

Steeplechase Community Services Association

Balance Sheet as of 9/30/2022

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Alliance	\$83,691.31		\$83,691.31
Owner Receivable	\$4,181.05		\$4,181.05
Allowance for Doubtful Accts	(\$707.36)		(\$707.36)
Due from Replacement/Repair	\$108,467.80		\$108,467.80
Total Assets	\$195,632.80		\$195,632.80
Ameritrade Investment Account			
Replacement Cash - Ameritrade	\$35,555.98	\$428,700.10	\$464,256.08
Unrealized Gain/(Loss) - Ameri		(\$35,059.61)	(\$35,059.61)
Total Ameritrade Investment Account	\$35,555.98	\$393,640.49	\$429,196.47
Total Assets	\$231,188.78	\$393,640.49	\$624,829.27
Liabilities / Equity			
Liabilities			
Accrued Income Taxes		\$11,935.00	\$11,935.00
Prepaid Owner Assessments	\$13,195.28		\$13,195.28
Owner Refunds	(\$73.34)		(\$73.34)
Due to Operating Fund		\$108,467.80	\$108,467.80
Total Liabilities	\$13,121.94	\$120,402.80	\$133,524.74
Equity			
Net Income	\$28,325.48	(\$22,886.75)	\$5,438.73
Fund Balance	\$189,741.36	\$331,184.05	\$520,925.41
Unrealized Gain/(Loss) Invest		(\$35,059.61)	(\$35,059.61)
Total Equity	\$218,066.84	\$273,237.69	\$491,304.53
Total Liabilities / Equity	\$231,188.78	\$393,640.49	\$624,829.27

Steeplechase Community Services Association

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	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)	196,141.75	196,387.47	(245.72)	261,849.96
44110 - Interest	21.05	16.67	4.38	235.58	150.03	85.55	200.00
47100 - Resale Certificates	375.00	183.33	191.67	2,125.00	1,649.97	475.03	2,200.00
47250 - Late Fees	40.00	83.33	(43.33)	680.00	750.01	(70.01)	1,000.00
47900 - Miscellaneous	196.30	-	196.30	1,701.30	-	1,701.30	-
Total Income	22,451.42	22,104.16	347.26	200,883.63	198,937.48	1,946.15	265,249.96
Total Income	22,451.42	22,104.16	347.26	200,883.63	198,937.48	1,946.15	265,249.96

Operating Expense

Administrative							
50400 - Social Functions	403.24	1,000.00	596.76	7,304.53	5,000.00	(2,304.53)	8,000.00
50410 - Welcome Committee	-	-	-	459.93	750.00	290.07	1,000.00
50420 - Annual Owners' Meeting	(350.00)	-	350.00	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	-	-	-	10.00	-	(10.00)	-
50900 - Misc. Assn. Expenses	18.00	25.00	7.00	250.97	225.00	(25.97)	300.00
50910 - Web Site Expenses	-	-	-	700.00	2,000.00	1,300.00	2,000.00
51000 - Taxes	-	-	-	72.00	75.00	3.00	100.00
52000 - Insurance	-	700.00	700.00	2,896.00	3,700.00	804.00	4,200.00
53800 - Stenographic	-	100.00	100.00	400.00	500.00	100.00	600.00
53850 - Collection Costs	(45.00)	75.00	120.00	(435.00)	675.00	1,110.00	900.00
53900 - Other Office Services	88.82	158.33	69.51	1,752.50	1,424.97	(327.53)	1,900.00
53910 - Newsletter Copies	-	-	-	3,354.23	750.00	(2,604.23)	1,000.00
54200 - Postage	281.08	133.33	(147.75)	1,463.54	1,199.97	(263.57)	1,600.00
54210 - Newsletter Postage	-	-	-	702.26	150.00	(552.26)	200.00
54300 - Stationery/Printing	174.00	208.33	34.33	3,269.18	1,875.01	(1,394.17)	2,500.00
55100 - Accountant	-	5,000.00	5,000.00	-	5,000.00	5,000.00	5,000.00
55300 - Attorney Fees	-	-	-	-	750.00	750.00	1,000.00
55400 - Management Fees	4,250.00	4,250.00	-	38,250.00	38,250.00	-	51,000.00
Total Administrative	4,820.14	11,649.99	6,829.85	62,060.14	64,324.95	2,264.81	87,300.00

