



Don Lamers
Supervising Community Association Manager

Balance Sheet Report

Claridge Pointe

As of December 31, 2018

	Operating	Reserves	Others	Total
<u>Assets</u>				
Operating Funds				
1000 - MOB OPER#1877	13,040.57	0.00	0.00	13,040.57
1650 - Due To/From Reserves	2,500.00	0.00	0.00	2,500.00
Total Operating Funds	15,540.57	0.00	0.00	15,540.57
Reserve Funds				
1310 - Seacoast Commerce #9287	0.00	206,592.33	0.00	206,592.33
1325 - MOB RSRV#5392	0.00	103,178.60	0.00	103,178.60
1651 - Due To/From Operating	0.00	(2,500.00)	0.00	(2,500.00)
Total Reserve Funds	0.00	307,270.93	0.00	307,270.93
Accounts Receivable				
1500 - Residential Assessments Receivable	5,610.00	0.00	0.00	5,610.00
Total Accounts Receivable	5,610.00	0.00	0.00	5,610.00
Prepaid Expenses				
1600 - Prepaid Insurance	1,241.44	0.00	0.00	1,241.44
1640 - Other Prepaid Expenses	0.00	2,307.65	0.00	2,307.65
Total Prepaid Expenses	1,241.44	2,307.65	0.00	3,549.09
Total Assets	22,392.01	309,578.58	0.00	331,970.59
<u>Liabilities</u>				
Accrued Expenses				
2395 - Other Accrued Expenses	1,839.24	0.00	0.00	1,839.24
Total Accrued Expenses	1,839.24	0.00	0.00	1,839.24

Balance Sheet Report

Claridge Pointe

As of December 31, 2018

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Liabilities</u>				
Prepaid Assessments				
2550 - Prepaid Assessments	6,640.13	0.00	0.00	6,640.13
Total Prepaid Assessments	6,640.13	0.00	0.00	6,640.13
Total Liabilities	8,479.37	0.00	0.00	8,479.37
<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)	 2,706.73	 43,390.67	 0.00	 46,097.40
Total Liabilities and Equity	22,392.01	309,578.58	0.00	331,970.59



Don Lamers
Supervising Community Association Manager

Income Statement Report Claridge Pointe Operating

December 01, 2018 thru December 31, 2018

	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	9,292.00	9,292.00	0.00	111,504.00	111,504.00	0.00	111,504.00	0.00
Total Assessment Income	9,292.00	9,292.00	0.00	111,504.00	111,504.00	0.00	111,504.00	0.00
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	300.00	0.00	300.00	1,350.00	0.00	1,350.00	0.00	(1,350.00)
Total User Fee Income	300.00	0.00	300.00	1,560.00	0.00	1,560.00	0.00	(1,560.00)
Collections Income								
4710 - Late Fees & Interest	(50.00)	0.00	(50.00)	2,370.00	0.00	2,370.00	0.00	(2,370.00)
Total Collections Income	(50.00)	0.00	(50.00)	2,370.00	0.00	2,370.00	0.00	(2,370.00)
Other Income								
4810 - Compliance Fines	0.00	0.00	0.00	600.00	0.00	600.00	0.00	(600.00)
Total Other Income	0.00	0.00	0.00	600.00	0.00	600.00	0.00	(600.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	0.53	0.00	0.53	6.68	0.00	6.68	0.00	(6.68)
Total Investment Income	0.53	0.00	0.53	6.68	0.00	6.68	0.00	(6.68)
Total Operating Income	9,542.53	9,292.00	250.53	116,040.68	111,504.00	4,536.68	111,504.00	(4,536.68)
<u>Expense</u>								
Administrative								
5010 - Bad Debt	0.00	42.00	(42.00)	199.00	500.00	(301.00)	500.00	301.00
5015 - Bank Charges	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
5045 - Dues & Subscriptions	0.00	44.00	(44.00)	310.00	525.00	(215.00)	525.00	215.00
5090 - Office Supplies	627.77	517.00	110.77	3,564.46	6,200.00	(2,635.54)	6,200.00	2,635.54
5100 - Records Storage	75.00	0.00	75.00	1,035.00	0.00	1,035.00	0.00	(1,035.00)
Total Administrative	702.77	603.00	99.77	5,118.46	7,225.00	(2,106.54)	7,225.00	2,106.54

