


 Don Lamers
 Supervising Community Association Manager

Balance Sheet Report

Claridge Pointe

As of April 30, 2019

	Operating	Reserves	Others	Total
<u>Assets</u>				
Operating Funds				
1000 - MOB OPER#1877	13,273.57	0.00	0.00	13,273.57
1650 - Due To/From Reserves	2,500.00	0.00	0.00	2,500.00
Total Operating Funds	15,773.57	0.00	0.00	15,773.57
Reserve Funds				
1325 - MOB RSRV#5392	0.00	330,679.00	0.00	330,679.00
1651 - Due To/From Operating	0.00	(2,500.00)	0.00	(2,500.00)
Total Reserve Funds	0.00	328,179.00	0.00	328,179.00
Accounts Receivable				
1500 - Residential Assessments Receivable	5,348.00	0.00	0.00	5,348.00
Total Accounts Receivable	5,348.00	0.00	0.00	5,348.00
Prepaid Expenses				
1600 - Prepaid Insurance	3,869.25	0.00	0.00	3,869.25
1640 - Other Prepaid Expenses	0.00	1,468.53	0.00	1,468.53
Total Prepaid Expenses	3,869.25	1,468.53	0.00	5,337.78
Total Assets	24,990.82	329,647.53	0.00	354,638.35
<u>Liabilities</u>				
Accrued Expenses				
2395 - Other Accrued Expenses	1,923.67	0.00	0.00	1,923.67
Total Accrued Expenses	1,923.67	0.00	0.00	1,923.67
Prepaid Assessments				
2550 - Prepaid Assessments	12,468.13	0.00	0.00	12,468.13
Total Prepaid Assessments	12,468.13	0.00	0.00	12,468.13
Total Liabilities	14,391.80	0.00	0.00	14,391.80

Balance Sheet Report

Claridge Pointe

As of April 30, 2019

<u>Owners' Equity</u>	Operating	Reserves	Others	Total
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)	(3,313.62)	20,068.95	0.00	16,755.33
Total Liabilities and Equity	24,990.82	329,647.53	0.00	354,638.35



Don Lamers

Supervising Community Association Manager

Income Statement Report

Claridge Pointe

Operating

April 01, 2019 thru April 30, 2019

	Current Period		Year to Date (4 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
Assessment Income						
4000 - Residential Assessments	9,797.00	9,797.00	39,188.00	39,188.00	117,564.00	78,376.00
Total Assessment Income	9,797.00	9,797.00	39,188.00	39,188.00	117,564.00	78,376.00
User Fee Income						
4220 - Keys, Parking Tags, Gate Opener Re	70.00	0.00	175.00	0.00	0.00	(175.00)
4265 - Account Processing Fees	0.00	0.00	300.00	0.00	0.00	(300.00)
Total User Fee Income	70.00	0.00	475.00	0.00	0.00	(475.00)
Collections Income						
4710 - Late Fees & Interest	280.00	0.00	640.00	0.00	0.00	(640.00)
Total Collections Income	280.00	0.00	640.00	0.00	0.00	(640.00)
Investment Income						
4900 - Interest Earned - Operating Accounts	0.40	0.00	2.24	0.00	0.00	(2.24)
Total Investment Income	0.40	0.00	2.24	0.00	0.00	(2.24)
Total Operating Income	10,147.40	9,797.00	40,305.24	39,188.00	117,564.00	77,258.76
Expense						
Administrative						
5010 - Bad Debt	0.00	42.00	0.00	167.00	500.00	500.00
5045 - Dues & Subscriptions	0.00	33.00	0.00	233.00	400.00	400.00
5090 - Office Supplies	45.25	350.00	859.35	1,400.00	4,200.00	3,340.65
5100 - Records Storage	75.00	0.00	300.00	0.00	0.00	(300.00)
Total Administrative	120.25	425.00	1,159.35	1,800.00	5,100.00	3,940.65
Insurance						
5400 - Insurance Premiums	(106.92)	385.00	1,372.19	1,543.00	4,630.00	3,257.81
Total Insurance	(106.92)	385.00	1,372.19	1,543.00	4,630.00	3,257.81
Utilities						
6000 - Electric/Gas Service	122.02	75.00	486.99	300.00	900.00	413.01

