

Steeplechase Community Services Association

Balance Sheet as of 1/31/2023

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Alliance	\$112,047.52		\$112,047.52
Owner Receivable	\$5,207.94		\$5,207.94
Allowance for Doubtful Accts	(\$942.04)		(\$942.04)
Due from Replacement/Repair	\$109,296.98		\$109,296.98
Total Assets	\$225,610.40		\$225,610.40
Ameritrade Investment Account			
Deposit In Transit	(\$6,316.67)	\$6,316.67	-
Replacement Cash - Ameritrade	\$35,555.98	\$245,325.93	\$280,881.91
Unrealized Gain/(Loss) - Ameri		(\$3,058.59)	(\$3,058.59)
Total Ameritrade Investment Account	\$29,239.31	\$248,584.01	\$277,823.32
Total Assets	\$254,849.71	\$248,584.01	\$503,433.72
Liabilities / Equity			
Liabilities			
Prepaid Owner Assessments	\$20,771.01		\$20,771.01
Owner Refunds	\$147.15		\$147.15
Due to Operating Fund		\$109,296.98	\$109,296.98
Total Liabilities	\$20,918.16	\$109,296.98	\$130,215.14
Equity			
Net Income	\$15,228.53	\$6,840.50	\$22,069.03
Fund Balance	\$218,703.02	\$135,505.12	\$354,208.14
Unrealized Gain/(Loss) Invest		(\$3,058.59)	(\$3,058.59)
Total Equity	\$233,931.55	\$139,287.03	\$373,218.58
Total Liabilities / Equity	\$254,849.71	\$248,584.01	\$503,433.72

Steeplechase Community Services Association

Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100 - Operating Assessments	21,819.26	21,820.08	(.82)	21,819.26	21,820.08	(.82)	261,840.96
44110 - Interest	28.70	25.00	3.70	28.70	25.00	3.70	300.00
47100 - Resale Certificates	125.00	100.00	25.00	125.00	100.00	25.00	1,500.00
47250 - Late Fees	100.00	83.37	16.63	100.00	83.37	16.63	1,000.00
47900 - Miscellaneous	1,000.00	-	1,000.00	1,000.00	-	1,000.00	-
Total Income	23,072.96	22,028.45	1,044.51	23,072.96	22,028.45	1,044.51	264,640.96
Total Income	23,072.96	22,028.45	1,044.51	23,072.96	22,028.45	1,044.51	264,640.96

Operating Expense

Administrative

50400 - Social Functions	-	-	-	-	-	-	8,000.00
50410 - Welcome Committee	111.76	66.66	(45.10)	111.76	66.66	(45.10)	800.00
50420 - Annual Owners' Meeting	-	-	-	-	-	-	3,000.00
50430 - Contributions	-	-	-	-	-	-	1,500.00
50700 - Financial Instit, Charges	10.00	-	(10.00)	10.00	-	(10.00)	-
50900 - Misc. Assn. Expenses	1,668.71	43.00	(1,625.71)	1,668.71	43.00	(1,625.71)	516.00
50910 - Web Site Expenses	-	2,030.00	2,030.00	-	2,030.00	2,030.00	2,300.00
51000 - Taxes	24.00	-	(24.00)	24.00	-	(24.00)	100.00
52000 - Insurance	-	-	-	-	-	-	3,500.00
53800 - Stenographic	-	100.00	100.00	-	100.00	100.00	600.00
53850 - Collection Costs	(189.00)	83.33	272.33	(189.00)	83.33	272.33	1,000.00
53900 - Other Office Services	49.07	158.33	109.26	49.07	158.33	109.26	1,900.00
53910 - Newsletter Copies	-	-	-	-	-	-	3,600.00
54200 - Postage	22.93	133.33	110.40	22.93	133.33	110.40	1,600.00
54210 - Newsletter Postage	-	-	-	-	-	-	1,000.00
54300 - Stationery/Printing	864.00	208.33	(655.67)	864.00	208.33	(655.67)	2,500.00
55100 - Accountant	-	-	-	-	-	-	5,000.00
55300 - Attorney Fees	-	-	-	-	-	-	1,000.00
55400 - Management Fees	4,250.00	4,250.00	-	4,250.00	4,250.00	-	51,000.00
Total Administrative	6,811.47	7,072.98	261.51	6,811.47	7,072.98	261.51	88,916.00

Landscaping

68200 - Lawn Maintenance	-	-	-	-	-	-	66,000.00
68400 - Shrub Purchase/Care	-	-	-	-	-	-	45,000.00
68410 - Landscape Improvements	-	-	-	-	-	-	5,000.00
68420 - Annual Flowers	-	-	-	-	-	-	2,500.00
68440 - Chemical Applications	-	-	-	-	-	-	14,000.00
68900 - Other Landscaping Svcs.	66.75	-	(66.75)	66.75	-	(66.75)	2,000.00
Total Landscaping	66.75	-	(66.75)	66.75	-	(66.75)	134,500.00

Maintenance

Steeplechase Community Services Association

Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73200 - Utility Repairs-Electric	-	166.74	166.74	-	166.74	166.74	2,000.00
74100 - Snow Removal	3,760.00	3,600.00	(160.00)	3,760.00	3,600.00	(160.00)	18,000.00
77050 - Holiday Decorations	(3,027.75)	-	3,027.75	(3,027.75)	-	3,027.75	6,400.00
77500 - Contingency	-	1,014.58	1,014.58	-	1,014.58	1,014.58	12,175.00
Total Maintenance	732.25	4,781.32	4,049.07	732.25	4,781.32	4,049.07	38,575.00
Utilities							
76100 - Electric	216.22	166.74	(49.48)	216.22	166.74	(49.48)	2,000.00
76300 - Water	17.74	-	(17.74)	17.74	-	(17.74)	650.00
Total Utilities	233.96	166.74	(67.22)	233.96	166.74	(67.22)	2,650.00
Total Expense	7,844.43	12,021.04	4,176.61	7,844.43	12,021.04	4,176.61	264,641.00
Operating Net Total	15,228.53	10,007.41	5,221.12	15,228.53	10,007.41	5,221.12	(.04)

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Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Replacement Income							
Income							
84110 - Replace/Repair Assess.	5,466.67	5,466.66	.01	5,466.67	5,466.66	.01	65,600.00
84420 - Interest/Dividends	523.83	750.00	(226.17)	523.83	750.00	(226.17)	9,000.00
84710 - Transfer Fee	850.00	850.00	-	850.00	850.00	-	12,750.00
84760 - Comcast Commission	-	-	-	-	-	-	3,500.00
Total Income	6,840.50	7,066.66	(226.16)	6,840.50	7,066.66	(226.16)	90,850.00
Total Income	6,840.50	7,066.66	(226.16)	6,840.50	7,066.66	(226.16)	90,850.00
Replacement Expense							
Expenses							
85100 - Income Taxes	-	-	-	-	-	-	14,000.00
87500 - Misc. Maintenance	-	-	-	-	-	-	2,000.00
Total Expenses	-	-	-	-	-	-	16,000.00
Total Expense	-	-	-	-	-	-	16,000.00
Replacement Net Total	6,840.50	7,066.66	(226.16)	6,840.50	7,066.66	(226.16)	74,850.00
Net Total	22,069.03	17,074.07	4,994.96	22,069.03	17,074.07	4,994.96	74,849.96