


 Don Lamers
 Supervising Community Association Manager

Balance Sheet Report

Claridge Pointe

As of September 30, 2018

	Operating	Reserves	Others	Total
Assets				
Operating Funds				
1000 - MOB OPER#1877	10,453.77	0.00	0.00	10,453.77
1650 - Due To/From Reserves	2,687.50	0.00	0.00	2,687.50
Total Operating Funds	13,141.27	0.00	0.00	13,141.27
Reserve Funds				
1310 - Seacoast Commerce #9287	0.00	206,384.14	0.00	206,384.14
1325 - MOB RSRV#5392	0.00	92,953.89	0.00	92,953.89
1651 - Due To/From Operating	0.00	(2,687.50)	0.00	(2,687.50)
Total Reserve Funds	0.00	296,650.53	0.00	296,650.53
Accounts Receivable				
1500 - Residential Assessments Receivable	4,634.00	0.00	0.00	4,634.00
Total Accounts Receivable	4,634.00	0.00	0.00	4,634.00
Prepaid Expenses				
1600 - Prepaid Insurance	2,172.55	0.00	0.00	2,172.55
Total Prepaid Expenses	2,172.55	0.00	0.00	2,172.55
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	20,131.82	296,650.53	0.00	316,782.35
Liabilities				
Accrued Expenses				
2395 - Other Accrued Expenses	754.17	187.50	0.00	941.67
Total Accrued Expenses	754.17	187.50	0.00	941.67

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As of September 30, 2018

	Operating	Reserves	Others	Total
<u>Liabilities</u>				
Prepaid Assessments				
2550 - Prepaid Assessments	7,766.13	0.00	0.00	7,766.13
Total Prepaid Assessments	7,766.13	0.00	0.00	7,766.13
Total Liabilities	8,520.30	187.50	0.00	8,707.80
<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)	405.61	30,275.12	0.00	30,680.73
Total Liabilities and Equity	20,131.82	296,650.53	0.00	316,782.35


 Don Lamers
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Income Statement Report

Claridge Pointe Operating

September 01, 2018 thru September 30, 2018

	Current Period		Year to Date (9 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
Assessment Income						
4000 - Residential Assessments	9,292.00	9,292.00	83,628.00	83,628.00	111,504.00	27,876.00
Total Assessment Income	9,292.00	9,292.00	83,628.00	83,628.00	111,504.00	27,876.00
User Fee Income						
4220 - Keys, Parking Tags, Gate Opener Re	0.00	0.00	210.00	0.00	0.00	(210.00)
4265 - Account Processing Fees	150.00	0.00	600.00	0.00	0.00	(600.00)
Total User Fee Income	150.00	0.00	810.00	0.00	0.00	(810.00)
Collections Income						
4710 - Late Fees & Interest	150.00	0.00	2,030.00	0.00	0.00	(2,030.00)
Total Collections Income	150.00	0.00	2,030.00	0.00	0.00	(2,030.00)
Investment Income						
4900 - Interest Earned - Operating Accounts	0.24	0.00	5.18	0.00	0.00	(5.18)
Total Investment Income	0.24	0.00	5.18	0.00	0.00	(5.18)
Total Operating Income	9,592.24	9,292.00	86,473.18	83,628.00	111,504.00	25,030.82
Expense						
Administrative						
5010 - Bad Debt	0.00	42.00	0.00	375.00	500.00	500.00
5015 - Bank Charges	0.00	0.00	10.00	0.00	0.00	(10.00)
5045 - Dues & Subscriptions	0.00	44.00	310.00	394.00	525.00	215.00
5090 - Office Supplies	207.70	517.00	2,008.68	4,650.00	6,200.00	4,191.32
5100 - Records Storage	75.00	0.00	815.00	0.00	0.00	(815.00)
Total Administrative	282.70	603.00	3,143.68	5,419.00	7,225.00	4,081.32
Insurance						
5400 - Insurance Premiums	310.37	386.00	2,393.25	3,473.00	4,630.00	2,236.75
Total Insurance	310.37	386.00	2,393.25	3,473.00	4,630.00	2,236.75

