

Steeplechase Community Services Association

Balance Sheet as of 11/30/2022

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Alliance	\$81,291.77		\$81,291.77
Owner Receivable	\$4,728.98		\$4,728.98
Allowance for Doubtful Accts	(\$707.36)		(\$707.36)
Due from Replacement/Repair	\$109,296.98		\$109,296.98
Total Assets	\$194,610.37		\$194,610.37
Ameritrade Investment Account			
Deposit In Transit		\$5,016.67	\$5,016.67
Replacement Cash - Ameritrade	\$35,555.98	\$236,478.77	\$272,034.75
Unrealized Gain/(Loss) - Ameri		(\$8,269.44)	(\$8,269.44)
Total Ameritrade Investment Account	\$35,555.98	\$233,226.00	\$268,781.98
Total Assets	\$230,166.35	\$233,226.00	\$463,392.35
Liabilities / Equity			
Liabilities			
Accrued Income Taxes		\$11,935.00	\$11,935.00
Prepaid Owner Assessments	\$13,936.61		\$13,936.61
Owner Refunds	(\$73.34)		(\$73.34)
Due to Operating Fund		\$109,296.98	\$109,296.98
Total Liabilities	\$13,863.27	\$121,231.98	\$135,095.25
Equity			
Net Income	\$26,561.72	(\$210,920.59)	(\$184,358.87)
Fund Balance	\$189,741.36	\$331,184.05	\$520,925.41
Unrealized Gain/(Loss) Invest		(\$8,269.44)	(\$8,269.44)
Total Equity	\$216,303.08	\$111,994.02	\$328,297.10
Total Liabilities / Equity	\$230,166.35	\$233,226.00	\$463,392.35

Steeplechase Community Services Association

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	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)	239,779.89	240,029.13	(249.24)	261,849.96
44110 - Interest	25.06	16.67	8.39	283.75	183.37	100.38	200.00
47100 - Resale Certificates	250.00	183.33	66.67	2,375.00	2,016.63	358.37	2,200.00
47250 - Late Fees	100.00	83.33	16.67	860.00	916.67	(56.67)	1,000.00
47900 - Miscellaneous	300.00	-	300.00	2,201.30	-	2,201.30	-
Total Income	22,494.13	22,104.16	389.97	245,499.94	243,145.80	2,354.14	265,249.96
Total Income	22,494.13	22,104.16	389.97	245,499.94	243,145.80	2,354.14	265,249.96

Operating Expense

Administrative

50400 - Social Functions	700.00	500.00	(200.00)	8,004.53	6,500.00	(1,504.53)	8,000.00
50410 - Welcome Committee	-	-	-	672.85	1,000.00	327.15	1,000.00
50420 - Annual Owners' Meeting	2,687.38	3,500.00	812.62	2,837.38	4,500.00	1,662.62	4,500.00
50430 - Contributions	-	-	-	1,460.00	1,000.00	(460.00)	1,500.00
50700 - Financial Instit, Charges	-	-	-	30.00	-	(30.00)	-
50900 - Misc. Assn. Expenses	218.00	25.00	(193.00)	486.97	275.00	(211.97)	300.00
50910 - Web Site Expenses	-	-	-	700.00	2,000.00	1,300.00	2,000.00
51000 - Taxes	-	-	-	96.00	100.00	4.00	100.00
52000 - Insurance	-	-	-	2,896.00	3,700.00	804.00	4,200.00
53800 - Stenographic	-	100.00	100.00	600.00	600.00	-	600.00
53850 - Collection Costs	(20.00)	75.00	95.00	(575.00)	825.00	1,400.00	900.00
53900 - Other Office Services	936.90	158.33	(778.57)	2,944.23	1,741.63	(1,202.60)	1,900.00
53910 - Newsletter Copies	646.96	-	(646.96)	4,001.19	1,000.00	(3,001.19)	1,000.00
54200 - Postage	611.67	133.33	(478.34)	2,391.01	1,466.63	(924.38)	1,600.00
54210 - Newsletter Postage	132.00	-	(132.00)	834.26	200.00	(634.26)	200.00
54300 - Stationery/Printing	174.00	208.33	34.33	3,617.18	2,291.67	(1,325.51)	2,500.00
55100 - Accountant	-	-	-	-	5,000.00	5,000.00	5,000.00
55300 - Attorney Fees	-	-	-	-	1,000.00	1,000.00	1,000.00
55400 - Management Fees	4,250.00	4,250.00	-	46,750.00	46,750.00	-	51,000.00
Total Administrative	10,336.91	8,949.99	(1,386.92)	77,746.60	79,949.93	2,203.33	87,300.00