Income Statement Report

Claridge Pointe

Operating

December 01, 2018 thru December 31, 2018

	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Communications								
5215 - Postage	161.82	0.00	161.82	161.82	0.00	161.82	0.00	(161.82)
Total Communications	161.82	0.00	161.82	161.82	0.00	161.82	0.00	(161.82)
Insurance								
5400 - Insurance Premiums	310.37	386.00	(75.63)	3,324.36	4,630.00	(1,305.64)	4,630.00	1,305.64
Total Insurance	310.37	386.00	(75.63)	3,324.36	4,630.00	(1,305.64)	4,630.00	1,305.64
Utilities								
6000 - Electric/Gas Service	121.85	125.00	(3.15)	1,471.19	1,500.00	(28.81)	1,500.00	28.81
6025 - Water Service	170.80	165.00	5.80	2,028.75	1,983.00	45.75	1,983.00	(45.75)
6040 - Bundled Telecom Services	0.00	137.00	(137.00)	0.00	1,650.00	(1,650.00)	1,650.00	1,650.00
6050 - Telephone Service	187.70	102.00	85.70	1,943.71	1,230.00	713.71	1,230.00	(713.71)
6055 - Internet Service	0.00	0.00	0.00	112.47	0.00	112.47	0.00	(112.47)
Total Utilities	480.35	529.00	(48.65)	5,556.12	6,363.00	(806.88)	6,363.00	806.88
Landscaping								
6100 - Grounds & Landscaping - Contract	337.00	562.00	(225.00)	5,889.00	6,750.00	(861.00)	6,750.00	861.00
Total Landscaping	337.00	562.00	(225.00)	5,889.00	6,750.00	(861.00)	6,750.00	861.00
Operations								
6300 - Permits & Licenses	0.00	61.25	(61.25)	1,003.31	729.25	274.06	729.25	(274.06)
Total Operations	0.00	61.25	(61.25)	1,003.31	729.25	274.06	729.25	(274.06)
Repair & Maintenance								
6530 - Common Areas Repair & Maintenance	0.00	52.00	(52.00)	2,120.00	625.00	1,495.00	625.00	(1,495.00)
6595 - Gate & Monument Repair & Maintenance	0.00	52.00	(52.00)	2,772.41	625.00	2,147.41	625.00	(2,147.41)
6600 - General Repair & Maintenance	0.00	52.00	(52.00)	1,185.99	625.00	560.99	625.00	(560.99)
6750 - Snow Removal & Supplies	1,507.50	500.00	1,007.50	7,030.00	6,000.00	1,030.00	6,000.00	(1,030.00)
6795 - Other Supplies/Repair & Maintenance	5.18	42.00	(36.82)	1,207.18	500.00	707.18	500.00	(707.18)
Total Repair & Maintenance	1,512.68	698.00	814.68	14,315.58	8,375.00	5,940.58	8,375.00	(5,940.58)

Income Statement Report

Claridge Pointe

Operating

December 01, 2018 thru December 31, 2018

	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Professional Services								
7000 - Audit & Tax Services	0.00	387.00	(387.00)	4,650.00	4,650.00	0.00	4,650.00	0.00
7020 - Legal Services	295.00	83.00	212.00	2,509.00	1,000.00	1,509.00	1,000.00	(1,509.00)
7025 - Legal Services - Collections	0.00	75.00	(75.00)	0.00	900.00	(900.00)	900.00	900.00
7040 - Management Fees	1,273.00	1,258.00	15.00	15,091.00	15,100.00	(9.00)	15,100.00	9.00
7095 - Other Professional Services	50.00	12.00	38.00	50.00	150.00	(100.00)	150.00	100.00
Total Professional Services	1,618.00	1,815.00	(197.00)	22,300.00	21,800.00	500.00	21,800.00	(500.00)
Taxes								
9015 - Property/Real Estate Tax	0.00	1.00	(1.00)	0.00	13.00	(13.00)	13.00	13.00
Total Taxes	0.00	1.00	(1.00)	0.00	13.00	(13.00)	13.00	13.00
Other Expenses								
9100 - Other Expenses	0.00	9.75	(9.75)	165.30	114.75	50.55	114.75	(50.55)
9105 - Reserve Contribution Expense	4,625.00	4,625.00	0.00	55,500.00	55,500.00	0.00	55,500.00	0.00
Total Other Expenses	4,625.00	4,634.75	(9.75)	55,665.30	55,614.75	50.55	55,614.75	(50.55)
Total Operating Expense	9,747.99	9,290.00	457.99	113,333.95	111,500.00	1,833.95	111,500.00	(1,833.95)
Total Operating Income / (Loss)	(205.46)	2.00	(207.46)	2,706.73	4.00	2,702.73	4.00	(2,702.73)

