Total Other Current Assets</b>         | <b>0.00</b>      | <b>200.12</b>     | <b>0.00</b>   | <b>200.12</b>     |
| <b>Total Assets</b>                       | <b>33,088.71</b> | <b>329,838.48</b> | <b>0.00</b>   | <b>362,927.19</b> |
| <b><u>Liabilities</u></b>                 |                  |                   |               |                   |
| <b>Accounts Payable</b>                   |                  |                   |               |                   |
| 2015 - Returned Check Fee Payable         | (40.00)          | 0.00              | 0.00          | (40.00)           |
| <b>Total Accounts Payable</b>             | <b>(40.00)</b>   | <b>0.00</b>       | <b>0.00</b>   | <b>(40.00)</b>    |

**Balance Sheet Report**  
**Claridge Pointe**  
As of March 31, 2021

|                                             | <u>Operating</u>      | <u>Reserves</u>     | <u>Others</u>   | <u>Total</u>        |
|---------------------------------------------|-----------------------|---------------------|-----------------|---------------------|
| <b><u>Liabilities</u></b>                   |                       |                     |                 |                     |
| <b>Accrued Expenses</b>                     |                       |                     |                 |                     |
| 2395 - Other Accrued Expenses               | 439.29                | 0.00                | 0.00            | 439.29              |
| <b>Total Accrued Expenses</b>               | <b>439.29</b>         | <b>0.00</b>         | <b>0.00</b>     | <b>439.29</b>       |
| <b>Prepaid Assessments</b>                  |                       |                     |                 |                     |
| 2550 - Prepaid Assessments                  | 16,267.13             | 0.00                | 0.00            | 16,267.13           |
| <b>Total Prepaid Assessments</b>            | <b>16,267.13</b>      | <b>0.00</b>         | <b>0.00</b>     | <b>16,267.13</b>    |
| <b>Total Liabilities</b>                    | <b>16,666.42</b>      | <b>0.00</b>         | <b>0.00</b>     | <b>16,666.42</b>    |
| <b><u>Owners' Equity</u></b>                |                       |                     |                 |                     |
| <b>Owners Equity - Prior Years</b>          |                       |                     |                 |                     |
| 3000 - Owners Equity - Prior Years          | 18,440.35             | 0.00                | 0.00            | 18,440.35           |
| <b>Total Owners Equity - Prior Years</b>    | <b>18,440.35</b>      | <b>0.00</b>         | <b>0.00</b>     | <b>18,440.35</b>    |
| <b>Capital Reserves - Prior Years</b>       |                       |                     |                 |                     |
| 3268 - General Reserve - Prior Yrs          | 0.00                  | 321,000.89          | 0.00            | 321,000.89          |
| <b>Total Capital Reserves - Prior Years</b> | <b>0.00</b>           | <b>321,000.89</b>   | <b>0.00</b>     | <b>321,000.89</b>   |
| <b>Total Owners' Equity</b>                 | <b>18,440.35</b>      | <b>321,000.89</b>   | <b>0.00</b>     | <b>339,441.24</b>   |
| <br><b>Net Income / (Loss)</b>              | <br><b>(2,018.06)</b> | <br><b>8,837.59</b> | <br><b>0.00</b> | <br><b>6,819.53</b> |
| <b>Total Liabilities and Equity</b>         | <b>33,088.71</b>      | <b>329,838.48</b>   | <b>0.00</b>     | <b>362,927.19</b>   |