Landscaping

68200 - Lawn Maintenance	9,081.67	8,125.00	(956.67)	67,290.02	56,875.00	(10,415.02)	65,000.00
68400 - Shrub Purchase/Care	1,000.00	6,000.00	5,000.00	28,189.90	30,000.00	1,810.10	30,000.00
68410 - Landscape Improvements	491.58	-	(491.58)	532.65	8,000.00	7,467.35	8,000.00
68420 - Annual Flowers	-	-	-	2,917.95	2,500.00	(417.95)	2,500.00
68440 - Chemical Applications	1,650.00	-	(1,650.00)	16,116.40	13,500.00	(2,616.40)	13,500.00
68900 - Other Landscaping Svcs.	-	-	-	2,764.95	3,000.00	235.05	3,000.00
Total Landscaping	12,223.25	14,125.00	1,901.75	117,811.87	113,875.00	(3,936.87)	122,000.00

Maintenance

Steeplechase Community Services Association

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	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	-	300.00	300.00	767.50	1,500.00	732.50	1,500.00
74100 - Snow Removal	3,760.00	-	(3,760.00)	15,040.00	18,000.00	2,960.00	18,000.00
75000 - Misc. Maintenance	358.45	-	(358.45)	1,449.30	-	(1,449.30)	-
77050 - Holiday Decorations	-	3,200.00	3,200.00	3,202.75	6,400.00	3,197.25	6,400.00
77500 - Contingency	-	-	-	-	-	-	24,750.00
Total Maintenance	4,118.45	3,500.00	(618.45)	20,459.55	28,600.00	8,140.45	53,350.00
Utilities							
76100 - Electric	240.37	166.67	(73.70)	2,258.84	1,833.37	(425.47)	2,000.00
76300 - Water	21.64	50.00	28.36	661.36	550.00	(111.36)	600.00
Total Utilities	262.01	216.67	(45.34)	2,920.20	2,383.37	(536.83)	2,600.00
Total Expense	26,940.62	26,791.66	(148.96)	218,938.22	224,808.30	5,870.08	265,250.00
Operating Net Total	(4,446.49)	(4,687.50)	241.01	26,561.72	18,337.50	8,224.22	(.04)

Steeplechase Community Services Association

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	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	-	45,833.37	45,833.37	-	50,000.00
84420 - Interest/Dividends	8.76	-	8.76	10,581.93	7,500.00	3,081.93	10,000.00
84440 - Gain on Investment	-	-	-	(65,261.27)	11,250.00	(76,511.27)	15,000.00
84710 - Transfer Fee	850.00	1,250.00	(400.00)	12,750.00	13,750.00	(1,000.00)	15,000.00
84760 - Comcast Commission	-	-	-	2,487.56	3,000.00	(512.44)	3,000.00
Total Income	5,025.43	5,416.67	(391.24)	6,391.59	81,333.37	(74,941.78)	93,000.00
Total Income	5,025.43	5,416.67	(391.24)	6,391.59	81,333.37	(74,941.78)	93,000.00

Replacement Expense

Expenses							
82460 - Lighting Replacement	-	-	-	6,698.00	-	(6,698.00)	-
85070 - Financial Instit. Charges	-	-	-	-	-	-	75.00
85100 - Income Taxes	-	-	-	-	11,250.00	11,250.00	15,000.00
86410 - Landscape Improvements	1,221.18	-	(1,221.18)	43,616.18	15,000.00	(28,616.18)	15,000.00
87200 - Roads/Parking/Drives	164,608.00	-	(164,608.00)	166,998.00	60,000.00	(106,998.00)	60,000.00
87500 - Misc. Maintenance	-	-	-	-	350.00	350.00	350.00
Total Expenses	165,829.18	-	(165,829.18)	217,312.18	86,600.00	(130,712.18)	90,425.00
Total Expense	165,829.18	-	(165,829.18)	217,312.18	86,600.00	(130,712.18)	90,425.00
Replacement Net Total	(160,803.75)	5,416.67	(166,220.42)	(210,920.59)	(5,266.63)	(205,653.96)	2,575.00
Net Total	(165,250.24)	729.17	(165,979.41)	(184,358.87)	13,070.87	(197,429.74)	2,574.96