



Don Lamers

Supervising Community Association Manager

Balance Sheet Report**Claridge Pointe**

As of July 31, 2018

	Operating	Reserves	Others	Total
Assets				
Operating Funds				
1000 - MOB OPER#1877	12,974.95	0.00	0.00	12,974.95
1650 - Due To/From Reserves	2,500.00	0.00	0.00	2,500.00
Total Operating Funds	15,474.95	0.00	0.00	15,474.95
Reserve Funds				
1310 - Seacoast Commerce #9287	0.00	206,298.50	0.00	206,298.50
1325 - MOB RSRV#5392	0.00	83,664.53	0.00	83,664.53
1651 - Due To/From Operating	0.00	(2,500.00)	0.00	(2,500.00)
Total Reserve Funds	0.00	287,463.03	0.00	287,463.03
Accounts Receivable				
1500 - Residential Assessments Receivable	4,730.00	0.00	0.00	4,730.00
Total Accounts Receivable	4,730.00	0.00	0.00	4,730.00
Prepaid Expenses				
1600 - Prepaid Insurance	2,793.29	0.00	0.00	2,793.29
Total Prepaid Expenses	2,793.29	0.00	0.00	2,793.29
Other Current Assets				
1799 - Clearing Account	184.00	0.00	0.00	184.00
Total Other Current Assets	184.00	0.00	0.00	184.00
Total Assets	23,182.24	287,463.03	0.00	310,645.27
Liabilities				
Accrued Expenses				
2395 - Other Accrued Expenses	10,172.87	0.00	0.00	10,172.87
Total Accrued Expenses	10,172.87	0.00	0.00	10,172.87

Balance Sheet Report

Claridge Pointe

As of July 31, 2018

	Operating	Reserves	Others	Total
<u>Liabilities</u>				
<u>Prepaid Assessments</u>				
2550 - Prepaid Assessments	8,912.13	0.00	0.00	8,912.13
Total Prepaid Assessments	8,912.13	0.00	0.00	8,912.13
Total Liabilities	19,085.00	0.00	0.00	19,085.00
<u>Owners' Equity</u>				
Owners Equity - Prior Years				
3000 - Owners Equity - Prior Years	11,205.91	266,187.91	0.00	277,393.82
Total Owners Equity - Prior Years	11,205.91	266,187.91	0.00	277,393.82
Total Owners' Equity	11,205.91	266,187.91	0.00	277,393.82
Net Income / (Loss)	(7,108.67)	21,275.12	0.00	14,166.45
Total Liabilities and Equity	23,182.24	287,463.03	0.00	310,645.27


Don Lamers
Supervising Community Association Manager

Income Statement Report Claridge Pointe Operating

July 01, 2018 thru July 31, 2018

	Current Period				Year to Date (7 months)		
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Income</u>							
<u>Assessment Income</u>							
4000 - Residential Assessments	9,292.00	9,292.00	0.00	65,044.00	65,044.00	0.00	
Total Assessment Income	9,292.00	9,292.00	0.00	65,044.00	65,044.00	0.00	
<u>User Fee Income</u>							
4220 - Keys, Parking Tags, Gate Opener Rev	0.00	0.00	0.00	210.00	0.00	210.00	(210.00)
4265 - Account Processing Fees	150.00	0.00	150.00	450.00	0.00	450.00	(450.00)
Total User Fee Income	150.00	0.00	150.00	660.00	0.00	660.00	(660.00)
<u>Collections Income</u>							
4710 - Late Fees & Interest	(220.00)	0.00	(220.00)	1,670.00	0.00	1,670.00	(1,670.00)
Total Collections Income	(220.00)	0.00	(220.00)	1,670.00	0.00	1,670.00	(1,670.00)
<u>Investment Income</u>							
4900 - Interest Earned - Operating Accounts	0.45	0.00	0.45	4.44	0.00	4.44	(4.44)
Total Investment Income	0.45	0.00	0.45	4.44	0.00	4.44	(4.44)
Total Operating Income	9,222.45	9,292.00	(69.55)	67,378.44	65,044.00	2,334.44	44,125.56
<u>Expense</u>							
<u>Administrative</u>							
5010 - Bad Debt	0.00	42.00	(42.00)	0.00	292.00	(292.00)	500.00
5015 - Bank Charges	0.00	0.00	0.00	10.00	0.00	10.00	(10.00)
5045 - Dues & Subscriptions	0.00	43.00	(43.00)	0.00	306.00	(306.00)	525.00
5090 - Office Supplies	445.09	517.00	(71.91)	1,727.10	3,617.00	(1,889.90)	4,472.90
5100 - Records Storage	150.00	0.00	150.00	665.00	0.00	665.00	(665.00)
Total Administrative Insurance	595.09	602.00	(6.91)	2,402.10	4,215.00	(1,812.90)	4,822.90
5400 - Insurance Premiums	310.37	386.00	(75.63)	1,772.51	2,701.00	(928.49)	2,857.49
Total Insurance	310.37	386.00	(75.63)	1,772.51	2,701.00	(928.49)	2,857.49