# Income Statement Report Claridge Pointe Operating

March 01, 2021 thru March 31, 2021



|                                             | Actual           | Current Period<br>Budget | Variance        | Actual           | Year to Date (3 months)<br>Budget | Variance        | Annual<br>Budget  | Budget<br>Remaining |
|---------------------------------------------|------------------|--------------------------|-----------------|------------------|-----------------------------------|-----------------|-------------------|---------------------|
| <b><u>Income</u></b>                        |                  |                          |                 |                  |                                   |                 |                   |                     |
| <b>Assessment Income</b>                    |                  |                          |                 |                  |                                   |                 |                   |                     |
| 4000 - Residential Assessments              | 10,807.00        | 10,807.00                | 0.00            | 32,421.00        | 32,421.00                         | 0.00            | 129,684.00        | 97,263.00           |
| <b>Total Assessment Income</b>              | <b>10,807.00</b> | <b>10,807.00</b>         | <b>0.00</b>     | <b>32,421.00</b> | <b>32,421.00</b>                  | <b>0.00</b>     | <b>129,684.00</b> | <b>97,263.00</b>    |
| <b>User Fee Income</b>                      |                  |                          |                 |                  |                                   |                 |                   |                     |
| 4220 - Keys, Parking Tags, Gate Opener Rev  | 0.00             | 0.00                     | 0.00            | 175.00           | 0.00                              | 175.00          | 0.00              | (175.00)            |
| <b>Total User Fee Income</b>                | <b>0.00</b>      | <b>0.00</b>              | <b>0.00</b>     | <b>175.00</b>    | <b>0.00</b>                       | <b>175.00</b>   | <b>0.00</b>       | <b>(175.00)</b>     |
| <b>Collections Income</b>                   |                  |                          |                 |                  |                                   |                 |                   |                     |
| 4710 - Late Fees & Interest                 | 184.00           | 0.00                     | 184.00          | 530.00           | 0.00                              | 530.00          | 0.00              | (530.00)            |
| 4720 - Legal Reimbursements                 | 0.00             | 0.00                     | 0.00            | 7.38             | 0.00                              | 7.38            | 0.00              | (7.38)              |
| <b>Total Collections Income</b>             | <b>184.00</b>    | <b>0.00</b>              | <b>184.00</b>   | <b>537.38</b>    | <b>0.00</b>                       | <b>537.38</b>   | <b>0.00</b>       | <b>(537.38)</b>     |
| <b>Other Income</b>                         |                  |                          |                 |                  |                                   |                 |                   |                     |
| 4805 - Compliance Fees                      | (50.00)          | 0.00                     | (50.00)         | 0.00             | 0.00                              | 0.00            | 0.00              | 0.00                |
| 4810 - Compliance Fines                     | (300.00)         | 0.00                     | (300.00)        | 150.00           | 0.00                              | 150.00          | 0.00              | (150.00)            |
| <b>Total Other Income</b>                   | <b>(350.00)</b>  | <b>0.00</b>              | <b>(350.00)</b> | <b>150.00</b>    | <b>0.00</b>                       | <b>150.00</b>   | <b>0.00</b>       | <b>(150.00)</b>     |
| <b>Investment Income</b>                    |                  |                          |                 |                  |                                   |                 |                   |                     |
| 4900 - Interest Earned - Operating Accounts | 0.79             | 0.00                     | 0.79            | 3.15             | 0.00                              | 3.15            | 0.00              | (3.15)              |
| <b>Total Investment Income</b>              | <b>0.79</b>      | <b>0.00</b>              | <b>0.79</b>     | <b>3.15</b>      | <b>0.00</b>                       | <b>3.15</b>     | <b>0.00</b>       | <b>(3.15)</b>       |
| <b>Total Operating Income</b>               | <b>10,641.79</b> | <b>10,807.00</b>         | <b>(165.21)</b> | <b>33,286.53</b> | <b>32,421.00</b>                  | <b>865.53</b>   | <b>129,684.00</b> | <b>96,397.47</b>    |
| <b><u>Expense</u></b>                       |                  |                          |                 |                  |                                   |                 |                   |                     |
| <b>Administrative</b>                       |                  |                          |                 |                  |                                   |                 |                   |                     |
| 5010 - Bad Debt                             | 0.00             | 42.00                    | (42.00)         | 0.00             | 125.00                            | (125.00)        | 500.00            | 500.00              |
| 5015 - Bank Charges                         | 10.00            | 0.00                     | 10.00           | 10.00            | 0.00                              | 10.00           | 0.00              | (10.00)             |
| 5045 - Dues & Subscriptions                 | 0.00             | 33.00                    | (33.00)         | 0.00             | 100.00                            | (100.00)        | 400.00            | 400.00              |
| 5090 - Office Supplies                      | 182.92           | 572.00                   | (389.08)        | 544.48           | 1,716.00                          | (1,171.52)      | 6,865.00          | 6,320.52            |
| 5100 - Records Storage                      | 128.99           | 0.00                     | 128.99          | 386.97           | 0.00                              | 386.97          | 0.00              | (386.97)            |
| <b>Total Administrative</b>                 | <b>321.91</b>    | <b>647.00</b>            | <b>(325.09)</b> | <b>941.45</b>    | <b>1,941.00</b>                   | <b>(999.55)</b> | <b>7,765.00</b>   | <b>6,823.55</b>     |

