



Don Lamers
Supervising Community Association Manager

Balance Sheet Report

Claridge Pointe

As of June 30, 2019

	Operating	Reserves	Others	Total
<u>Assets</u>				
Operating Funds				
1000 - MOB OPER#1877	11,050.95	0.00	0.00	11,050.95
1650 - Due To/From Reserves	2,500.00	0.00	0.00	2,500.00
Total Operating Funds	13,550.95	0.00	0.00	13,550.95
Reserve Funds				
1325 - MOB RSRV#5392	0.00	319,829.54	0.00	319,829.54
1651 - Due To/From Operating	0.00	(2,500.00)	0.00	(2,500.00)
Total Reserve Funds	0.00	317,329.54	0.00	317,329.54
Accounts Receivable				
1500 - Residential Assessments Receivable	4,241.00	0.00	0.00	4,241.00
Total Accounts Receivable	4,241.00	0.00	0.00	4,241.00
Prepaid Expenses				
1600 - Prepaid Insurance	3,165.75	0.00	0.00	3,165.75
1640 - Other Prepaid Expenses	0.00	1,048.95	0.00	1,048.95
Total Prepaid Expenses	3,165.75	1,048.95	0.00	4,214.70
Total Assets	20,957.70	318,378.49	0.00	339,336.19
<u>Liabilities</u>				
Accrued Expenses				
2395 - Other Accrued Expenses	1,637.25	0.00	0.00	1,637.25
Total Accrued Expenses	1,637.25	0.00	0.00	1,637.25
Prepaid Assessments				
2550 - Prepaid Assessments	9,506.13	0.00	0.00	9,506.13
Total Prepaid Assessments	9,506.13	0.00	0.00	9,506.13
Total Liabilities	11,143.38	0.00	0.00	11,143.38

Balance Sheet Report

Claridge Pointe

As of June 30, 2019

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<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)	(4,098.32)	8,799.91	0.00	4,701.59
Total Liabilities and Equity	20,957.70	318,378.49	0.00	339,336.19



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Supervising Community Association Manager

Income Statement Report

Claridge Pointe

Operating

June 01, 2019 thru June 30, 2019

	Actual	Current Period Budget	Variance	Actual	Year to Date (6 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
Assessment Income								
4000 - Residential Assessments	9,797.00	9,797.00	0.00	58,782.00	58,782.00	0.00	117,564.00	58,782.00
Total Assessment Income	9,797.00	9,797.00	0.00	58,782.00	58,782.00	0.00	117,564.00	58,782.00
User Fee Income								
4220 - Keys, Parking Tags, Gate Opener Rev	0.00	0.00	0.00	175.00	0.00	175.00	0.00	(175.00)
4265 - Account Processing Fees	300.00	0.00	300.00	750.00	0.00	750.00	0.00	(750.00)
Total User Fee Income	300.00	0.00	300.00	925.00	0.00	925.00	0.00	(925.00)
Collections Income								
4710 - Late Fees & Interest	135.00	0.00	135.00	955.00	0.00	955.00	0.00	(955.00)
Total Collections Income	135.00	0.00	135.00	955.00	0.00	955.00	0.00	(955.00)
Other Income								
4810 - Compliance Fines	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
Total Other Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	0.39	0.00	0.39	3.14	0.00	3.14	0.00	(3.14)
Total Investment Income	0.39	0.00	0.39	3.14	0.00	3.14	0.00	(3.14)
Total Operating Income	10,232.39	9,797.00	435.39	60,715.14	58,782.00	1,933.14	117,564.00	56,848.86
Expense								
Administrative								
5010 - Bad Debt	0.00	42.00	(42.00)	0.00	250.00	(250.00)	500.00	500.00
5015 - Bank Charges	15.00	0.00	15.00	15.00	0.00	15.00	0.00	(15.00)
5045 - Dues & Subscriptions	0.00	33.00	(33.00)	0.00	300.00	(300.00)	400.00	400.00
5090 - Office Supplies	185.75	350.00	(164.25)	1,470.35	2,100.00	(629.65)	4,200.00	2,729.65
5100 - Records Storage	120.00	0.00	120.00	495.00	0.00	495.00	0.00	(495.00)
Total Administrative	320.75	425.00	(104.25)	1,980.35	2,650.00	(669.65)	5,100.00	3,119.65

