

Steeplechase Community Services Association

Balance Sheet as of 4/30/2023

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Alliance	\$83,390.79		\$83,390.79
Owner Receivable	\$5,117.02		\$5,117.02
Allowance for Doubtful Accts	(\$942.04)		(\$942.04)
Total Assets	\$87,565.77		\$87,565.77
Ameritrade Investment Account			
CD Alliance 3.45% 10/10/23	\$50,146.51		\$50,146.51
Deposit In Transit		\$5,466.66	\$5,466.66
Replacement Cash - Ameritrade		\$301,644.49	\$301,644.49
Unrealized Gain/(Loss) - Ameri		(\$2,155.77)	(\$2,155.77)
Total Ameritrade Investment Account	\$50,146.51	\$304,955.38	\$355,101.89
Total Assets	\$137,712.28	\$304,955.38	\$442,667.66
Liabilities / Equity			
Liabilities			
Prepaid Owner Assessments	\$17,893.83		\$17,893.83
Owner Refunds	(\$73.34)		(\$73.34)
Total Liabilities	\$17,820.49		\$17,820.49
Equity			
Net Income	\$46,041.73	\$26,753.07	\$72,794.80
Fund Balance	\$73,850.06	\$280,358.08	\$354,208.14
Unrealized Gain/(Loss) Invest		(\$2,155.77)	(\$2,155.77)
Total Equity	\$119,891.79	\$304,955.38	\$424,847.17
Total Liabilities / Equity	\$137,712.28	\$304,955.38	\$442,667.66

Steeplechase Community Services Association

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	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)	87,277.07	87,280.32	(3.25)	261,840.96
44110 - Interest	180.96	25.00	155.96	270.45	100.00	170.45	300.00
47100 - Resale Certificates	-	100.00	(100.00)	375.00	400.00	(25.00)	1,500.00
47250 - Late Fees	100.00	83.33	16.67	320.00	333.36	(13.36)	1,000.00
47900 - Miscellaneous	-	-	-	1,320.00	-	1,320.00	-
Total Income	22,100.23	22,028.41	71.82	89,562.52	88,113.68	1,448.84	264,640.96
Total Income	22,100.23	22,028.41	71.82	89,562.52	88,113.68	1,448.84	264,640.96

Operating Expense

Administrative							
50400 - Social Functions	-	500.00	500.00	1,635.18	500.00	(1,135.18)	8,000.00
50410 - Welcome Committee	-	66.66	66.66	111.76	266.64	154.88	800.00
50420 - Annual Owners' Meeting	-	-	-	-	-	-	3,000.00
50430 - Contributions	-	100.00	100.00	80.00	100.00	20.00	1,500.00
50700 - Financial Instit, Charges	-	-	-	10.00	-	(10.00)	-
50900 - Misc. Assn. Expenses	18.00	43.00	25.00	1,722.71	172.00	(1,550.71)	516.00
50910 - Web Site Expenses	-	24.54	24.54	1,500.00	2,103.68	603.68	2,300.00
51000 - Taxes	24.00	25.00	1.00	48.00	50.00	2.00	100.00
52000 - Insurance	-	3,500.00	3,500.00	-	3,500.00	3,500.00	3,500.00
53800 - Stenographic	-	-	-	100.00	200.00	100.00	600.00
53850 - Collection Costs	(40.00)	83.33	123.33	(277.00)	333.32	610.32	1,000.00
53900 - Other Office Services	129.54	158.33	28.79	762.47	633.32	(129.15)	1,900.00
53910 - Newsletter Copies	(960.00)	600.00	1,560.00	(23.75)	1,200.00	1,223.75	3,600.00
54200 - Postage	49.06	133.33	84.27	156.23	533.32	377.09	1,600.00
54210 - Newsletter Postage	-	166.66	166.66	138.36	333.36	195.00	1,000.00
54300 - Stationery/Printing	189.00	208.33	19.33	1,416.00	833.32	(582.68)	2,500.00
55100 - Accountant	-	-	-	4,000.00	-	(4,000.00)	5,000.00
55300 - Attorney Fees	1,569.83	500.00	(1,069.83)	1,719.83	500.00	(1,219.83)	1,000.00
55400 - Management Fees	4,250.00	4,250.00	-	17,000.00	17,000.00	-	51,000.00
Total Administrative	5,229.43	10,359.18	5,129.75	30,099.79	28,258.96	(1,840.83)	88,916.00