# Income Statement Report

## Claridge Pointe

### Operating

March 01, 2021 thru March 31, 2021

|                                             | Actual        | Current Period<br>Budget | Variance          | Actual          | Year to Date (3 months)<br>Budget | Variance          | Annual<br>Budget | Budget<br>Remaining |
|---------------------------------------------|---------------|--------------------------|-------------------|-----------------|-----------------------------------|-------------------|------------------|---------------------|
| <b><u>Expense</u></b>                       |               |                          |                   |                 |                                   |                   |                  |                     |
| <b>Communications</b>                       |               |                          |                   |                 |                                   |                   |                  |                     |
| 5215 - Postage                              | 0.00          | 0.00                     | 0.00              | 10.00           | 0.00                              | 10.00             | 0.00             | (10.00)             |
| <b>Total Communications</b>                 | <b>0.00</b>   | <b>0.00</b>              | <b>0.00</b>       | <b>10.00</b>    | <b>0.00</b>                       | <b>10.00</b>      | <b>0.00</b>      | <b>(10.00)</b>      |
| <b>Insurance</b>                            |               |                          |                   |                 |                                   |                   |                  |                     |
| 5400 - Insurance Premiums                   | 299.58        | 323.00                   | (23.42)           | 622.08          | 968.00                            | (345.92)          | 3,870.00         | 3,247.92            |
| <b>Total Insurance</b>                      | <b>299.58</b> | <b>323.00</b>            | <b>(23.42)</b>    | <b>622.08</b>   | <b>968.00</b>                     | <b>(345.92)</b>   | <b>3,870.00</b>  | <b>3,247.92</b>     |
| <b>Utilities</b>                            |               |                          |                   |                 |                                   |                   |                  |                     |
| 6000 - Electric/Gas Service                 | 33.60         | 125.00                   | (91.40)           | 229.05          | 375.00                            | (145.95)          | 1,500.00         | 1,270.95            |
| 6025 - Water Service                        | 0.00          | 171.00                   | (171.00)          | 0.00            | 513.00                            | (513.00)          | 2,050.00         | 2,050.00            |
| 6040 - Bundled Telecom Services             | 0.00          | 58.00                    | (58.00)           | 0.00            | 175.00                            | (175.00)          | 700.00           | 700.00              |
| 6050 - Telephone Service                    | 58.92         | 133.00                   | (74.08)           | 155.30          | 400.00                            | (244.70)          | 1,600.00         | 1,444.70            |
| <b>Total Utilities</b>                      | <b>92.52</b>  | <b>487.00</b>            | <b>(394.48)</b>   | <b>384.35</b>   | <b>1,463.00</b>                   | <b>(1,078.65)</b> | <b>5,850.00</b>  | <b>5,465.65</b>     |
