

Balance Sheet Report
Claridge Pointe
As of September 30, 2019


Don Lamers
Supervising Community Association Manager

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Assets</u>				
Operating Funds				
1000 - MOB OPER#1877	12,109.50	0.00	0.00	12,109.50
1650 - Due To/From Reserves	2,500.00	0.00	0.00	2,500.00
Total Operating Funds	14,609.50	0.00	0.00	14,609.50
Reserve Funds				
1325 - MOB RSRV#5392	0.00	309,403.85	0.00	309,403.85
1651 - Due To/From Operating	0.00	(2,500.00)	0.00	(2,500.00)
Total Reserve Funds	0.00	306,903.85	0.00	306,903.85
Accounts Receivable				
1500 - Residential Assessments Receivable	5,398.00	0.00	0.00	5,398.00
1510 - Maintenance Fees Receivable	568.00	0.00	0.00	568.00
Total Accounts Receivable	5,966.00	0.00	0.00	5,966.00
Prepaid Expenses				
1600 - Prepaid Insurance	2,110.50	0.00	0.00	2,110.50
1640 - Other Prepaid Expenses	0.00	419.58	0.00	419.58
Total Prepaid Expenses	2,110.50	419.58	0.00	2,530.08
Total Assets	22,686.00	307,323.43	0.00	330,009.43
<u>Liabilities</u>				
Accounts Payable				
2025 - Account Processing Fees Payable	200.00	0.00	0.00	200.00
Total Accounts Payable	200.00	0.00	0.00	200.00
Accrued Expenses				
2395 - Other Accrued Expenses	3,685.92	0.00	0.00	3,685.92
Total Accrued Expenses	3,685.92	0.00	0.00	3,685.92

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As of September 30, 2019

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Liabilities</u>				
Prepaid Assessments				
2550 - Prepaid Assessments	7,856.13	0.00	0.00	7,856.13
Total Prepaid Assessments	7,856.13	0.00	0.00	7,856.13
Total Liabilities	11,742.05	0.00	0.00	11,742.05
<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)	 (2,968.69)	 (2,255.15)	 0.00	 (5,223.84)
Total Liabilities and Equity	22,686.00	307,323.43	0.00	330,009.43

Income Statement Report Claridge Pointe Operating

September 01, 2019 thru September 30, 2019


Don Lamers
Supervising Community Association Manager

	Actual	Current Period Budget	Variance	Actual	Year to Date (9 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
Assessment Income								
4000 - Residential Assessments	9,797.00	9,797.00	0.00	88,173.00	88,173.00	0.00	117,564.00	29,391.00
Total Assessment Income	9,797.00	9,797.00	0.00	88,173.00	88,173.00	0.00	117,564.00	29,391.00
User Fee Income								
4220 - Keys, Parking Tags, Gate Opener Rev	0.00	0.00	0.00	210.00	0.00	210.00	0.00	(210.00)
4265 - Account Processing Fees	150.00	0.00	150.00	1,350.00	0.00	1,350.00	0.00	(1,350.00)
Total User Fee Income	150.00	0.00	150.00	1,560.00	0.00	1,560.00	0.00	(1,560.00)
Collections Income								
4710 - Late Fees & Interest	180.00	0.00	180.00	1,525.00	0.00	1,525.00	0.00	(1,525.00)
Total Collections Income	180.00	0.00	180.00	1,525.00	0.00	1,525.00	0.00	(1,525.00)
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	0.42	0.00	0.42	4.41	0.00	4.41	0.00	(4.41)
Total Investment Income	0.42	0.00	0.42	4.41	0.00	4.41	0.00	(4.41)
Total Operating Income	10,127.42	9,797.00	330.42	91,312.41	88,173.00	3,139.41	117,564.00	26,251.59
Expense								
Administrative								
5010 - Bad Debt	0.00	42.00	(42.00)	0.00	375.00	(375.00)	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	345.00	33.00	312.00	345.00	400.00	(55.00)	400.00	55.00
5090 - Office Supplies	555.45	350.00	205.45	2,403.65	3,150.00	(746.35)	4,200.00	1,796.35
5100 - Records Storage	240.00	0.00	240.00	855.00	0.00	855.00	0.00	(855.00)
Total Administrative	1,140.45	425.00	715.45	3,618.65	3,925.00	(306.35)	5,100.00	1,481.35

