

Alicia Fadrowsky
Alicia Fadrowsky, CMCA, AMS
Community Manager

Balance Sheet Report Claridge Pointe As of August 31, 2020

	Operating	Reserves	Others	Total
<u>Assets</u>				
Operating Funds				
1000 - MOB OPER#1877	21,589.83	0.00	0.00	21,589.83
1650 - Due To/From Reserves	2,500.00	0.00	0.00	2,500.00
Total Operating Funds	24,089.83	0.00	0.00	24,089.83
Reserve Funds				
1325 - MOB RSRV#5392	0.00	202,736.83	0.00	202,736.83
1354 - MOB CDARS 12M #9584 1.73% 12/24/20	0.00	100,000.00	0.00	100,000.00
1651 - Due To/From Operating	0.00	(2,500.00)	0.00	(2,500.00)
Total Reserve Funds	0.00	300,236.83	0.00	300,236.83
Accounts Receivable				
1500 - Residential Assessments Receivable	6,143.80	0.00	0.00	6,143.80
1510 - Fines Receivable	528.00	0.00	0.00	528.00
1530 - Allowance for Doubtful accounts	(83.00)	0.00	0.00	(83.00)
Total Accounts Receivable	6,588.80	0.00	0.00	6,588.80
Prepaid Expenses				
1600 - Prepaid Insurance	1,935.00	0.00	0.00	1,935.00
Total Prepaid Expenses	1,935.00	0.00	0.00	1,935.00
Other Current Assets				
1730 - Accrued Interest Receivable	0.00	925.03	0.00	925.03
Total Other Current Assets	0.00	925.03	0.00	925.03
Total Assets	32,613.63	301,161.86	0.00	333,775.49
<u>Liabilities</u>				
Accounts Payable				
2050 - Resident Refunds	90.00	0.00	0.00	90.00
Total Accounts Payable	90.00	0.00	0.00	90.00

Balance Sheet Report

Claridge Pointe

As of August 31, 2020

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Liabilities</u>				
Accrued Expenses				
2395 - Other Accrued Expenses	6,263.34	0.00	0.00	6,263.34
Total Accrued Expenses	6,263.34	0.00	0.00	6,263.34
Prepaid Assessments				
2550 - Prepaid Assessments	8,921.13	0.00	0.00	8,921.13
Total Prepaid Assessments	8,921.13	0.00	0.00	8,921.13
Total Liabilities	15,274.47	0.00	0.00	15,274.47
<u>Owners' Equity</u>				
Owners Equity - Prior Years				
3000 - Owners Equity - Prior Years	9,599.47	0.00	0.00	9,599.47
Total Owners Equity - Prior Years	9,599.47	0.00	0.00	9,599.47
Capital Reserves - Prior Years				
3268 - General Reserve - Prior Yrs	0.00	254,037.08	0.00	254,037.08
Total Capital Reserves - Prior Years	0.00	254,037.08	0.00	254,037.08
Total Owners' Equity	9,599.47	254,037.08	0.00	263,636.55
 Net Income / (Loss)	 7,739.69	 47,124.78	 0.00	 54,864.47
Total Liabilities and Equity	32,613.63	301,161.86	0.00	333,775.49