| <b>Landscaping</b>                          |               |                          |                   |                 |                                   |                   |                  |                     |
| 6100 - Grounds & Landscaping - Contract     | 670.00        | 680.00                   | (10.00)           | 2,010.00        | 2,040.00                          | (30.00)           | 8,160.00         | 6,150.00            |
| <b>Total Landscaping</b>                    | <b>670.00</b> | <b>680.00</b>            | <b>(10.00)</b>    | <b>2,010.00</b> | <b>2,040.00</b>                   | <b>(30.00)</b>    | <b>8,160.00</b>  | <b>6,150.00</b>     |
| <b>Operations</b>                           |               |                          |                   |                 |                                   |                   |                  |                     |
| 6300 - Permits & Licenses                   | 0.00          | 46.00                    | (46.00)           | 0.00            | 138.00                            | (138.00)          | 550.00           | 550.00              |
| <b>Total Operations</b>                     | <b>0.00</b>   | <b>46.00</b>             | <b>(46.00)</b>    | <b>0.00</b>     | <b>138.00</b>                     | <b>(138.00)</b>   | <b>550.00</b>    | <b>550.00</b>       |
| <b>Repair &amp; Maintenance</b>             |               |                          |                   |                 |                                   |                   |                  |                     |
| 6530 - Common Areas Repair & Maintenance    | 0.00          | 71.00                    | (71.00)           | 0.00            | 213.00                            | (213.00)          | 850.00           | 850.00              |
| 6595 - Gate & Monument Repair & Maintenance | 83.90         | 71.00                    | 12.90             | 835.45          | 213.00                            | 622.45            | 850.00           | 14.55               |
| 6600 - General Repair & Maintenance         | 0.00          | 58.00                    | (58.00)           | 0.00            | 175.00                            | (175.00)          | 700.00           | 700.00              |
| 6750 - Snow Removal & Supplies              | 0.00          | 1,700.00                 | (1,700.00)        | 8,832.50        | 5,100.00                          | 3,732.50          | 8,500.00         | (332.50)            |
| 6795 - Other Supplies/Repair & Maintenance  | 0.00          | 42.00                    | (42.00)           | 0.00            | 125.00                            | (125.00)          | 500.00           | 500.00              |
| <b>Total Repair &amp; Maintenance</b>       | <b>83.90</b>  | <b>1,942.00</b>          | <b>(1,858.10)</b> | <b>9,667.95</b> | <b>5,826.00</b>                   | <b>3,841.95</b>   | <b>11,400.00</b> | <b>1,732.05</b>     |
| <b>Professional Services</b>                |               |                          |                   |                 |                                   |                   |                  |                     |
| 7000 - Audit & Tax Services                 | 0.00          | 140.00                   | (140.00)          | 0.00            | 419.00                            | (419.00)          | 1,675.00         | 1,675.00            |

