



Don Lammers
Supervising Community Association Manager

Balance Sheet Report

Claridge Pointe

As of May 31, 2019

	Operating	Reserves	Others	Total
<u>Assets</u>				
Operating Funds				
1000 - MOB OPER#1877	12,291.72	0.00	0.00	12,291.72
1650 - Due To/From Reserves	2,500.00	0.00	0.00	2,500.00
Total Operating Funds	14,791.72	0.00	0.00	14,791.72
Reserve Funds				
1325 - MOB RSRV#5392	0.00	336,053.10	0.00	336,053.10
1651 - Due To/From Operating	0.00	(2,500.00)	0.00	(2,500.00)
Total Reserve Funds	0.00	333,553.10	0.00	333,553.10
Accounts Receivable				
1500 - Residential Assessments Receivable	5,573.00	0.00	0.00	5,573.00
Total Accounts Receivable	5,573.00	0.00	0.00	5,573.00
Prepaid Expenses				
1600 - Prepaid Insurance	3,517.50	0.00	0.00	3,517.50
1640 - Other Prepaid Expenses	0.00	1,258.74	0.00	1,258.74
Total Prepaid Expenses	3,517.50	1,258.74	0.00	4,776.24
Total Assets	23,882.22	334,811.84	0.00	358,694.06
<u>Liabilities</u>				
Accrued Expenses				
2395 - Other Accrued Expenses	2,537.91	0.00	0.00	2,537.91
Total Accrued Expenses	2,537.91	0.00	0.00	2,537.91
Prepaid Assessments				
2550 - Prepaid Assessments	11,194.13	0.00	0.00	11,194.13
Total Prepaid Assessments	11,194.13	0.00	0.00	11,194.13
Total Liabilities	13,732.04	0.00	0.00	13,732.04

Balance Sheet Report

Claridge Pointe

As of May 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

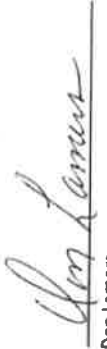
Total Capital Reserves - Prior Years

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
(3,762.46)	25,233.26	0.00	21,470.80
23,882.22	334,811.84	0.00	358,694.06


 Don Lamers
 Supervising Community Association Manager

Income Statement Report Claridge Pointe Operating

May 01, 2019 thru May 31, 2019

	Current Period		Year to Date (5 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
Assessment Income						
4000 - Residential Assessments	9,797.00	9,797.00	48,985.00	48,985.00	117,564.00	68,579.00
Total Assessment Income	9,797.00	9,797.00	48,985.00	48,985.00	117,564.00	68,579.00
User Fee Income						
4220 - Keys, Parking Tags, Gate Opener Rev	0.00	0.00	175.00	0.00	0.00	(175.00)
4265 - Account Processing Fees	150.00	0.00	450.00	0.00	0.00	(450.00)
Total User Fee Income	150.00	0.00	625.00	0.00	0.00	(625.00)
Collections Income						
4710 - Late Fees & Interest	180.00	0.00	820.00	0.00	0.00	(820.00)
Total Collections Income	180.00	0.00	820.00	0.00	0.00	(820.00)
Other Income						
4810 - Compliance Fines	50.00	0.00	50.00	0.00	0.00	(50.00)
Total Other Income	50.00	0.00	50.00	0.00	0.00	(50.00)
Investment Income						
4900 - Interest Earned - Operating Accounts	0.51	0.00	2.75	0.00	0.00	(2.75)
Total Investment Income	0.51	0.00	2.75	0.00	0.00	(2.75)
Total Operating Income	10,177.51	9,797.00	50,482.75	48,985.00	117,564.00	67,081.25
Expense						
Administrative						
5010 - Bad Debt	0.00	41.00	0.00	208.00	500.00	500.00
5045 - Dues & Subscriptions	0.00	34.00	0.00	267.00	400.00	400.00
5090 - Office Supplies	425.25	350.00	1,284.60	1,750.00	4,200.00	2,915.40
5100 - Records Storage	75.00	0.00	375.00	0.00	0.00	(375.00)
Total Administrative	500.25	425.00	1,659.60	2,225.00	5,100.00	3,440.40