Income Statement Report

Claridge Pointe

Operating

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Expense</u>							
Utilities							
6025 - Water Service	170.80	100.00	70.80	512.40	400.00	112.40	2,000.00
6040 - Bundled Telecom Services	0.00	75.00	(75.00)	0.00	300.00	(300.00)	900.00
6050 - Telephone Service	138.82	128.00	10.82	709.89	512.00	197.89	1,536.00
Total Utilities	431.64	378.00	53.64	1,709.28	1,512.00	197.28	5,336.00
Landscaping							3,626.72
6100 - Grounds & Landscaping - Contract	430.00	562.00	(132.00)	1,720.00	2,250.00	(530.00)	2,000.00
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	165.00	0.00	165.00	900.00
Total Landscaping	430.00	562.00	(132.00)	1,885.00	2,250.00	(365.00)	1,536.00
Operations							4,865.00
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	50.00	(50.00)	550.00
Total Operations	0.00	0.00	0.00	0.00	50.00	(50.00)	550.00
Repair & Maintenance							550.00
6530 - Common Areas Repair & Maintenance	0.00	52.00	(52.00)	0.00	208.00	(208.00)	625.00
6595 - Gate & Monument Repair & Maintenance	0.00	52.00	(52.00)	764.29	208.00	556.29	625.00
6600 - General Repair & Maintenance	93.00	52.00	41.00	343.00	208.00	135.00	625.00
6750 - Snow Removal & Supplies	1,285.00	0.00	1,285.00	9,202.50	2,000.00	7,202.50	6,000.00
6795 - Other Supplies/Repair & Maintenance	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00
Total Repair & Maintenance	1,378.00	198.00	1,180.00	10,309.79	2,791.00	7,518.79	8,375.00
Professional Services							(1,934.79)
7000 - Audit & Tax Services	0.00	305.00	(305.00)	0.00	2,305.00	(2,305.00)	4,650.00
7020 - Legal Services	0.00	83.00	(83.00)	591.25	333.00	258.25	1,000.00
7025 - Legal Services - Collections	0.00	75.00	(75.00)	0.00	300.00	(300.00)	900.00
7040 - Management Fees	1,273.00	1,292.00	(19.00)	5,092.00	5,168.00	(76.00)	15,504.00
7095 - Other Professional Services	0.00	50.00	(50.00)	0.00	50.00	(50.00)	156.00
Total Professional Services	1,273.00	1,805.00	(532.00)	5,683.25	8,156.00	(2,472.75)	22,210.00
							16,526.75

Income Statement Report

Claridge Pointe

Operating

April 01, 2019 thru April 30, 2019

Expense	Current Period		Year to Date (4 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Taxes						
9015 - Property/Real Estate Tax	0.00	0.00	0.00	13.00	13.00	13.00
Total Taxes	0.00	0.00	0.00	13.00	13.00	13.00
Other Expenses						
9100 - Other Expenses	0.00	8.00	0.00	33.00	100.00	100.00
9105 - Reserve Contribution Expense	5,375.00	5,375.00	21,500.00	21,500.00	64,500.00	43,000.00
Total Other Expenses	5,375.00	5,383.00	21,500.00	21,533.00	64,600.00	43,100.00
Total Operating Expense	8,900.97	9,136.00	43,618.86	39,648.00	117,564.00	73,945.14
Total Operating Income / (Loss)	1,246.43	661.00	(3,313.62)	(460.00)	0.00	3,313.62

Income Statement Report Claridge Pointe

Reserves

April 01, 2019 thru April 30, 2019

	Current Period		Year to Date (4 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
Assessment Income						
4025 - Reserve Assessments	5,375.00	5,375.00	21,500.00	21,500.00	64,500.00	43,000.00
Total Assessment Income	5,375.00	5,375.00	21,500.00	21,500.00	64,500.00	43,000.00
Investment Income						
4910 - Interest Earned - Reserve Accounts	135.90	100.00	427.12	398.00	1,193.00	765.88
Total Investment Income	135.90	100.00	427.12	398.00	1,193.00	765.88
Total Reserves Income	5,510.90	5,475.00	21,927.12	21,898.00	65,693.00	43,765.88
Expense						
Administrative						
5105 - Reserve Studies	0.00	0.00	0.00	0.00	424.00	424.00
Total Administrative	0.00	0.00	0.00	0.00	424.00	424.00
Reserve Expenses						
9804 - Camera System Expenses	209.79	210.00	839.12	839.00	2,517.00	1,677.88
9826 - Common Area Expenses	0.00	236.00	0.00	946.00	2,838.00	2,838.00
9852 - Entry Gate	0.00	282.00	0.00	1,126.00	3,377.00	3,377.00
9886 - Landscape Expenses	220.00	0.00	865.00	0.00	0.00	(865.00)
9914 - Painting Expenses	0.00	474.00	0.00	1,897.00	5,690.00	5,690.00
9946 - Signs Expenses	154.05	35.00	154.05	139.00	417.00	262.95
9952 - Street Expenses	0.00	5,000.00	0.00	5,000.00	27,600.00	27,600.00
Total Reserve Expenses	583.84	6,237.00	1,858.17	9,947.00	42,439.00	40,580.83
Total Reserves Expense	583.84	6,237.00	1,858.17	9,947.00	42,863.00	41,004.83
Total Reserves Income / (Loss)	4,927.06	(762.00)	20,068.95	11,951.00	22,830.00	2,761.05
Total Association Net Income / (Loss)	6,173.49	(101.00)	16,755.33	11,491.00	22,830.00	6,074.67