Income Statement Report Claridge Pointe Reserves

December 01, 2018 thru December 31, 2018

	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Assessment Income								
4025 - Reserve Assessments	4,625.00	0.00	4,625.00	55,500.00	0.00	55,500.00	0.00	(55,500.00)
Total Assessment Income	4,625.00	0.00	4,625.00	55,500.00	0.00	55,500.00	0.00	(55,500.00)
Investment Income								
4905 - Reserve Contribution Income	0.00	4,706.00	(4,706.00)	0.00	56,471.00	(56,471.00)	56,471.00	56,471.00
4910 - Interest Earned - Reserve Accounts	109.78	0.00	109.78	699.64	0.00	699.64	0.00	(699.64)
Total Investment Income	109.78	4,706.00	(4,596.22)	699.64	56,471.00	(55,771.36)	56,471.00	55,771.36
Total Reserves Income	4,734.78	4,706.00	28.78	56,199.64	56,471.00	(271.36)	56,471.00	271.36
<u>Expense</u>								
Administrative								
5105 - Reserve Studies	0.00	34.00	(34.00)	0.00	412.00	(412.00)	412.00	412.00
Total Administrative	0.00	34.00	(34.00)	0.00	412.00	(412.00)	412.00	412.00
Reserve Expenses								
9804 - Camera System Expenses	209.79	352.00	(142.21)	209.79	4,223.00	(4,013.21)	4,223.00	4,013.21
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	135,012.00	(135,012.00)	135,012.00	135,012.00
9852 - Entry Gate	0.00	0.00	0.00	3,718.33	0.00	3,718.33	0.00	(3,718.33)
9886 - Landscape Expenses	205.00	0.00	205.00	615.00	0.00	615.00	0.00	(615.00)
9910 - Monuments Expenses	0.00	0.00	0.00	201.94	0.00	201.94	0.00	(201.94)
9914 - Painting Expenses	0.00	167.00	(167.00)	0.00	2,003.00	(2,003.00)	2,003.00	2,003.00
9916 - Paved Surfaces Expenses	0.00	3,331.00	(3,331.00)	2,500.00	39,972.00	(37,472.00)	39,972.00	37,472.00
9946 - Signs Expenses	0.00	405.00	(405.00)	96.47	4,860.00	(4,763.53)	4,860.00	4,763.53

Income Statement Report

Claridge Pointe

Reserves

December 01, 2018 thru December 31, 2018

	Actual	Current Period Budget	Variance	Actual	Year to Date (12 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Reserve Expenses								
9952 - Street Expenses	0.00	0.00	0.00	2,950.00	0.00	2,950.00	0.00	(2,950.00)
Total Reserve Expenses	414.79	15,506.00	(15,091.21)	12,808.97	186,070.00	(173,261.03)	186,070.00	173,261.03
Total Reserves Expense	414.79	15,540.00	(15,125.21)	12,808.97	186,482.00	(173,673.03)	186,482.00	173,673.03
Total Reserves Income / (Loss)	4,319.99	(10,834.00)	15,153.99	43,390.67	(130,011.00)	173,401.67	(130,011.00)	(173,401.67)
Total Association Net Income / (Loss)	4,114.53	(10,832.00)	14,946.53	46,097.40	(130,007.00)	176,104.40	(130,007.00)	(176,104.40)