



Don Lamers

Supervising Community Association Manager

Balance Sheet Report**Claridge Pointe**

As of July 31, 2019

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Assets</u>				
Operating Funds				
1000 - MOB OPER#1877	11,174.78	0.00	0.00	11,174.78
1650 - Due To/From Reserves	2,500.00	0.00	0.00	2,500.00
Total Operating Funds	13,674.78	0.00	0.00	13,674.78
Reserve Funds				
1325 - MOB RSRV#5392	0.00	310,957.82	0.00	310,957.82
1651 - Due To/From Operating	0.00	(2,500.00)	0.00	(2,500.00)
Total Reserve Funds	0.00	308,457.82	0.00	308,457.82
Accounts Receivable				
1500 - Residential Assessments Receivable	5,135.00	0.00	0.00	5,135.00
Total Accounts Receivable	5,135.00	0.00	0.00	5,135.00
Prepaid Expenses				
1600 - Prepaid Insurance	2,814.00	0.00	0.00	2,814.00
1640 - Other Prepaid Expenses	0.00	839.16	0.00	839.16
Total Prepaid Expenses	2,814.00	839.16	0.00	3,653.16
Total Assets	21,623.78	309,296.98	0.00	330,920.76
<u>Liabilities</u>				
Accounts Payable				
2025 - Account Processing Fees Payable	200.00	0.00	0.00	200.00
2050 - Resident Refunds	150.00	0.00	0.00	150.00
Total Accounts Payable	350.00	0.00	0.00	350.00
Accrued Expenses				
2395 - Other Accrued Expenses	258.28	0.00	0.00	258.28
Total Accrued Expenses	258.28	0.00	0.00	258.28

Balance Sheet Report

Claridge Pointe

As of July 31, 2019

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Liabilities</u>				
Prepaid Assessments				
2550 - Prepaid Assessments	10,174.13	0.00	0.00	10,174.13
Total Prepaid Assessments	10,174.13	0.00	0.00	10,174.13
Total Liabilities	10,782.41	0.00	0.00	10,782.41
<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)	 (3,071.27)	 (281.60)	 0.00	 (3,352.87)
Total Liabilities and Equity	21,623.78	309,296.98	0.00	330,920.76


 Don Lamers
 Supervising Community Association Manager

Income Statement Report

Claridge Pointe

Operating

July 01, 2019 thru July 31, 2019

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
Assessment Income								
4000 - Residential Assessments	9,797.00	9,797.00	0.00	68,579.00	68,579.00	0.00	117,564.00	48,985.00
Total Assessment Income	9,797.00	9,797.00	0.00	68,579.00	68,579.00	0.00	117,564.00	48,985.00
User Fee Income								
4220 - Keys, Parking Tags, Gate Opener Rev	35.00	0.00	35.00	210.00	0.00	210.00	0.00	(210.00)
4265 - Account Processing Fees	150.00	0.00	150.00	900.00	0.00	900.00	0.00	(900.00)
Total User Fee Income	185.00	0.00	185.00	1,110.00	0.00	1,110.00	0.00	(1,110.00)
Collections Income								
4710 - Late Fees & Interest	150.00	0.00	150.00	1,105.00	0.00	1,105.00	0.00	(1,105.00)
Total Collections Income	150.00	0.00	150.00	1,105.00	0.00	1,105.00	0.00	(1,105.00)
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	0.46	0.00	0.46	3.60	0.00	3.60	0.00	(3.60)
Total Investment Income	0.46	0.00	0.46	3.60	0.00	3.60	0.00	(3.60)
Total Operating Income	10,132.46	9,797.00	335.46	70,847.60	68,579.00	2,268.60	117,564.00	46,716.40
Expense								
Administrative								
5010 - Bad Debt	0.00	42.00	(42.00)	0.00	292.00	(292.00)	500.00	500.00
5015 - Bank Charges	0.00	0.00	0.00	15.00	0.00	15.00	0.00	(15.00)
5045 - Dues & Subscriptions	0.00	33.00	(33.00)	0.00	333.00	(333.00)	400.00	400.00
5090 - Office Supplies	377.85	350.00	27.85	1,848.20	2,450.00	(601.80)	4,200.00	2,351.80
5100 - Records Storage	120.00	0.00	120.00	615.00	0.00	615.00	0.00	(615.00)
Total Administrative	497.85	425.00	72.85	2,478.20	3,075.00	(596.80)	5,100.00	2,621.80