Alicia Fadrowsky
Alicia Fadrowsky, CMCA, AMS
Community Manager

Income Statement Report Claridge Pointe Operating

August 01, 2020 thru August 31, 2020

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	10,504.00	10,504.00	0.00	84,032.00	84,032.00	0.00	126,048.00	42,016.00
Total Assessment Income	10,504.00	10,504.00	0.00	84,032.00	84,032.00	0.00	126,048.00	42,016.00
User Fee Income								
4220 - Keys, Parking Tags, Gate Opener Rev	0.00	9.00	(9.00)	35.00	67.00	(32.00)	100.00	65.00
4266 - Transfer Processing Fee	150.00	0.00	150.00	1,050.00	0.00	1,050.00	0.00	(1,050.00)
Total User Fee Income	150.00	9.00	141.00	1,085.00	67.00	1,018.00	100.00	(985.00)
Collections Income								
4700 - Collection Fees	0.00	0.00	0.00	251.80	0.00	251.80	0.00	(251.80)
4710 - Late Fees & Interest	274.00	9.00	265.00	998.00	67.00	931.00	100.00	(898.00)
Total Collections Income	274.00	9.00	265.00	1,249.80	67.00	1,182.80	100.00	(1,149.80)
Other Income								
4810 - Compliance Fines	0.00	9.00	(9.00)	0.00	67.00	(67.00)	100.00	100.00
4835 - Miscellaneous Income	0.00	1.00	(1.00)	0.00	7.00	(7.00)	10.00	10.00
Total Other Income	0.00	10.00	(10.00)	0.00	74.00	(74.00)	110.00	110.00
Investment Income								
4900 - Interest Earned - Operating Accounts	0.81	1.00	(0.19)	6.28	7.00	(0.72)	10.00	3.72
Total Investment Income	0.81	1.00	(0.19)	6.28	7.00	(0.72)	10.00	3.72
Total Operating Income	10,928.81	10,533.00	395.81	86,373.08	84,247.00	2,126.08	126,368.00	39,994.92
<u>Expense</u>								
Administrative								
5010 - Bad Debt	41.00	41.00	0.00	133.00	333.00	(200.00)	500.00	367.00
5025 - Collection Charges	0.00	0.00	0.00	2.00	0.00	2.00	0.00	(2.00)
5045 - Dues & Subscriptions	0.00	34.00	(34.00)	0.00	267.00	(267.00)	400.00	400.00
5090 - Office Supplies	107.21	431.00	(323.79)	1,477.70	3,453.00	(1,975.30)	5,180.00	3,702.30

Income Statement Report

Claridge Pointe

Operating

August 01, 2020 thru August 31, 2020

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Administrative								
5100 - Records Storage	128.99	80.00	48.99	1,022.93	640.00	382.93	960.00	(62.93)
Total Administrative	277.20	586.00	(308.80)	2,635.63	4,693.00	(2,057.37)	7,040.00	4,404.37
Insurance								
5400 - Insurance Premiums	322.50	0.00	322.50	2,990.25	4,950.00	(1,959.75)	4,950.00	1,959.75
Total Insurance	322.50	0.00	322.50	2,990.25	4,950.00	(1,959.75)	4,950.00	1,959.75
Utilities								
6000 - Electric/Gas Service	117.02	125.00	(7.98)	952.93	1,000.00	(47.07)	1,500.00	547.07
6025 - Water Service	239.12	171.00	68.12	1,442.22	1,367.00	75.22	2,050.00	607.78
6040 - Bundled Telecom Services	0.00	63.00	(63.00)	0.00	505.00	(505.00)	757.50	757.50
6050 - Telephone Service	205.48	134.00	71.48	1,527.66	1,067.00	460.66	1,600.00	72.34
6055 - Internet Service	0.00	12.00	(12.00)	0.00	97.00	(97.00)	145.50	145.50
Total Utilities	561.62	505.00	56.62	3,922.81	4,036.00	(113.19)	6,053.00	2,130.19
Landscaping								
6100 - Grounds & Landscaping - Contract	670.00	434.00	236.00	5,080.00	3,467.00	1,613.00	5,200.00	120.00
Total Landscaping	670.00	434.00	236.00	5,080.00	3,467.00	1,613.00	5,200.00	120.00
Operations								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	550.00	550.00
Total Operations	0.00	0.00	0.00	0.00	0.00	0.00	550.00	550.00
Repair & Maintenance								
6530 - Common Areas Repair & Maintenance	0.00	69.00	(69.00)	0.00	553.00	(553.00)	830.00	830.00
6595 - Gate & Monument Repair & Maintenance	125.00	0.00	125.00	646.01	0.00	646.01	0.00	(646.01)
6600 - General Repair & Maintenance	3,975.00	59.00	3,916.00	1,231.50	467.00	764.50	700.00	(531.50)
6750 - Snow Removal & Supplies	0.00	0.00	0.00	0.00	4,471.00	(4,471.00)	9,500.00	9,500.00
6795 - Other Supplies/Repair & Maintenance	0.00	41.00	(41.00)	42.20	333.00	(290.80)	500.00	457.80
Total Repair & Maintenance	4,100.00	169.00	3,931.00	1,919.71	5,824.00	(3,904.29)	11,530.00	9,610.29