# Income Statement Report

## Claridge Pointe

### Operating

March 01, 2021 thru March 31, 2021

|                                        | Actual          | Current Period<br>Budget | Variance          | Actual            | Year to Date (3 months)<br>Budget | Variance          | Annual<br>Budget  | Budget<br>Remaining |
|----------------------------------------|-----------------|--------------------------|-------------------|-------------------|-----------------------------------|-------------------|-------------------|---------------------|
| <b><u>Expense</u></b>                  |                 |                          |                   |                   |                                   |                   |                   |                     |
| <b>Professional Services</b>           |                 |                          |                   |                   |                                   |                   |                   |                     |
| 7020 - Legal Services                  | 127.38          | 117.00                   | 10.38             | 134.76            | 350.00                            | (215.24)          | 1,400.00          | 1,265.24            |
| 7025 - Legal Services - Collections    | 0.00            | 155.00                   | (155.00)          | 0.00              | 463.00                            | (463.00)          | 1,850.00          | 1,850.00            |
| 7040 - Management Fees                 | 1,330.00        | 1,349.00                 | (19.00)           | 3,894.00          | 4,050.00                          | (156.00)          | 16,200.00         | 12,306.00           |
| 7095 - Other Professional Services     | 0.00            | 13.00                    | (13.00)           | 0.00              | 38.00                             | (38.00)           | 150.00            | 150.00              |
| <b>Total Professional Services</b>     | <b>1,457.38</b> | <b>1,774.00</b>          | <b>(316.62)</b>   | <b>4,028.76</b>   | <b>5,320.00</b>                   | <b>(1,291.24)</b> | <b>21,275.00</b>  | <b>17,246.24</b>    |
| <b>Taxes</b>                           |                 |                          |                   |                   |                                   |                   |                   |                     |
| 9000 - Federal Income Tax              | 0.00            | 12.00                    | (12.00)           | 0.00              | 36.00                             | (36.00)           | 145.00            | 145.00              |
| 9015 - Property/Real Estate Tax        | 0.00            | 2.00                     | (2.00)            | 0.00              | 6.00                              | (6.00)            | 25.00             | 25.00               |
| <b>Total Taxes</b>                     | <b>0.00</b>     | <b>14.00</b>             | <b>(14.00)</b>    | <b>0.00</b>       | <b>42.00</b>                      | <b>(42.00)</b>    | <b>170.00</b>     | <b>170.00</b>       |
| <b>Other Expenses</b>                  |                 |                          |                   |                   |                                   |                   |                   |                     |
| 9100 - Other Expenses                  | 0.00            | 7.00                     | (7.00)            | 0.00              | 21.00                             | (21.00)           | 84.00             | 84.00               |
| 9105 - Reserve Contribution Expense    | 5,880.00        | 5,880.00                 | 0.00              | 17,640.00         | 17,640.00                         | 0.00              | 70,560.00         | 52,920.00           |
| <b>Total Other Expenses</b>            | <b>5,880.00</b> | <b>5,887.00</b>          | <b>(7.00)</b>     | <b>17,640.00</b>  | <b>17,661.00</b>                  | <b>(21.00)</b>    | <b>70,644.00</b>  | <b>53,004.00</b>    |
| <b>Total Operating Expense</b>         | <b>8,805.29</b> | <b>11,800.00</b>         | <b>(2,994.71)</b> | <b>35,304.59</b>  | <b>35,399.00</b>                  | <b>(94.41)</b>    | <b>129,684.00</b> | <b>94,379.41</b>    |
| <b>Total Operating Income / (Loss)</b> | <b>1,836.50</b> | <b>(993.00)</b>          | <b>2,829.50</b>   | <b>(2,018.06)</b> | <b>(2,978.00)</b>                 | <b>959.94</b>     | <b>0.00</b>       | <b>2,018.06</b>     |

