

Steeplechase Community Services Association

Balance Sheet as of 10/31/2023

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Alliance	\$73,242.95		\$73,242.95
Owner Receivable	\$6,299.47		\$6,299.47
Allowance for Doubtful Accts	(\$942.04)		(\$942.04)
Due from Replacement/Repair	\$4,900.34		\$4,900.34
Total Assets	\$83,500.72		\$83,500.72
Ameritrade Investment Account			
CD Alliance 5.13% 05/11/24	\$51,020.18		\$51,020.18
Replacement Cash - Ameritrade		\$348,655.84	\$348,655.84
Unrealized Gain/(Loss) - Ameri		(\$3,668.39)	(\$3,668.39)
Total Ameritrade Investment Account	\$51,020.18	\$344,987.45	\$396,007.63
Total Assets	\$134,520.90	\$344,987.45	\$479,508.35
Liabilities / Equity			
Liabilities			
Prepaid Owner Assessments	\$12,494.08		\$12,494.08
Owner Refunds	(\$73.34)		(\$73.34)
Due to Operating Fund		\$4,900.34	\$4,900.34
Total Liabilities	\$12,420.74	\$4,900.34	\$17,321.08
Equity			
Net Income	\$48,250.11	\$63,397.41	\$111,647.52
Fund Balance	\$73,850.05	\$280,358.09	\$354,208.14
Unrealized Gain/(Loss) Invest		(\$3,668.39)	(\$3,668.39)
Total Equity	\$122,100.16	\$340,087.11	\$462,187.27
Total Liabilities / Equity	\$134,520.90	\$344,987.45	\$479,508.35

Steeplechase Community Services Association

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	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)	218,192.69	218,200.80	(8.11)	261,840.96
44110 - Interest	176.62	25.00	151.62	1,321.45	250.00	1,071.45	300.00
47100 - Resale Certificates	-	100.00	(100.00)	1,375.00	1,300.00	75.00	1,500.00
47250 - Late Fees	40.00	83.33	(43.33)	500.00	833.34	(333.34)	1,000.00
47900 - Miscellaneous	-	-	-	2,020.15	-	2,020.15	-
Total Income	22,035.89	22,028.41	7.48	223,409.29	220,584.14	2,825.15	264,640.96
Total Income	22,035.89	22,028.41	7.48	223,409.29	220,584.14	2,825.15	264,640.96

Operating Expense

Administrative

50400 - Social Functions	489.94	-	(489.94)	6,036.90	7,000.00	963.10	8,000.00
50410 - Welcome Committee	-	66.66	66.66	347.31	666.60	319.29	800.00
50420 - Annual Owners' Meeting	-	-	-	-	300.00	300.00	3,000.00
50430 - Contributions	-	-	-	1,430.00	1,500.00	70.00	1,500.00
50700 - Financial Instit, Charges	-	-	-	30.00	-	(30.00)	-
50900 - Misc. Assn. Expenses	18.00	43.00	25.00	2,255.93	430.00	(1,825.93)	516.00
50910 - Web Site Expenses	-	24.54	24.54	1,500.00	2,250.92	750.92	2,300.00
51000 - Taxes	24.00	-	(24.00)	96.00	100.00	4.00	100.00
52000 - Insurance	3,302.00	-	(3,302.00)	5,436.97	3,500.00	(1,936.97)	3,500.00
53010 - Insurance	676.50	-	(676.50)	676.50	-	(676.50)	-
53800 - Stenographic	-	-	-	400.00	500.00	100.00	600.00
53850 - Collection Costs	-	83.33	83.33	(370.00)	833.30	1,203.30	1,000.00
53900 - Other Office Services	114.56	158.33	43.77	1,230.17	1,583.30	353.13	1,900.00
53910 - Newsletter Copies	-	600.00	600.00	2,308.03	3,000.00	691.97	3,600.00
54200 - Postage	52.49	133.33	80.84	464.52	1,333.30	868.78	1,600.00
54210 - Newsletter Postage	-	166.66	166.66	482.94	833.34	350.40	1,000.00
54300 - Stationery/Printing	174.00	208.33	34.33	2,460.00	2,083.30	(376.70)	2,500.00
55100 - Accountant	-	-	-	4,000.00	5,000.00	1,000.00	5,000.00
55300 - Attorney Fees	150.00	-	(150.00)	3,624.40	1,000.00	(2,624.40)	1,000.00
55400 - Management Fees	4,250.00	4,250.00	-	42,500.00	42,500.00	-	51,000.00
55900 - Other Professional Services	-	-	-	250.00	-	(250.00)	-
Total Administrative	9,251.49	5,734.18	(3,517.31)	75,159.67	74,414.06	(745.61)	88,916.00

