

Steeplechase Community Services Association

Balance Sheet as of 12/31/2022

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Alliance	\$86,111.40		\$86,111.40
Owner Receivable	\$4,895.46		\$4,895.46
Allowance for Doubtful Accts	(\$942.04)		(\$942.04)
Due from Replacement/Repair	\$109,296.98		\$109,296.98
Total Assets	\$199,361.80		\$199,361.80
Ameritrade Investment Account			
Deposit In Transit		\$2,149.64	\$2,149.64
Replacement Cash - Ameritrade	\$35,555.98	\$242,652.46	\$278,208.44
Unrealized Gain/(Loss) - Ameri		(\$3,810.53)	(\$3,810.53)
Total Ameritrade Investment Account	\$35,555.98	\$240,991.57	\$276,547.55
Total Assets	\$234,917.78	\$240,991.57	\$475,909.35
Liabilities / Equity			
Liabilities			
Prepaid Owner Assessments	\$16,288.10		\$16,288.10
Owner Refunds	(\$73.34)		(\$73.34)
Due to Operating Fund		\$109,296.98	\$109,296.98
Total Liabilities	\$16,214.76	\$109,296.98	\$125,511.74
Equity			
Net Income	\$29,806.25	(\$213,879.08)	(\$184,072.83)
Fund Balance	\$188,896.77	\$349,384.20	\$538,280.97
Unrealized Gain/(Loss) Invest		(\$3,810.53)	(\$3,810.53)
Total Equity	\$218,703.02	\$131,694.59	\$350,397.61
Total Liabilities / Equity	\$234,917.78	\$240,991.57	\$475,909.35

Steeplechase Community Services Association

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100 - Operating Assessments	21,819.11	21,820.83	(1.72)	261,599.00	261,849.96	(250.96)	261,849.96
44110 - Interest	24.74	16.63	8.11	308.49	200.00	108.49	200.00
47100 - Resale Certificates	125.00	183.37	(58.37)	2,500.00	2,200.00	300.00	2,200.00
47250 - Late Fees	60.00	83.33	(23.33)	920.00	1,000.00	(80.00)	1,000.00
47900 - Miscellaneous	310.00	-	310.00	2,511.30	-	2,511.30	-
Total Income	22,338.85	22,104.16	234.69	267,838.79	265,249.96	2,588.83	265,249.96
Total Income	22,338.85	22,104.16	234.69	267,838.79	265,249.96	2,588.83	265,249.96

Operating Expense

Administrative							
50400 - Social Functions	-	1,500.00	1,500.00	8,004.53	8,000.00	(4.53)	8,000.00
50410 - Welcome Committee	(323.52)	-	323.52	349.33	1,000.00	650.67	1,000.00
50420 - Annual Owners' Meeting	-	-	-	2,837.38	4,500.00	1,662.62	4,500.00
50430 - Contributions	-	500.00	500.00	1,460.00	1,500.00	40.00	1,500.00
50700 - Financial Instit, Charges	-	-	-	30.00	-	(30.00)	-
50900 - Misc. Assn. Expenses	18.00	25.00	7.00	504.97	300.00	(204.97)	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	-	500.00	500.00	2,896.00	4,200.00	1,304.00	4,200.00
53800 - Stenographic	100.00	-	(100.00)	700.00	600.00	(100.00)	600.00
53850 - Collection Costs	(159.00)	75.00	234.00	(734.00)	900.00	1,634.00	900.00
53900 - Other Office Services	1,217.26	158.37	(1,058.89)	4,161.49	1,900.00	(2,261.49)	1,900.00
53910 - Newsletter Copies	-	-	-	4,001.19	1,000.00	(3,001.19)	1,000.00
54200 - Postage	253.26	133.37	(119.89)	2,644.27	1,600.00	(1,044.27)	1,600.00
54210 - Newsletter Postage	-	-	-	834.26	200.00	(634.26)	200.00
54300 - Stationery/Printing	174.00	208.33	34.33	3,791.18	2,500.00	(1,291.18)	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	-	51,000.00	51,000.00	-	51,000.00
Total Administrative	5,530.00	7,350.07	1,820.07	83,276.60	87,300.00	4,023.40	87,300.00

