

Steeplechase Community Services Association

Balance Sheet as of 10/31/2022

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Alliance	\$84,357.01		\$84,357.01
Owner Receivable	\$4,515.66		\$4,515.66
Allowance for Doubtful Accts	(\$707.36)		(\$707.36)
Due from Replacement/Repair	\$108,467.80		\$108,467.80
Total Assets	\$196,633.11		\$196,633.11
Ameritrade Investment Account			
Deposit In Transit		\$2,626.67	\$2,626.67
Replacement Cash - Ameritrade	\$35,555.98	\$398,843.34	\$434,399.32
Unrealized Gain/(Loss) - Ameri		(\$4,760.50)	(\$4,760.50)
Total Ameritrade Investment Account	\$35,555.98	\$396,709.51	\$432,265.49
Total Assets	\$232,189.09	\$396,709.51	\$628,898.60
Liabilities / Equity			
Liabilities			
Accrued Income Taxes		\$11,935.00	\$11,935.00
Prepaid Owner Assessments	\$11,512.86		\$11,512.86
Owner Refunds	(\$73.34)		(\$73.34)
Due to Operating Fund		\$108,467.80	\$108,467.80
Total Liabilities	\$11,439.52	\$120,402.80	\$131,842.32
Equity			
Net Income	\$31,008.21	(\$50,116.84)	(\$19,108.63)
Fund Balance	\$189,741.36	\$331,184.05	\$520,925.41
Unrealized Gain/(Loss) Invest		(\$4,760.50)	(\$4,760.50)
Total Equity	\$220,749.57	\$276,306.71	\$497,056.28
Total Liabilities / Equity	\$232,189.09	\$396,709.51	\$628,898.60

Steeplechase Community Services Association

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100 - Operating Assessments	21,819.07	21,820.83	(1.76)	217,960.82	218,208.30	(247.48)	261,849.96
44110 - Interest	23.11	16.67	6.44	258.69	166.70	91.99	200.00
47100 - Resale Certificates	-	183.33	(183.33)	2,125.00	1,833.30	291.70	2,200.00
47250 - Late Fees	80.00	83.33	(3.33)	760.00	833.34	(73.34)	1,000.00
47900 - Miscellaneous	200.00	-	200.00	1,901.30	-	1,901.30	-
Total Income	22,122.18	22,104.16	18.02	223,005.81	221,041.64	1,964.17	265,249.96
Total Income	22,122.18	22,104.16	18.02	223,005.81	221,041.64	1,964.17	265,249.96

Operating Expense

Administrative							
50400 - Social Functions	-	1,000.00	1,000.00	7,304.53	6,000.00	(1,304.53)	8,000.00
50410 - Welcome Committee	212.92	250.00	37.08	672.85	1,000.00	327.15	1,000.00
50420 - Annual Owners' Meeting	-	-	-	150.00	1,000.00	850.00	4,500.00
50430 - Contributions	-	-	-	1,460.00	1,000.00	(460.00)	1,500.00
50700 - Financial Instit, Charges	20.00	-	(20.00)	30.00	-	(30.00)	-
50900 - Misc. Assn. Expenses	18.00	25.00	7.00	268.97	250.00	(18.97)	300.00
50910 - Web Site Expenses	-	-	-	700.00	2,000.00	1,300.00	2,000.00
51000 - Taxes	24.00	25.00	1.00	96.00	100.00	4.00	100.00
52000 - Insurance	-	-	-	2,896.00	3,700.00	804.00	4,200.00
53800 - Stenographic	200.00	-	(200.00)	600.00	500.00	(100.00)	600.00
53850 - Collection Costs	(120.00)	75.00	195.00	(555.00)	750.00	1,305.00	900.00
53900 - Other Office Services	254.83	158.33	(96.50)	2,007.33	1,583.30	(424.03)	1,900.00
53910 - Newsletter Copies	-	250.00	250.00	3,354.23	1,000.00	(2,354.23)	1,000.00
54200 - Postage	315.80	133.33	(182.47)	1,779.34	1,333.30	(446.04)	1,600.00
54210 - Newsletter Postage	-	50.00	50.00	702.26	200.00	(502.26)	200.00
54300 - Stationery/Printing	174.00	208.33	34.33	3,443.18	2,083.34	(1,359.84)	2,500.00
55100 - Accountant	-	-	-	-	5,000.00	5,000.00	5,000.00
55300 - Attorney Fees	-	250.00	250.00	-	1,000.00	1,000.00	1,000.00
55400 - Management Fees	4,250.00	4,250.00	-	42,500.00	42,500.00	-	51,000.00
Total Administrative	5,349.55	6,674.99	1,325.44	67,409.69	70,999.94	3,590.25	87,300.00