Income Statement Report

Claridge Pointe

Operating

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5400 - Insurance Premiums	351.75	386.00	(34.25)	2,922.94	3,473.00	(550.06)	4,630.00	1,707.06
Total Insurance	351.75	386.00	(34.25)	2,922.94	3,473.00	(550.06)	4,630.00	1,707.06
Utilities								
6000 - Electric/Gas Service	120.30	75.00	45.30	1,084.78	675.00	409.78	900.00	(184.78)
6025 - Water Service	170.80	100.00	70.80	1,537.20	1,700.00	(162.80)	2,000.00	462.80
6040 - Bundled Telecom Services	0.00	75.00	(75.00)	0.00	675.00	(675.00)	900.00	900.00
6050 - Telephone Service	184.26	128.00	56.26	1,624.87	1,152.00	472.87	1,536.00	(88.87)
Total Utilities	475.36	378.00	97.36	4,246.85	4,202.00	44.85	5,336.00	1,089.15
Landscaping								
6100 - Grounds & Landscaping - Contract	430.00	563.00	(133.00)	3,777.00	5,063.00	(1,286.00)	6,750.00	2,973.00
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)	3,942.00	5,063.00	(1,121.00)	6,750.00	2,808.00
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	469.00	(469.00)	625.00	625.00
6595 - Gate & Monument Repair & Maintenance	264.37	52.00	212.37	2,346.66	469.00	1,877.66	625.00	(1,721.66)
6600 - General Repair & Maintenance	330.00	52.00	278.00	1,211.50	469.00	742.50	625.00	(586.50)
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	375.00	(375.00)	500.00	500.00
Total Repair & Maintenance	594.37	198.00	396.37	14,783.16	3,782.00	11,001.16	8,375.00	(6,408.16)
Professional Services								
7000 - Audit & Tax Services	1,675.00	345.00	1,330.00	1,675.00	2,650.00	(975.00)	4,650.00	2,975.00
7020 - Legal Services	325.00	83.00	242.00	1,062.50	750.00	312.50	1,000.00	(62.50)
7025 - Legal Services - Collections	0.00	75.00	(75.00)	0.00	675.00	(675.00)	900.00	900.00

Income Statement Report

Claridge Pointe

Operating

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7040 - Management Fees	1,298.00	1,292.00	6.00	11,557.00	11,628.00	(71.00)	15,504.00	3,947.00
7095 - Other Professional Services	850.00	13.00	837.00	2,098.00	156.00	1,942.00	156.00	(1,942.00)
Total Professional Services	4,148.00	1,808.00	2,340.00	16,392.50	15,859.00	533.50	22,210.00	5,817.50
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	75.00	(75.00)	100.00	100.00
9105 - Reserve Contribution Expense	5,375.00	5,375.00	0.00	48,375.00	48,375.00	0.00	64,500.00	16,125.00
Total Other Expenses	5,375.00	5,383.00	(8.00)	48,375.00	48,450.00	(75.00)	64,600.00	16,225.00
Total Operating Expense	12,514.93	9,141.00	3,373.93	94,281.10	84,817.00	9,464.10	117,564.00	23,282.90
Total Operating Income / (Loss)	(2,387.51)	656.00	(3,043.51)	(2,968.69)	3,356.00	(6,324.69)	0.00	2,968.69

Income Statement Report

Claridge Pointe

Reserves

September 01, 2019 thru September 30, 2019

	Actual	Current Period Budget	Variance	Actual	Year to Date (9 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4025 - Reserve Assessments	5,375.00	5,375.00	0.00	48,375.00	48,375.00	0.00	64,500.00	16,125.00
Total Assessment Income	5,375.00	5,375.00	0.00	48,375.00	48,375.00	0.00	64,500.00	16,125.00
Investment Income								
4910 - Interest Earned - Reserve Accounts	128.48	100.00	28.48	1,184.31	895.00	289.31	1,193.00	8.69
Total Investment Income	128.48	100.00	28.48	1,184.31	895.00	289.31	1,193.00	8.69
Total Reserves Income	5,503.48	5,475.00	28.48	49,559.31	49,270.00	289.31	65,693.00	16,133.69
<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)	1,888.07	1,888.00	0.07	2,517.00	628.93
9826 - Common Area Expenses	0.00	237.00	(237.00)	14,164.00	2,129.00	12,035.00	2,838.00	(11,326.00)
9852 - Entry Gate	0.00	282.00	(282.00)	0.00	2,533.00	(2,533.00)	3,377.00	3,377.00
9886 - Landscape Expenses	6,820.00	0.00	6,820.00	8,565.00	0.00	8,565.00	0.00	(8,565.00)
9914 - Painting Expenses	0.00	475.00	(475.00)	0.00	4,268.00	(4,268.00)	5,690.00	5,690.00
9946 - Signs Expenses	0.00	35.00	(35.00)	154.05	313.00	(158.95)	417.00	262.95
9952 - Street Expenses	0.00	2,600.00	(2,600.00)	27,043.34	27,600.00	(556.66)	27,600.00	556.66
Total Reserve Expenses	7,029.79	3,839.00	3,190.79	51,814.46	38,731.00	13,083.46	42,439.00	(9,375.46)
Total Reserves Expense	7,029.79	3,839.00	3,190.79	51,814.46	39,155.00	12,659.46	42,863.00	(8,951.46)
Total Reserves Income / (Loss)	(1,526.31)	1,636.00	(3,162.31)	(2,255.15)	10,115.00	(12,370.15)	22,830.00	25,085.15
Total Association Net Income / (Loss)	(3,913.82)	2,292.00	(6,205.82)	(5,223.84)	13,471.00	(18,694.84)	22,830.00	28,053.84