Landscaping							
68200 - Lawn Maintenance	4,801.67	8,125.00	3,323.33	72,091.69	65,000.00	(7,091.69)	65,000.00
68400 - Shrub Purchase/Care	-	-	-	28,189.90	30,000.00	1,810.10	30,000.00
68410 - Landscape Improvements	2,200.00	-	(2,200.00)	2,732.65	8,000.00	5,267.35	8,000.00
68420 - Annual Flowers	-	-	-	2,917.95	2,500.00	(417.95)	2,500.00
68440 - Chemical Applications	-	-	-	16,116.40	13,500.00	(2,616.40)	13,500.00
68900 - Other Landscaping Svcs.	1,765.50	-	(1,765.50)	4,530.45	3,000.00	(1,530.45)	3,000.00
Total Landscaping	8,767.17	8,125.00	(642.17)	126,579.04	122,000.00	(4,579.04)	122,000.00

Maintenance							
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Steeplechase Community Services Association

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	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	491.50	-	(491.50)	1,259.00	1,500.00	241.00	1,500.00
74100 - Snow Removal	3,760.00	-	(3,760.00)	18,800.00	18,000.00	(800.00)	18,000.00
75000 - Misc. Maintenance	-	-	-	1,449.30	-	(1,449.30)	-
77050 - Holiday Decorations	500.00	-	(500.00)	3,702.75	6,400.00	2,697.25	6,400.00
77500 - Contingency	-	24,750.00	24,750.00	-	24,750.00	24,750.00	24,750.00
Total Maintenance	4,751.50	24,750.00	19,998.50	25,211.05	53,350.00	28,138.95	53,350.00
Utilities							
76100 - Electric	44.82	166.63	121.81	2,303.66	2,000.00	(303.66)	2,000.00
76300 - Water	.83	50.00	49.17	662.19	600.00	(62.19)	600.00
Total Utilities	45.65	216.63	170.98	2,965.85	2,600.00	(365.85)	2,600.00
Total Expense	19,094.32	40,441.70	21,347.38	238,032.54	265,250.00	27,217.46	265,250.00
Operating Net Total	3,244.53	(18,337.54)	21,582.07	29,806.25	(.04)	29,806.29	(.04)

Steeplechase Community Services Association

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Replacement Income							
Income							
84110 - Replace/Repair Assess.	4,166.63	4,166.63	-	50,000.00	50,000.00	-	50,000.00
84420 - Interest/Dividends	228.84	2,500.00	(2,271.16)	10,810.77	10,000.00	810.77	10,000.00
84440 - Gain on Investment	-	3,750.00	(3,750.00)	(65,261.27)	15,000.00	(80,261.27)	15,000.00
84710 - Transfer Fee	1,700.00	1,250.00	450.00	14,450.00	15,000.00	(550.00)	15,000.00
84760 - Comcast Commission	(19.03)	-	(19.03)	2,468.53	3,000.00	(531.47)	3,000.00
Total Income	6,076.44	11,666.63	(5,590.19)	12,468.03	93,000.00	(80,531.97)	93,000.00
Total Income	6,076.44	11,666.63	(5,590.19)	12,468.03	93,000.00	(80,531.97)	93,000.00

Replacement Expense

Expenses							
82460 - Lighting Replacement	-	-	-	6,698.00	-	(6,698.00)	-
85070 - Financial Instit. Charges	-	75.00	75.00	-	75.00	75.00	75.00
85100 - Income Taxes	14,856.00	3,750.00	(11,106.00)	14,856.00	15,000.00	144.00	15,000.00
86410 - Landscape Improvements	(5,821.07)	-	5,821.07	37,795.11	15,000.00	(22,795.11)	15,000.00
87200 - Roads/Parking/Drives	-	-	-	166,998.00	60,000.00	(106,998.00)	60,000.00
87500 - Misc. Maintenance	-	-	-	-	350.00	350.00	350.00
Total Expenses	9,034.93	3,825.00	(5,209.93)	226,347.11	90,425.00	(135,922.11)	90,425.00
Total Expense	9,034.93	3,825.00	(5,209.93)	226,347.11	90,425.00	(135,922.11)	90,425.00
Replacement Net Total	(2,958.49)	7,841.63	(10,800.12)	(213,879.08)	2,575.00	(216,454.08)	2,575.00
Net Total	286.04	(10,495.91)	10,781.95	(184,072.83)	2,574.96	(186,647.79)	2,574.96