Income Statement Report

Claridge Pointe

Operating

August 01, 2020 thru August 31, 2020

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Professional Services								
7000 - Audit & Tax Services	1,475.00	500.00	975.00	1,475.00	1,400.00	75.00	2,000.00	525.00
7020 - Legal Services	0.00	100.00	(100.00)	1,791.50	1,000.00	791.50	1,400.00	(391.50)
7025 - Legal Services - Collections	0.00	75.00	(75.00)	536.56	600.00	(63.44)	900.00	363.44
7040 - Management Fees	1,394.00	1,318.00	76.00	10,480.00	10,538.00	(58.00)	15,810.00	5,330.00
7095 - Other Professional Services	0.00	13.00	(13.00)	0.00	100.00	(100.00)	150.00	150.00
Total Professional Services	2,869.00	2,006.00	863.00	14,283.06	13,638.00	645.06	20,260.00	5,976.94
Taxes								
9000 - Federal Income Tax	0.00	0.00	0.00	125.00	0.00	125.00	0.00	(125.00)
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	25.00	(25.00)	25.00	25.00
Total Taxes	0.00	0.00	0.00	125.00	25.00	100.00	25.00	(100.00)
Other Expenses								
9100 - Other Expenses	0.00	16.00	(16.00)	636.93	133.00	503.93	200.00	(436.93)
9105 - Reserve Contribution Expense	5,880.00	5,880.00	0.00	47,040.00	47,040.00	0.00	70,560.00	23,520.00
Total Other Expenses	5,880.00	5,896.00	(16.00)	47,676.93	47,173.00	503.93	70,760.00	23,083.07
Total Operating Expense	14,680.32	9,596.00	5,084.32	78,633.39	83,806.00	(5,172.61)	126,368.00	47,734.61
Total Operating Income / (Loss)	(3,751.51)	937.00	(4,688.51)	7,739.69	441.00	7,298.69	0.00	(7,739.69)

Income Statement Report

Claridge Pointe

Reserves

August 01, 2020 thru August 31, 2020

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4025 - Reserve Assessments	5,880.00	5,880.00	0.00	47,040.00	47,040.00	0.00	70,560.00	23,520.00
Total Assessment Income	5,880.00	5,880.00	0.00	47,040.00	47,040.00	0.00	70,560.00	23,520.00
Investment Income								
4910 - Interest Earned - Reserve Accounts	72.94	106.00	(33.06)	1,304.78	847.00	457.78	1,271.00	(33.78)
Total Investment Income	72.94	106.00	(33.06)	1,304.78	847.00	457.78	1,271.00	(33.78)
Total Reserves Income	5,952.94	5,986.00	(33.06)	48,344.78	47,887.00	457.78	71,831.00	23,486.22
<u>Expense</u>								
Administrative								
5105 - Reserve Studies	0.00	36.00	(36.00)	0.00	291.00	(291.00)	437.00	437.00
Total Administrative	0.00	36.00	(36.00)	0.00	291.00	(291.00)	437.00	437.00
Reserve Expenses								
9804 - Camera System Expenses	0.00	210.00	(210.00)	0.00	1,678.00	(1,678.00)	2,517.00	2,517.00
9826 - Common Area Expenses	0.00	328.00	(328.00)	0.00	2,628.00	(2,628.00)	3,942.00	3,942.00
9852 - Entry Gate	0.00	290.00	(290.00)	0.00	2,319.00	(2,319.00)	3,478.00	3,478.00
9886 - Landscape Expenses	0.00	244.00	(244.00)	1,220.00	1,949.00	(729.00)	2,923.00	1,703.00
9914 - Painting Expenses	0.00	822.00	(822.00)	0.00	6,576.00	(6,576.00)	9,864.00	9,864.00
9946 - Signs Expenses	0.00	36.00	(36.00)	0.00	286.00	(286.00)	429.00	429.00
Total Reserve Expenses	0.00	1,930.00	(1,930.00)	1,220.00	15,436.00	(14,216.00)	23,153.00	21,933.00
Total Reserves Expense	0.00	1,966.00	(1,966.00)	1,220.00	15,727.00	(14,507.00)	23,590.00	22,370.00
Total Reserves Income / (Loss)	5,952.94	4,020.00	1,932.94	47,124.78	32,160.00	14,964.78	48,241.00	1,116.22
Total Association Net Income / (Loss)	2,201.43	4,957.00	(2,755.57)	54,864.47	32,601.00	22,263.47	48,241.00	(6,623.47)