Landscaping							
68200 - Lawn Maintenance	9,081.67	8,125.00	(956.67)	58,208.35	48,750.00	(9,458.35)	65,000.00
68400 - Shrub Purchase/Care	-	6,000.00	6,000.00	27,189.90	24,000.00	(3,189.90)	30,000.00
68410 - Landscape Improvements	-	-	-	41.07	8,000.00	7,958.93	8,000.00
68420 - Annual Flowers	-	-	-	2,917.95	2,500.00	(417.95)	2,500.00
68440 - Chemical Applications	4,269.30	-	(4,269.30)	14,466.40	13,500.00	(966.40)	13,500.00
68900 - Other Landscaping Svcs.	-	-	-	2,764.95	3,000.00	235.05	3,000.00
Total Landscaping	13,350.97	14,125.00	774.03	105,588.62	99,750.00	(5,838.62)	122,000.00

Maintenance							
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Steeplechase Community Services Association

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
72000 - Roads/Parking/Drives	-	-	-	-	2,500.00	2,500.00	2,500.00
73000 - Utility Repairs	-	-	-	-	200.00	200.00	200.00
73200 - Utility Repairs-Electric	-	-	-	767.50	1,200.00	432.50	1,500.00
74100 - Snow Removal	-	-	-	11,280.00	18,000.00	6,720.00	18,000.00
75000 - Misc. Maintenance	246.10	-	(246.10)	1,090.85	-	(1,090.85)	-
77050 - Holiday Decorations	-	3,200.00	3,200.00	3,202.75	3,200.00	(2.75)	6,400.00
77500 - Contingency	-	-	-	-	-	-	24,750.00
Total Maintenance	246.10	3,200.00	2,953.90	16,341.10	25,100.00	8,758.90	53,350.00
Utilities							
76100 - Electric	382.59	166.67	(215.92)	2,018.47	1,666.70	(351.77)	2,000.00
76300 - Water	110.24	50.00	(60.24)	639.72	500.00	(139.72)	600.00
Total Utilities	492.83	216.67	(276.16)	2,658.19	2,166.70	(491.49)	2,600.00
Total Expense	19,439.45	24,216.66	4,777.21	191,997.60	198,016.64	6,019.04	265,250.00
Operating Net Total	2,682.73	(2,112.50)	4,795.23	31,008.21	23,025.00	7,983.21	(.04)

Steeplechase Community Services Association

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Replacement Income							
Income							
84110 - Replace/Repair Assess.	4,166.67	4,166.67	-	41,666.70	41,666.70	-	50,000.00
84420 - Interest/Dividends	511.16	-	511.16	10,573.17	7,500.00	3,073.17	10,000.00
84440 - Gain on Investment	(30,367.92)	-	(30,367.92)	(65,261.27)	11,250.00	(76,511.27)	15,000.00
84710 - Transfer Fee	850.00	1,250.00	(400.00)	11,900.00	12,500.00	(600.00)	15,000.00
84760 - Comcast Commission	-	750.00	(750.00)	2,487.56	3,000.00	(512.44)	3,000.00
Total Income	(24,840.09)	6,166.67	(31,006.76)	1,366.16	75,916.70	(74,550.54)	93,000.00
Total Income	(24,840.09)	6,166.67	(31,006.76)	1,366.16	75,916.70	(74,550.54)	93,000.00

Replacement Expense

Expenses							
82460 - Lighting Replacement	-	-	-	6,698.00	-	(6,698.00)	-
85070 - Financial Instit. Charges	-	-	-	-	-	-	75.00
85100 - Income Taxes	-	-	-	-	11,250.00	11,250.00	15,000.00
86410 - Landscape Improvements	-	7,500.00	7,500.00	42,395.00	15,000.00	(27,395.00)	15,000.00
87200 - Roads/Parking/Drives	2,390.00	-	(2,390.00)	2,390.00	60,000.00	57,610.00	60,000.00
87500 - Misc. Maintenance	-	-	-	-	350.00	350.00	350.00
Total Expenses	2,390.00	7,500.00	5,110.00	51,483.00	86,600.00	35,117.00	90,425.00
Total Expense	2,390.00	7,500.00	5,110.00	51,483.00	86,600.00	35,117.00	90,425.00
Replacement Net Total	(27,230.09)	(1,333.33)	(25,896.76)	(50,116.84)	(10,683.30)	(39,433.54)	2,575.00
Net Total	(24,547.36)	(3,445.83)	(21,101.53)	(19,108.63)	12,341.70	(31,450.33)	2,574.96