Income Statement Report

Claridge Pointe

Operating

June 01, 2019 thru June 30, 2019

	Actual	Current Period Budget	Variance	Actual	Year to Date (6 months) Budget	Variance	Annual Budget	Budget Remaining
Expense								
Insurance								
5400 - Insurance Premiums	351.75	386.00	(34.25)	2,075.69	2,315.00	(239.31)	4,630.00	2,554.31
Total Insurance	351.75	386.00	(34.25)	2,075.69	2,315.00	(239.31)	4,630.00	2,554.31
Utilities								
6000 - Electric/Gas Service	117.10	75.00	42.10	723.10	450.00	273.10	900.00	176.90
6025 - Water Service	170.80	400.00	(229.20)	854.00	1,000.00	(146.00)	2,000.00	1,146.00
6040 - Bundled Telecom Services	0.00	75.00	(75.00)	0.00	450.00	(450.00)	900.00	900.00
6050 - Telephone Service	181.85	128.00	53.85	1,073.53	768.00	305.53	1,536.00	462.47
Total Utilities	469.75	678.00	(208.25)	2,650.63	2,668.00	(17.37)	5,336.00	2,685.37
Landscaping								
6100 - Grounds & Landscaping - Contract	337.00	562.00	(225.00)	2,487.00	3,375.00	(888.00)	6,750.00	4,263.00
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	165.00	0.00	165.00	0.00	(165.00)
Total Landscaping	337.00	562.00	(225.00)	2,652.00	3,375.00	(723.00)	6,750.00	4,098.00
Operations								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	50.00	(50.00)	550.00	550.00
Total Operations	0.00	0.00	0.00	0.00	50.00	(50.00)	550.00	550.00
Repair & Maintenance								
6530 - Common Areas Repair & Maintenance	0.00	53.00	(53.00)	0.00	313.00	(313.00)	625.00	625.00
6595 - Gate & Monument Repair & Maintenance	1,193.00	53.00	1,140.00	1,957.29	313.00	1,644.29	625.00	(1,332.29)
6600 - General Repair & Maintenance	0.00	53.00	(53.00)	529.00	313.00	216.00	625.00	96.00
6750 - Snow Removal & Supplies	0.00	0.00	0.00	11,225.00	2,000.00	9,225.00	6,000.00	(5,225.00)
6795 - Other Supplies/Repair & Maintenance	0.00	42.00	(42.00)	0.00	250.00	(250.00)	500.00	500.00
Total Repair & Maintenance	1,193.00	201.00	992.00	13,711.29	3,189.00	10,522.29	8,375.00	(5,336.29)
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	2,305.00	(2,305.00)	4,650.00	4,650.00
7020 - Legal Services	0.00	83.00	(83.00)	607.50	500.00	107.50	1,000.00	392.50
7025 - Legal Services - Collections	0.00	75.00	(75.00)	0.00	450.00	(450.00)	900.00	900.00

Income Statement Report

Claridge Pointe

Operating

June 01, 2019 thru June 30, 2019

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Professional Services								
7040 - Management Fees	1,273.00	1,292.00	(19.00)	7,638.00	7,752.00	(114.00)	15,504.00	7,866.00
7095 - Other Professional Services	1,248.00	17.00	1,231.00	1,248.00	117.00	1,131.00	156.00	(1,092.00)
Total Professional Services	2,521.00	1,467.00	1,054.00	9,493.50	11,124.00	(1,630.50)	22,210.00	12,716.50
Taxes								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	13.00	(13.00)	13.00	13.00
Total Taxes	0.00	0.00	0.00	0.00	13.00	(13.00)	13.00	13.00
Other Expenses								
9100 - Other Expenses	0.00	8.00	(8.00)	0.00	50.00	(50.00)	100.00	100.00
9105 - Reserve Contribution Expense	5,375.00	5,375.00	0.00	32,250.00	32,250.00	0.00	64,500.00	32,250.00
Total Other Expenses	5,375.00	5,383.00	(8.00)	32,250.00	32,300.00	(50.00)	64,600.00	32,350.00
Total Operating Expense	10,568.25	9,102.00	1,466.25	64,813.46	57,684.00	7,129.46	117,564.00	52,750.54
Total Operating Income / (Loss)	(335.86)	695.00	(1,030.86)	(4,098.32)	1,098.00	(5,196.32)	0.00	4,098.32

Income Statement Report

Claridge Pointe

Reserves

June 01, 2019 thru June 30, 2019

	Actual	Current Period Budget	Variance	Actual	Year to Date (6 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4025 - Reserve Assessments	5,375.00	5,375.00	0.00	32,250.00	32,250.00	0.00	64,500.00	32,250.00
Total Assessment Income	5,375.00	5,375.00	0.00	32,250.00	32,250.00	0.00	64,500.00	32,250.00
Investment Income								
4910 - Interest Earned - Reserve Accounts	140.06	100.00	40.06	786.28	597.00	189.28	1,193.00	406.72
Total Investment Income	140.06	100.00	40.06	786.28	597.00	189.28	1,193.00	406.72
Total Reserves Income	5,515.06	5,475.00	40.06	33,036.28	32,847.00	189.28	65,693.00	32,656.72
<u>Expense</u>								
Administrative								
5105 - Reserve Studies	0.00	0.00	0.00	0.00	424.00	(424.00)	424.00	424.00
Total Administrative	0.00	0.00	0.00	0.00	424.00	(424.00)	424.00	424.00
Reserve Expenses								
9804 - Camera System Expenses	209.79	210.00	(0.21)	1,258.70	1,259.00	(0.30)	2,517.00	1,258.30
9826 - Common Area Expenses	0.00	236.00	(236.00)	0.00	1,419.00	(1,419.00)	2,838.00	2,838.00
9852 - Entry Gate	0.00	282.00	(282.00)	0.00	1,689.00	(1,689.00)	3,377.00	3,377.00
9886 - Landscape Expenses	220.00	0.00	220.00	1,305.00	0.00	1,305.00	0.00	(1,305.00)
9914 - Painting Expenses	0.00	474.00	(474.00)	0.00	2,845.00	(2,845.00)	5,690.00	5,690.00
9946 - Signs Expenses	0.00	35.00	(35.00)	154.05	209.00	(54.95)	417.00	262.95
9952 - Street Expenses	21,518.62	5,000.00	16,518.62	21,518.62	15,000.00	6,518.62	27,600.00	6,081.38
Total Reserve Expenses	21,948.41	6,237.00	15,711.41	24,236.37	22,421.00	1,815.37	42,439.00	18,202.63
Total Reserves Expense	21,948.41	6,237.00	15,711.41	24,236.37	22,845.00	1,391.37	42,863.00	18,626.63
Total Reserves Income / (Loss)	(16,433.35)	(762.00)	(15,671.35)	8,799.91	10,002.00	(1,202.09)	22,830.00	14,030.09
Total Association Net Income / (Loss)	(16,769.21)	(67.00)	(16,702.21)	4,701.59	11,100.00	(6,398.41)	22,830.00	18,128.41