Income Statement Report

Claridge Pointe Operating

July 01, 2018 thru July 31, 2018

	Current Period		Year to Date (7 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Expense						
Utilities						
6000 - Electric/Gas Service	122.46	125.00	777.09	875.00	1,500.00	722.91
6025 - Water Service	165.00	165.00	1,168.95	1,157.00	1,983.00	814.05
6040 - Bundled Telecom Services	0.00	138.00	0.00	963.00	1,650.00	1,650.00
6050 - Telephone Service	186.52	103.00	1,007.53	718.00	1,230.00	222.47
6055 - Internet Service	0.00	0.00	112.47	0.00	0.00	(112.47)
Total Utilities	473.98	531.00	3,066.04	3,713.00	6,363.00	3,296.96
Landscaping						
6100 - Grounds & Landscaping - Contract	542.00	563.00	3,794.00	3,938.00	6,750.00	2,956.00
Total Landscaping	542.00	563.00	3,794.00	3,938.00	6,750.00	2,956.00
Operations						
6300 - Permits & Licenses	0.00	60.00	474.06	425.00	729.25	255.19
Total Operations	0.00	60.00	474.06	425.00	729.25	255.19
Repair & Maintenance						
6530 - Common Areas Repair & Maintenance	0.00	52.00	2,120.00	365.00	625.00	(1,495.00)
6595 - Gate & Monument Repair & Maintenance	612.78	52.00	2,522.41	365.00	625.00	(1,897.41)
6600 - General Repair & Maintenance	0.00	52.00	1,150.99	365.00	625.00	(525.99)
6750 - Snow Removal & Supplies	0.00	500.00	5,522.50	3,500.00	6,000.00	477.50
6795 - Other Supplies/Repair & Maintenance	0.00	42.00	1,202.00	292.00	500.00	(702.00)
Total Repair & Maintenance	612.78	698.00	12,517.90	4,887.00	8,375.00	(4,142.90)
Professional Services						
7000 - Audit & Tax Services	8,800.00	388.00	9,050.00	2,713.00	4,650.00	(4,400.00)
7020 - Legal Services	0.00	83.00	383.50	583.00	1,000.00	616.50
7025 - Legal Services - Collections	0.00	75.00	0.00	525.00	900.00	900.00
7040 - Management Fees	1,236.00	1,258.00	8,652.00	8,808.00	15,100.00	6,448.00
7095 - Other Professional Services	0.00	13.00	0.00	88.00	150.00	150.00
Total Professional Services	10,036.00	1,817.00	18,085.50	12,717.00	21,800.00	3,714.50

Income Statement Report

Claridge Pointe

Operating

July 01, 2018 thru July 31, 2018

Expense	Current Period		Year to Date (7 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Taxes						
9015 - Property/Real Estate Tax	0.00	1.00	0.00	8.00	13.00	13.00
Total Taxes	0.00	1.00	0.00	8.00	13.00	13.00
Other Expenses						
9100 - Other Expenses	0.00	10.00	0.00	67.00	114.75	114.75
9105 - Reserve Contribution Expense	4,625.00	4,625.00	32,375.00	32,375.00	55,500.00	23,125.00
Total Other Expenses	4,625.00	4,635.00	32,375.00	32,442.00	55,614.75	23,239.75
Total Operating Expense	17,195.22	9,293.00	74,487.11	65,046.00	111,500.00	37,012.89
Total Operating Income / (Loss)	(7,972.77)	(1.00)	(7,108.67)	(2.00)	4.00	7,112.67