Income Statement Report

Claridge Pointe

Operating

September 01, 2018 thru September 30, 2018

	Current Period		Year to Date (9 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Expense						
Utilities						
6000 - Electric/Gas Service	210.68	125.00	1,108.00	1,125.00	1,500.00	392.00
6025 - Water Service	170.80	165.00	1,516.35	1,487.00	1,983.00	466.65
6040 - Bundled Telecom Services	0.00	138.00	0.00	1,238.00	1,650.00	1,650.00
6050 - Telephone Service	186.72	103.00	1,381.36	923.00	1,230.00	(151.36)
6055 - Internet Service	0.00	0.00	112.47	0.00	0.00	(112.47)
Total Utilities	568.20	531.00	4,118.18	4,773.00	6,363.00	2,244.82
Landscaping						
6100 - Grounds & Landscaping - Contract	542.00	563.00	4,878.00	5,063.00	6,750.00	1,872.00
Total Landscaping	542.00	563.00	4,878.00	5,063.00	6,750.00	1,872.00
Operations						
6300 - Permits & Licenses	100.00	61.00	574.06	547.00	729.25	155.19
Total Operations	100.00	61.00	574.06	547.00	729.25	155.19
Repair & Maintenance						
6530 - Common Areas Repair & Maintenance	0.00	52.00	2,120.00	469.00	625.00	(1,495.00)
6595 - Gate & Monument Repair & Maintena	250.00	52.00	2,772.41	469.00	625.00	(2,147.41)
6600 - General Repair & Maintenance	0.00	52.00	1,185.99	469.00	625.00	(560.99)
6750 - Snow Removal & Supplies	0.00	500.00	5,522.50	4,500.00	6,000.00	477.50
6795 - Other Supplies/Repair & Maintenance	0.00	42.00	1,202.00	375.00	500.00	(702.00)
Total Repair & Maintenance	250.00	698.00	12,802.90	6,282.00	8,375.00	(4,427.90)
Professional Services						
7000 - Audit & Tax Services	(4,400.00)	388.00	4,650.00	3,488.00	4,650.00	0.00
7020 - Legal Services	0.00	83.00	798.00	750.00	1,000.00	202.00
7025 - Legal Services - Collections	0.00	75.00	0.00	675.00	900.00	900.00
7040 - Management Fees	1,273.00	1,258.00	11,272.00	11,325.00	15,100.00	3,828.00
7095 - Other Professional Services	0.00	13.00	0.00	113.00	150.00	150.00
Total Professional Services	(3,127.00)	1,817.00	16,720.00	16,351.00	21,800.00	5,080.00

Income Statement Report

Claridge Pointe

Operating

September 01, 2018 thru September 30, 2018

<u>Expense</u>	Current Period		Year to Date (9 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Taxes						
9015 - Property/Real Estate Tax	0.00	1.00	0.00	10.00	13.00	13.00
Total Taxes	0.00	1.00	0.00	10.00	13.00	13.00
Other Expenses						
9100 - Other Expenses	0.00	9.00	0.00	86.00	114.75	114.75
9105 - Reserve Contribution Expense	4,625.00	4,625.00	41,625.00	41,625.00	55,500.00	13,875.00
Total Other Expenses	4,625.00	4,634.00	41,625.00	41,711.00	55,614.75	13,989.75
Total Operating Expense	3,551.27	9,294.00	86,255.07	83,629.00	111,500.00	25,244.93
Total Operating Income / (Loss)	6,040.97	(2.00)	218.11	(1.00)	4.00	(214.11)