Income Statement Report

Claridge Pointe

Operating

July 01, 2019 thru July 31, 2019

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
Expense								
Insurance								
5400 - Insurance Premiums	351.75	386.00	(34.25)	2,427.44	2,701.00	(273.56)	4,630.00	2,202.56
Total Insurance	351.75	386.00	(34.25)	2,427.44	2,701.00	(273.56)	4,630.00	2,202.56
Utilities								
6000 - Electric/Gas Service	121.08	75.00	46.08	844.18	525.00	319.18	900.00	55.82
6025 - Water Service	341.60	300.00	41.60	1,195.60	1,300.00	(104.40)	2,000.00	804.40
6040 - Bundled Telecom Services	0.00	75.00	(75.00)	0.00	525.00	(525.00)	900.00	900.00
6050 - Telephone Service	182.63	128.00	54.63	1,256.16	896.00	360.16	1,536.00	279.84
Total Utilities	645.31	578.00	67.31	3,295.94	3,246.00	49.94	5,336.00	2,040.06
Landscaping								
6100 - Grounds & Landscaping - Contract	430.00	563.00	(133.00)	2,917.00	3,938.00	(1,021.00)	6,750.00	3,833.00
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	165.00	0.00	165.00	0.00	(165.00)
Total Landscaping	430.00	563.00	(133.00)	3,082.00	3,938.00	(856.00)	6,750.00	3,668.00
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	52.00	(52.00)	0.00	365.00	(365.00)	625.00	625.00
6595 - Gate & Monument Repair & Maintenance	0.00	52.00	(52.00)	1,957.29	365.00	1,592.29	625.00	(1,332.29)
6600 - General Repair & Maintenance	352.50	52.00	300.50	881.50	365.00	516.50	625.00	(256.50)
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	292.00	(292.00)	500.00	500.00
Total Repair & Maintenance	352.50	198.00	154.50	14,063.79	3,387.00	10,676.79	8,375.00	(5,688.79)
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	130.00	83.00	47.00	737.50	583.00	154.50	1,000.00	262.50
7025 - Legal Services - Collections	0.00	75.00	(75.00)	0.00	525.00	(525.00)	900.00	900.00

Income Statement Report

Claridge Pointe

Operating

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7040 - Management Fees	1,323.00	1,292.00	31.00	8,961.00	9,044.00	(83.00)	15,504.00	6,543.00
7095 - Other Professional Services	0.00	13.00	(13.00)	1,248.00	130.00	1,118.00	156.00	(1,092.00)
Total Professional Services	1,453.00	1,463.00	(10.00)	10,946.50	12,587.00	(1,640.50)	22,210.00	11,263.50
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	58.00	(58.00)	100.00	100.00
9105 - Reserve Contribution Expense	5,375.00	5,375.00	0.00	37,625.00	37,625.00	0.00	64,500.00	26,875.00
Total Other Expenses	5,375.00	5,383.00	(8.00)	37,625.00	37,683.00	(58.00)	64,600.00	26,975.00
Total Operating Expense	9,105.41	8,996.00	109.41	73,918.87	66,680.00	7,238.87	117,564.00	43,645.13
Total Operating Income / (Loss)	1,027.05	801.00	226.05	(3,071.27)	1,899.00	(4,970.27)	0.00	3,071.27

Income Statement Report

Claridge Pointe

Reserves

July 01, 2019 thru July 31, 2019

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
Assessment Income								
4025 - Reserve Assessments	5,375.00	5,375.00	0.00	37,625.00	37,625.00	0.00	64,500.00	26,875.00
Total Assessment Income	5,375.00	5,375.00	0.00	37,625.00	37,625.00	0.00	64,500.00	26,875.00
Investment Income								
4910 - Interest Earned - Reserve Accounts	137.28	99.00	38.28	923.56	696.00	227.56	1,193.00	269.44
Total Investment Income	137.28	99.00	38.28	923.56	696.00	227.56	1,193.00	269.44
Total Reserves Income	5,512.28	5,474.00	38.28	38,548.56	38,321.00	227.56	65,693.00	27,144.44
Expense								
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	209.00	0.79	1,468.49	1,468.00	0.49	2,517.00	1,048.51
9826 - Common Area Expenses	14,164.00	237.00	13,927.00	14,164.00	1,656.00	12,508.00	2,838.00	(11,326.00)
9852 - Entry Gate	0.00	281.00	(281.00)	0.00	1,970.00	(1,970.00)	3,377.00	3,377.00
9886 - Landscape Expenses	220.00	0.00	220.00	1,525.00	0.00	1,525.00	0.00	(1,525.00)
9914 - Painting Expenses	0.00	474.00	(474.00)	0.00	3,319.00	(3,319.00)	5,690.00	5,690.00
9946 - Signs Expenses	0.00	34.00	(34.00)	154.05	243.00	(88.95)	417.00	262.95
9952 - Street Expenses	0.00	5,000.00	(5,000.00)	21,518.62	20,000.00	1,518.62	27,600.00	6,081.38
Total Reserve Expenses	14,593.79	6,235.00	8,358.79	38,830.16	28,656.00	10,174.16	42,439.00	3,608.84
Total Reserves Expense	14,593.79	6,235.00	8,358.79	38,830.16	29,080.00	9,750.16	42,863.00	4,032.84
Total Reserves Income / (Loss)	(9,081.51)	(761.00)	(8,320.51)	(281.60)	9,241.00	(9,522.60)	22,830.00	23,111.60
Total Association Net Income / (Loss)	(8,054.46)	40.00	(8,094.46)	(3,352.87)	11,140.00	(14,492.87)	22,830.00	26,182.87