Landscaping							
68200 - Lawn Maintenance	-	8,250.00	8,250.00	-	8,250.00	8,250.00	66,000.00
68400 - Shrub Purchase/Care	-	7,500.00	7,500.00	-	7,500.00	7,500.00	45,000.00
68410 - Landscape Improvements	1,275.00	500.00	(775.00)	1,275.00	500.00	(775.00)	5,000.00
68420 - Annual Flowers	-	-	-	-	-	-	2,500.00
68440 - Chemical Applications	-	-	-	-	-	-	14,000.00
68900 - Other Landscaping Svcs.	120.00	500.00	380.00	186.75	500.00	313.25	2,000.00
Total Landscaping	1,395.00	16,750.00	15,355.00	1,461.75	16,750.00	15,288.25	134,500.00

Maintenance							
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Steeplechase Community Services Association

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73200 - Utility Repairs-Electric	504.00	166.66	(337.34)	2,795.50	666.72	(2,128.78)	2,000.00
74100 - Snow Removal	-	-	-	11,280.00	10,800.00	(480.00)	18,000.00
77050 - Holiday Decorations	-	-	-	(3,027.75)	-	3,027.75	6,400.00
77500 - Contingency	-	1,014.58	1,014.58	-	4,058.32	4,058.32	12,175.00
Total Maintenance	504.00	1,181.24	677.24	11,047.75	15,525.04	4,477.29	38,575.00
Utilities							
76100 - Electric	180.40	166.66	(13.74)	841.43	666.72	(174.71)	2,000.00
76300 - Water	17.50	92.85	75.35	70.07	92.85	22.78	650.00
Total Utilities	197.90	259.51	61.61	911.50	759.57	(151.93)	2,650.00
Total Expense	7,326.33	28,549.93	21,223.60	43,520.79	61,293.57	17,772.78	264,641.00
Operating Net Total	14,773.90	(6,521.52)	21,295.42	46,041.73	26,820.11	19,221.62	(.04)

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Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	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	-	21,866.65	21,866.64	.01	65,600.00
84420 - Interest/Dividends	67.42	750.00	(682.58)	603.96	3,000.00	(2,396.04)	9,000.00
84440 - Gain on Investment	2,158.19	-	2,158.19	1,748.96	-	1,748.96	-
84450 - Unrealized Gain/Loss on Invest	-	-	-	(16.50)	-	(16.50)	-
84710 - Transfer Fee	-	850.00	(850.00)	2,550.00	3,400.00	(850.00)	12,750.00
84760 - Comcast Commission	-	-	-	-	875.00	(875.00)	3,500.00
Total Income	7,692.27	7,066.66	625.61	26,753.07	29,141.64	(2,388.57)	90,850.00
Total Income	7,692.27	7,066.66	625.61	26,753.07	29,141.64	(2,388.57)	90,850.00
Replacement Expense							
Expenses							
85100 - Income Taxes	-	-	-	-	-	-	14,000.00
87500 - Misc. Maintenance	-	200.00	200.00	-	400.00	400.00	2,000.00
Total Expenses	-	200.00	200.00	-	400.00	400.00	16,000.00
Total Expense	-	200.00	200.00	-	400.00	400.00	16,000.00
Replacement Net Total	7,692.27	6,866.66	825.61	26,753.07	28,741.64	(1,988.57)	74,850.00
Net Total	22,466.17	345.14	22,121.03	72,794.80	55,561.75	17,233.05	74,849.96