

Steeplechase Community Services Association

Balance Sheet as of 2/28/2023

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Alliance	\$117,474.30		\$117,474.30
Owner Receivable	\$5,843.81		\$5,843.81
Allowance for Doubtful Accts	(\$942.04)		(\$942.04)
Due from Replacement/Repair	\$109,296.98		\$109,296.98
Total Assets	\$231,673.05		\$231,673.05
Ameritrade Investment Account			
Deposit In Transit	(\$7,166.66)	\$7,166.66	-
Replacement Cash - Ameritrade		\$286,796.17	\$286,796.17
Unrealized Gain/(Loss) - Ameri		(\$2,891.26)	(\$2,891.26)
Total Ameritrade Investment Account	(\$7,166.66)	\$291,071.57	\$283,904.91
Total Assets	\$224,506.39	\$291,071.57	\$515,577.96
Liabilities / Equity			
Liabilities			
Prepaid Owner Assessments	\$20,224.13		\$20,224.13
Owner Refunds	(\$73.34)		(\$73.34)
Due to Operating Fund		\$109,296.98	\$109,296.98
Total Liabilities	\$20,150.79	\$109,296.98	\$129,447.77
Equity			
Net Income	\$21,208.56	\$13,604.75	\$34,813.31
Fund Balance	\$183,147.04	\$171,061.10	\$354,208.14
Unrealized Gain/(Loss) Invest		(\$2,891.26)	(\$2,891.26)
Total Equity	\$204,355.60	\$181,774.59	\$386,130.19
Total Liabilities / Equity	\$224,506.39	\$291,071.57	\$515,577.96

Steeplechase Community Services Association

Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100 - Operating Assessments	21,819.27	21,820.08	(.81)	43,638.53	43,640.16	(1.63)	261,840.96
44110 - Interest	27.33	25.00	2.33	56.03	50.00	6.03	300.00
47100 - Resale Certificates	250.00	100.00	150.00	375.00	200.00	175.00	1,500.00
47250 - Late Fees	20.00	83.33	(63.33)	120.00	166.70	(46.70)	1,000.00
47900 - Miscellaneous	300.00	-	300.00	1,300.00	-	1,300.00	-
Total Income	22,416.60	22,028.41	388.19	45,489.56	44,056.86	1,432.70	264,640.96
Total Income	22,416.60	22,028.41	388.19	45,489.56	44,056.86	1,432.70	264,640.96

Operating Expense

Administrative

50400 - Social Functions	-	-	-	-	-	-	8,000.00
50410 - Welcome Committee	-	66.66	66.66	111.76	133.32	21.56	800.00
50420 - Annual Owners' Meeting	-	-	-	-	-	-	3,000.00
50430 - Contributions	-	-	-	-	-	-	1,500.00
50700 - Financial Instit, Charges	-	-	-	10.00	-	(10.00)	-
50900 - Misc. Assn. Expenses	18.00	43.00	25.00	1,686.71	86.00	(1,600.71)	516.00
50910 - Web Site Expenses	1,500.00	24.60	(1,475.40)	1,500.00	2,054.60	554.60	2,300.00
51000 - Taxes	-	25.00	25.00	24.00	25.00	1.00	100.00
52000 - Insurance	-	-	-	-	-	-	3,500.00
53800 - Stenographic	100.00	-	(100.00)	100.00	100.00	-	600.00
53850 - Collection Costs	37.00	83.33	46.33	(152.00)	166.66	318.66	1,000.00
53900 - Other Office Services	29.39	158.33	128.94	78.46	316.66	238.20	1,900.00
53910 - Newsletter Copies	-	600.00	600.00	-	600.00	600.00	3,600.00
54200 - Postage	41.74	133.33	91.59	64.67	266.66	201.99	1,600.00
54210 - Newsletter Postage	-	166.70	166.70	-	166.70	166.70	1,000.00
54300 - Stationery/Printing	189.00	208.33	19.33	1,053.00	416.66	(636.34)	2,500.00
55100 - Accountant	4,000.00	-	(4,000.00)	4,000.00	-	(4,000.00)	5,000.00
55300 - Attorney Fees	150.00	-	(150.00)	150.00	-	(150.00)	1,000.00
55400 - Management Fees	4,250.00	4,250.00	-	8,500.00	8,500.00	-	51,000.00
Total Administrative	10,315.13	5,759.28	(4,555.85)	17,126.60	12,832.26	(4,294.34)	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)	2,000.00
Total Landscaping	-	-	-	66.75	-	(66.75)	134,500.00

Maintenance

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Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73200 - Utility Repairs-Electric	2,156.50	166.66	(1,989.84)	2,156.50	333.40	(1,823.10)	2,000.00
74100 - Snow Removal	3,760.00	3,600.00	(160.00)	7,520.00	7,200.00	(320.00)	18,000.00
77050 - Holiday Decorations	-	-	-	(3,027.75)	-	3,027.75	6,400.00
77500 - Contingency	-	1,014.58	1,014.58	-	2,029.16	2,029.16	12,175.00
Total Maintenance	5,916.50	4,781.24	(1,135.26)	6,648.75	9,562.56	2,913.81	38,575.00
Utilities							
76100 - Electric	187.61	166.66	(20.95)	403.83	333.40	(70.43)	2,000.00
76300 - Water	17.33	-	(17.33)	35.07	-	(35.07)	650.00
Total Utilities	204.94	166.66	(38.28)	438.90	333.40	(105.50)	2,650.00
Total Expense	16,436.57	10,707.18	(5,729.39)	24,281.00	22,728.22	(1,552.78)	264,641.00
Operating Net Total	5,980.03	11,321.23	(5,341.20)	21,208.56	21,328.64	(120.08)	(.04)

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Statement of Revenues and Expenses 2/1/2023 - 2/28/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Replacement Income							
Income							
84110 - Replace/Repair Assess.	5,466.66	5,466.66	-	10,933.33	10,933.32	.01	65,600.00
84420 - Interest/Dividends	6.82	750.00	(743.18)	530.65	1,500.00	(969.35)	9,000.00
84440 - Gain on Investment	(409.23)	-	(409.23)	(409.23)	-	(409.23)	-
84710 - Transfer Fee	1,700.00	850.00	850.00	2,550.00	1,700.00	850.00	12,750.00
84760 - Comcast Commission	-	875.00	(875.00)	-	875.00	(875.00)	3,500.00
Total Income	6,764.25	7,941.66	(1,177.41)	13,604.75	15,008.32	(1,403.57)	90,850.00
Total Income	6,764.25	7,941.66	(1,177.41)	13,604.75	15,008.32	(1,403.57)	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	6,764.25	7,941.66	(1,177.41)	13,604.75	15,008.32	(1,403.57)	74,850.00
Net Total	12,744.28	19,262.89	(6,518.61)	34,813.31	36,336.96	(1,523.65)	74,849.96