Income Statement Report

Claridge Pointe

Reserves

September 01, 2018 thru September 30, 2018

	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	4,625.00	0.00	4,625.00	41,625.00	0.00	41,625.00	0.00	(41,625.00)
Total Assessment Income	4,625.00	0.00	4,625.00	41,625.00	0.00	41,625.00	0.00	(41,625.00)
Investment Income								
4905 - Reserve Contribution Income	0.00	4,706.00	(4,706.00)	0.00	42,353.00	(42,353.00)	56,471.00	56,471.00
4910 - Interest Earned - Reserve Accounts	80.56	0.00	80.56	382.66	0.00	382.66	0.00	(382.66)
Total Investment Income	80.56	4,706.00	(4,625.44)	382.66	42,353.00	(41,970.34)	56,471.00	56,088.34
Total Reserves Income	4,705.56	4,706.00	(0.44)	42,007.66	42,353.00	(345.34)	56,471.00	14,463.34
<u>Expense</u>								
Administrative								
5105 - Reserve Studies	0.00	34.00	(34.00)	0.00	309.00	(309.00)	412.00	412.00
Total Administrative	0.00	34.00	(34.00)	0.00	309.00	(309.00)	412.00	412.00
Reserve Expenses								
9804 - Camera System Expenses	0.00	352.00	(352.00)	0.00	3,167.00	(3,167.00)	4,223.00	4,223.00
9806 - Alarm System Expenses	0.00	0.00	0.00	2,517.44	0.00	2,517.44	0.00	(2,517.44)
9826 - Common Area Expenses	0.00	11,251.00	(11,251.00)	0.00	101,259.00	(101,259.00)	135,012.00	135,012.00
9852 - Entry Gate	187.50	0.00	187.50	3,577.60	0.00	3,577.60	0.00	(3,577.60)
9914 - Painting Expenses	0.00	167.00	(167.00)	0.00	1,502.00	(1,502.00)	2,003.00	2,003.00
9916 - Paved Surfaces Expenses	0.00	3,331.00	(3,331.00)	2,500.00	29,979.00	(27,479.00)	39,972.00	37,472.00
9946 - Signs Expenses	0.00	405.00	(405.00)	0.00	3,645.00	(3,645.00)	4,860.00	4,860.00

Income Statement Report

Claridge Pointe

Reserves

September 01, 2018 thru September 30, 2018

<u>Expense</u>	Current Period		Year to Date (9 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	187.50	15,506.00	11,545.04	139,552.00	186,070.00	174,524.96
Total Reserves Expense	187.50	15,540.00	11,545.04	139,861.00	186,482.00	174,936.96
Total Reserves Income / (Loss)	4,518.06	(10,834.00)	30,462.62	(97,508.00)	(130,011.00)	(160,473.62)
Total Association Net Income / (Loss)	10,559.03	(10,836.00)	30,680.73	(97,509.00)	(130,007.00)	(160,687.73)

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Income and Expense Trend Report

Claridge Pointe

Operating

As of September 30, 2018

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	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	9,292	9,292	0	0	0	83,628	111,504
Total Assessment Income	9,292	9,292	9,292	9,292	9,292	9,292	9,292	9,292	9,292	0	0	0	83,628	111,504
User Fee Income														
4220 - Keys, Parking Tags, Gate Opener R	70	35	0	0	0	105	0	0	0				210	0
4265 - Account Processing Fees	0	0	0	0	300	0	150	0	150				600	0
Total User Fee Income	70	35	0	0	300	105	150	0	150	0	0	0	810	0
Collections Income														
4710 - Late Fees & Interest	390	390	300	330	420	60	(220)	210	150				2,030	0
Total Collections Income	390	390	300	330	420	60	(220)	210	150	0	0	0	2,030	0
Investment Income														
4900 - Interest Earned - Operating Account	1	1	1	1	0	0	0	1	0				5	0
Total Investment Income	1	1	1	1	0	0	0	1	0	0	0	0	5	0
Total Income	9,753	9,718	9,593	9,623	10,012	9,457	9,222	9,503	9,592	0	0	0	86,473	111,504
Administrative														
5010 - Bad Debt	0	0	0	0	0	0	0	0	0				0	500
5015 - Bank Charges	0	0	10	0	0	0	0	0	0				10	0
5045 - Dues & Subscriptions	0	0	0	0	0	0	0	310	0				310	525
5090 - Office Supplies	55	149	268	274	369	167	445	74	208				2,009	6,200
5100 - Records Storage	0	150	75	145	75	70	150	75	75				815	0
Total Administrative	55	299	353	419	444	237	595	459	283	0	0	0	3,144	7,225
Insurance														
5400 - Insurance Premiums	358	242	242	2,397	(2,087)	310	310	310	310				2,393	4,630
Total Insurance	358	242	242	2,397	(2,087)	310	310	310	310	0	0	0	2,393	4,630
Utilities														
6000 - Electric/Gas Service	136	127	120	120	34	119	122	120	211				1,108	1,500
6025 - Water Service	166	166	166	166	170	171	165	177	171				1,516	1,983
6040 - Bundled Telecom Services	0	0	0	0	0	0	0	0	0				0	1,650