# Income Statement Report

## Claridge Pointe

### Reserves

March 01, 2021 thru March 31, 2021

|                                              | Actual          | Current Period<br>Budget | Variance          | Actual           | Year to Date (3 months)<br>Budget | Variance          | Annual<br>Budget | Budget<br>Remaining |
|----------------------------------------------|-----------------|--------------------------|-------------------|------------------|-----------------------------------|-------------------|------------------|---------------------|
| <b><u>Income</u></b>                         |                 |                          |                   |                  |                                   |                   |                  |                     |
| <b>Investment Income</b>                     |                 |                          |                   |                  |                                   |                   |                  |                     |
| 4905 - Reserve Contribution Income           | 5,880.00        | 5,880.00                 | 0.00              | 17,640.00        | 17,640.00                         | 0.00              | 70,560.00        | 52,920.00           |
| 4910 - Interest Earned - Reserve Accounts    | 102.85          | 117.00                   | (14.15)           | (1,011.93)       | 352.00                            | (1,363.93)        | 1,407.00         | 2,418.93            |
| <b>Total Investment Income</b>               | <b>5,982.85</b> | <b>5,997.00</b>          | <b>(14.15)</b>    | <b>16,628.07</b> | <b>17,992.00</b>                  | <b>(1,363.93)</b> | <b>71,967.00</b> | <b>55,338.93</b>    |
| <b>Total Reserves Income</b>                 | <b>5,982.85</b> | <b>5,997.00</b>          | <b>(14.15)</b>    | <b>16,628.07</b> | <b>17,992.00</b>                  | <b>(1,363.93)</b> | <b>71,967.00</b> | <b>55,338.93</b>    |
| <b><u>Expense</u></b>                        |                 |                          |                   |                  |                                   |                   |                  |                     |
| <b>Administrative</b>                        |                 |                          |                   |                  |                                   |                   |                  |                     |
| 5105 - Reserve Studies                       | 0.00            | 113.00                   | (113.00)          | 0.00             | 338.00                            | (338.00)          | 1,351.00         | 1,351.00            |
| <b>Total Administrative</b>                  | <b>0.00</b>     | <b>113.00</b>            | <b>(113.00)</b>   | <b>0.00</b>      | <b>338.00</b>                     | <b>(338.00)</b>   | <b>1,351.00</b>  | <b>1,351.00</b>     |
| <b>Reserve Expenses</b>                      |                 |                          |                   |                  |                                   |                   |                  |                     |
| 9800 - Repair & Replacement Expenses         | 0.00            | 0.00                     | 0.00              | 1,268.00         | 0.00                              | 1,268.00          | 0.00             | (1,268.00)          |
| 9804 - Camera System Expenses                | 2,517.48        | 209.00                   | 2,308.48          | 2,517.48         | 629.00                            | 1,888.48          | 2,517.00         | (0.48)              |
| 9826 - Common Area Expenses                  | 0.00            | 251.00                   | (251.00)          | 0.00             | 753.00                            | (753.00)          | 3,011.00         | 3,011.00            |
| 9852 - Entry Gate                            | 0.00            | 0.00                     | 0.00              | 4,005.00         | 0.00                              | 4,005.00          | 0.00             | (4,005.00)          |
| 9886 - Landscape Expenses                    | 0.00            | 299.00                   | (299.00)          | 0.00             | 896.00                            | (896.00)          | 3,582.00         | 3,582.00            |
| 9946 - Signs Expenses                        | 0.00            | 37.00                    | (37.00)           | 0.00             | 111.00                            | (111.00)          | 442.00           | 442.00              |
| 9952 - Street Expenses                       | 0.00            | 269.00                   | (269.00)          | 0.00             | 806.00                            | (806.00)          | 3,224.00         | 3,224.00            |
| <b>Total Reserve Expenses</b>                | <b>2,517.48</b> | <b>1,065.00</b>          | <b>1,452.48</b>   | <b>7,790.48</b>  | <b>3,195.00</b>                   | <b>4,595.48</b>   | <b>12,776.00</b> | <b>4,985.52</b>     |
| <b>Total Reserves Expense</b>                | <b>2,517.48</b> | <b>1,178.00</b>          | <b>1,339.48</b>   | <b>7,790.48</b>  | <b>3,533.00</b>                   | <b>4,257.48</b>   | <b>14,127.00</b> | <b>6,336.52</b>     |
| <b>Total Reserves Income / (Loss)</b>        | <b>3,465.37</b> | <b>4,819.00</b>          | <b>(1,353.63)</b> | <b>8,837.59</b>  | <b>14,459.00</b>                  | <b>(5,621.41)</b> | <b>57,840.00</b> | <b>49,002.41</b>    |
| <b>Total Association Net Income / (Loss)</b> | <b>5,301.87</b> | <b>3,826.00</b>          | <b>1,475.87</b>   | <b>6,819.53</b>  | <b>11,481.00</b>                  | <b>(4,661.47)</b> | <b>57,840.00</b> | <b>51,020.47</b>    |