Income Statement Report Claridge Pointe

Reserves

July 01, 2018 thru July 31, 2018

	Current Period		Year to Date (7 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Variance		
Income						
Assessment Income						
4025 - Reserve Assessments	4,625.00	0.00	32,375.00	32,375.00	0.00	(32,375.00)
Total Assessment Income	4,625.00	0.00	32,375.00	32,375.00	0.00	(32,375.00)
Investment Income						
4905 - Reserve Contribution Income	0.00	4,705.00	0.00	(4,705.00)	56,471.00	56,471.00
4910 - Interest Earned - Reserve Accounts	43.70	0.00	257.66	43.70	0.00	(257.66)
Total Investment Income	43.70	4,705.00	257.66	(4,661.30)	56,471.00	56,213.34
Total Reserves Income	4,668.70	4,705.00	32,632.66	(36.30)	56,471.00	23,838.34
Expense						
Administrative						
5105 - Reserve Studies	0.00	34.00	0.00	(34.00)	412.00	412.00
Total Administrative	0.00	34.00	0.00	(34.00)	412.00	412.00
Reserve Expenses						
9804 - Camera System Expenses	0.00	351.00	0.00	(351.00)	4,223.00	4,223.00
9806 - Alarm System Expenses	0.00	0.00	2,517.44	0.00	0.00	(2,517.44)
9826 - Common Area Expenses	0.00	11,251.00	0.00	(11,251.00)	135,012.00	135,012.00
9852 - Entry Gate	990.10	0.00	3,390.10	990.10	0.00	(3,390.10)
9914 - Painting Expenses	0.00	166.00	0.00	(166.00)	2,003.00	2,003.00
9916 - Paved Surfaces Expenses	0.00	3,331.00	2,500.00	(3,331.00)	39,972.00	37,472.00
9946 - Signs Expenses	0.00	405.00	0.00	(405.00)	4,860.00	4,860.00

Income Statement Report

Claridge Pointe

Reserves

July 01, 2018 thru July 31, 2018

<u>Expense</u>	Current Period		Year to Date (7 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Reserve Expenses						
9952 - Street Expenses	0.00	0.00	2,950.00	0.00	0.00	(2,950.00)
Total Reserve Expenses	990.10	15,504.00	11,357.54	108,540.00	186,070.00	174,712.46
Total Reserves Expense	990.10	15,538.00	11,357.54	108,780.00	186,482.00	175,124.46
Total Reserves Income / (Loss)	3,678.60	(10,833.00)	21,275.12	(75,839.00)	(130,011.00)	(151,286.12)
Total Association Net Income / (Loss)	(4,294.17)	(10,834.00)	14,166.45	(75,841.00)	(130,007.00)	(144,173.45)



Don Lamers

Supervising Community Association Manager

Income and Expense Trend Report

Claridge Pointe

Operating

As of July 31, 2018

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Assessment Income														
4000 - Residential Assessments	9,292	9,292	9,292	9,292	9,292	9,292	9,292						65,044	111,504
Total Assessment Income	9,292	9,292	9,292	9,292	9,292	9,292	9,292	0	0	0	0	0	65,044	111,504
User Fee Income														
4220 - Keys, Parking Tags, Gate Opener R	70	35	0	0	0	105	0						210	0
4265 - Account Processing Fees	0	0	0	0	300	0	150						450	0
Total User Fee Income	70	35	0	0	300	105	150	0	0	0	0	0	660	0
Collections Income														
4710 - Late Fees & Interest	390	390	300	330	420	60	(220)						1,670	0
Total Collections Income	390	390	300	330	420	60	(220)	0	0	0	0	0	1,670	0
Investment Income														
4900 - Interest Earned - Operating Account	1	1	1	1	0	0	0						4	0
Total Investment Income	1	1	1	1	0	0	0	0	0	0	0	0	4	0
Total Income	9,753	9,718	9,593	9,623	10,012	9,457	9,222	0	0	0	0	0	67,378	111,504
Administrative														
5010 - Bad Debt	0	0	0	0	0	0	0						0	500
5015 - Bank Charges	0	0	10	0	0	0	0						10	0
5045 - Dues & Subscriptions	0	0	0	0	0	0	0						0	525
5090 - Office Supplies	55	149	268	274	369	167	445						1,727	6,200
5100 - Records Storage	0	150	75	145	75	70	150						665	0
Total Administrative	55	299	353	419	444	237	595	0	0	0	0	0	2,402	7,225
Insurance														
5400 - Insurance Premiums	358	242	242	2,397	(2,087)	310	310						1,773	4,630
Total Insurance	358	242	242	2,397	(2,087)	310	310	0	0	0	0	0	1,773	4,630
Utilities														
6000 - Electric/Gas Service	136	127	120	120	34	119	122						777	1,500
6025 - Water Service	166	166	166	166	170	171	165						1,169	1,983
6040 - Bundled Telecom Services	0	0	0	0	0	0	0						0	1,650