Landscaping							
68200 - Lawn Maintenance	11,221.67	8,125.00	(3,096.67)	49,126.68	40,625.00	(8,501.68)	65,000.00
68400 - Shrub Purchase/Care	7,970.60	-	(7,970.60)	27,189.90	18,000.00	(9,189.90)	30,000.00
68410 - Landscape Improvements	-	2,000.00	2,000.00	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	-	-	-	10,197.10	13,500.00	3,302.90	13,500.00
68900 - Other Landscaping Svcs.	-	3,000.00	3,000.00	2,764.95	3,000.00	235.05	3,000.00
Total Landscaping	19,192.27	13,125.00	(6,067.27)	92,237.65	85,625.00	(6,612.65)	122,000.00

Maintenance							
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Steeplechase Community Services Association

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	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	419.50	300.00	(119.50)	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	-	-	-	844.75	-	(844.75)	-
77050 - Holiday Decorations	3,202.75	-	(3,202.75)	3,202.75	-	(3,202.75)	6,400.00
77500 - Contingency	-	-	-	-	-	-	24,750.00
Total Maintenance	3,622.25	300.00	(3,322.25)	16,095.00	21,900.00	5,805.00	53,350.00
Utilities							
76100 - Electric	.43	166.67	166.24	1,635.88	1,500.03	(135.85)	2,000.00
76300 - Water	109.03	50.00	(59.03)	529.48	450.00	(79.48)	600.00
Total Utilities	109.46	216.67	107.21	2,165.36	1,950.03	(215.33)	2,600.00
Total Expense	27,744.12	25,291.66	(2,452.46)	172,558.15	173,799.98	1,241.83	265,250.00
Operating Net Total	(5,292.70)	(3,187.50)	(2,105.20)	28,325.48	25,137.50	3,187.98	(.04)

Steeplechase Community Services Association

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	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	-	37,500.03	37,500.03	-	50,000.00
84420 - Interest/Dividends	1,724.04	2,500.00	(775.96)	10,062.01	7,500.00	2,562.01	10,000.00
84440 - Gain on Investment	(34,893.35)	3,750.00	(38,643.35)	(34,893.35)	11,250.00	(46,143.35)	15,000.00
84710 - Transfer Fee	2,550.00	1,250.00	1,300.00	11,050.00	11,250.00	(200.00)	15,000.00
84760 - Comcast Commission	-	-	-	2,487.56	2,250.00	237.56	3,000.00
Total Income	(26,452.64)	11,666.67	(38,119.31)	26,206.25	69,750.03	(43,543.78)	93,000.00
Total Income	(26,452.64)	11,666.67	(38,119.31)	26,206.25	69,750.03	(43,543.78)	93,000.00

Replacement Expense

Expenses							
82460 - Lighting Replacement	-	-	-	6,698.00	-	(6,698.00)	-
85070 - Financial Instit. Charges	-	-	-	-	-	-	75.00
85100 - Income Taxes	-	3,750.00	3,750.00	-	11,250.00	11,250.00	15,000.00
86410 - Landscape Improvements	10,000.00	-	(10,000.00)	42,395.00	7,500.00	(34,895.00)	15,000.00
87200 - Roads/Parking/Drives	-	-	-	-	60,000.00	60,000.00	60,000.00
87500 - Misc. Maintenance	-	-	-	-	350.00	350.00	350.00
Total Expenses	10,000.00	3,750.00	(6,250.00)	49,093.00	79,100.00	30,007.00	90,425.00
Total Expense	10,000.00	3,750.00	(6,250.00)	49,093.00	79,100.00	30,007.00	90,425.00
Replacement Net Total	(36,452.64)	7,916.67	(44,369.31)	(22,886.75)	(9,349.97)	(13,536.78)	2,575.00
Net Total	(41,745.34)	4,729.17	(46,474.51)	5,438.73	15,787.53	(10,348.80)	2,574.96