Income Statement Report

Claridge Pointe

Operating

May 01, 2019 thru May 31, 2019

Expense	Current Period		Year to Date (5 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Insurance						
5400 - Insurance Premiums	351.75	386.00	1,723.94	1,929.00	4,630.00	2,906.06
Total Insurance	351.75	386.00	1,723.94	1,929.00	4,630.00	2,906.06
Utilities						
6000 - Electric/Gas Service	119.01	75.00	606.00	375.00	900.00	294.00
6025 - Water Service	170.80	200.00	683.20	600.00	2,000.00	1,316.80
6040 - Bundled Telecom Services	0.00	75.00	0.00	375.00	900.00	900.00
6050 - Telephone Service	181.79	128.00	891.68	640.00	1,536.00	644.32
Total Utilities	471.60	478.00	2,180.88	1,990.00	5,336.00	3,155.12
Landscaping						
6100 - Grounds & Landscaping - Contract	430.00	563.00	2,150.00	2,813.00	6,750.00	4,600.00
6110 - Landscape Repair & Maintenance	0.00	0.00	165.00	0.00	0.00	(165.00)
Total Landscaping	430.00	563.00	2,315.00	2,813.00	6,750.00	4,435.00
Operations						
6300 - Permits & Licenses	0.00	0.00	0.00	50.00	550.00	550.00
Total Operations	0.00	0.00	0.00	50.00	550.00	550.00
Repair & Maintenance						
6530 - Common Areas Repair & Maintenance	0.00	52.00	0.00	260.00	625.00	625.00
6595 - Gate & Monument Repair & Maintenance	0.00	52.00	764.29	260.00	625.00	(139.29)
6600 - General Repair & Maintenance	186.00	52.00	529.00	260.00	625.00	96.00
6750 - Snow Removal & Supplies	2,022.50	0.00	11,225.00	2,000.00	6,000.00	(5,225.00)
6795 - Other Supplies/Repair & Maintenance	0.00	41.00	0.00	208.00	500.00	500.00
Total Repair & Maintenance	2,208.50	197.00	12,518.29	2,988.00	8,375.00	(4,143.29)
Professional Services						
7000 - Audit & Tax Services	0.00	0.00	0.00	2,305.00	4,650.00	4,650.00
7020 - Legal Services	16.25	84.00	607.50	417.00	1,000.00	392.50
7025 - Legal Services - Collections	0.00	75.00	0.00	375.00	900.00	900.00

Income Statement Report

Claridge Pointe

Operating

May 01, 2019 thru May 31, 2019

Expense	Current Period		Year to Date (5 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget	Variance	
Professional Services						
7040 - Management Fees	1,273.00	1,292.00	6,365.00	6,460.00	(95.00)	9,139.00
7095 - Other Professional Services	0.00	50.00	0.00	100.00	(100.00)	156.00
Total Professional Services	1,289.25	1,501.00	6,972.50	9,657.00	(2,684.50)	15,237.50
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	9.00	0.00	42.00	(42.00)	100.00
9105 - Reserve Contribution Expense	5,375.00	5,375.00	26,875.00	26,875.00	0.00	37,625.00
Total Other Expenses	5,375.00	5,384.00	26,875.00	26,917.00	(42.00)	37,725.00
Total Operating Expense	10,626.35	8,934.00	54,245.21	48,582.00	5,663.21	63,318.79
Total Operating Income / (Loss)	(448.84)	863.00	(3,762.46)	403.00	(4,165.46)	3,762.46

Income Statement Report

Claridge Pointe

Reserves

May 01, 2019 thru May 31, 2019

	Current Period		Year to Date (5 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
Assessment Income						
4025 - Reserve Assessments	5,375.00	5,375.00	26,875.00	26,875.00	64,500.00	37,625.00
Total Assessment Income	5,375.00	5,375.00	26,875.00	26,875.00	64,500.00	37,625.00
Investment Income						
4910 - Interest Earned - Reserve Accounts	219.10	99.00	646.22	497.00	1,193.00	546.78
Total Investment Income	219.10	99.00	646.22	497.00	1,193.00	546.78
Total Reserves Income	5,594.10	5,474.00	27,521.22	27,372.00	65,693.00	38,171.78
Expense						
Administrative						
5105 - Reserve Studies	0.00	424.00	0.00	424.00	424.00	424.00
Total Administrative	0.00	424.00	0.00	424.00	424.00	424.00
Reserve Expenses						
9804 - Camera System Expenses	209.79	210.00	1,048.91	1,049.00	2,517.00	1,468.09
9826 - Common Area Expenses	0.00	237.00	0.00	1,183.00	2,838.00	2,838.00
9852 - Entry Gate	0.00	281.00	0.00	1,407.00	3,377.00	3,377.00
9886 - Landscape Expenses	220.00	0.00	1,085.00	0.00	0.00	(1,085.00)
9914 - Painting Expenses	0.00	474.00	0.00	2,371.00	5,690.00	5,690.00
9946 - Signs Expenses	0.00	35.00	154.05	174.00	417.00	262.95
9952 - Street Expenses	0.00	5,000.00	0.00	10,000.00	27,600.00	27,600.00
Total Reserve Expenses	429.79	6,237.00	2,287.96	16,184.00	42,439.00	40,151.04
Total Reserves Expense	429.79	6,661.00	2,287.96	16,608.00	42,863.00	40,575.04
Total Reserves Income / (Loss)	5,164.31	(1,187.00)	25,233.26	10,764.00	22,830.00	(2,403.26)
Total Association Net Income / (Loss)	4,715.47	(324.00)	21,470.80	11,167.00	22,830.00	1,359.20