Employee Wages/Benefits

61100 - Detention/Retention Pond Maintenance	4,813.96	-	(4,813.96)	4,813.96	-	(4,813.96)	-
Total Employee Wages/Benefits	4,813.96	-	(4,813.96)	4,813.96	-	(4,813.96)	-

Landscaping

68200 - Lawn Maintenance	11,037.08	8,250.00	(2,787.08)	57,064.81	57,750.00	685.19	66,000.00
68400 - Shrub Purchase/Care	491.41	7,500.00	7,008.59	25,645.78	37,500.00	11,854.22	45,000.00
68410 - Landscape Improvements	-	-	-	1,275.00	5,000.00	3,725.00	5,000.00

Steeplechase Community Services Association

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
68420 - Annual Flowers	-	-	-	2,505.10	2,500.00	(5.10)	2,500.00
68440 - Chemical Applications	-	-	-	11,330.46	14,000.00	2,669.54	14,000.00
68900 - Other Landscaping Svcs.	120.00	500.00	380.00	731.78	2,000.00	1,268.22	2,000.00
Total Landscaping	11,648.49	16,250.00	4,601.51	98,552.93	118,750.00	20,197.07	134,500.00
Maintenance							
73200 - Utility Repairs-Electric	-	166.66	166.66	6,856.50	1,666.68	(5,189.82)	2,000.00
74100 - Snow Removal	-	-	-	11,280.00	10,800.00	(480.00)	18,000.00
77050 - Holiday Decorations	-	3,200.00	3,200.00	(3,027.75)	3,200.00	6,227.75	6,400.00
77500 - Contingency	(21,211.17)	1,014.58	22,225.75	(21,211.17)	10,145.80	31,356.97	12,175.00
Total Maintenance	(21,211.17)	4,381.24	25,592.41	(6,102.42)	25,812.48	31,914.90	38,575.00
Utilities							
76100 - Electric	226.30	166.66	(59.64)	2,144.84	1,666.68	(478.16)	2,000.00
76300 - Water	133.48	92.90	(40.58)	590.20	650.00	59.80	650.00
Total Utilities	359.78	259.56	(100.22)	2,735.04	2,316.68	(418.36)	2,650.00
Total Expense	4,862.55	26,624.98	21,762.43	175,159.18	221,293.22	46,134.04	264,641.00
Operating Net Total	17,173.34	(4,596.57)	21,769.91	48,250.11	(709.08)	48,959.19	(.04)

Steeplechase Community Services Association

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	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	-	54,666.61	54,666.60	.01	65,600.00
84420 - Interest/Dividends	1,365.62	750.00	615.62	3,684.58	7,500.00	(3,815.42)	9,000.00
84440 - Gain on Investment	-	-	-	3,413.17	-	3,413.17	-
84710 - Transfer Fee	850.00	850.00	-	10,200.00	11,050.00	(850.00)	12,750.00
84760 - Comcast Commission	-	-	-	2,650.05	2,625.00	25.05	3,500.00
Total Income	7,682.28	7,066.66	615.62	74,614.41	75,841.60	(1,227.19)	90,850.00
Total Income	7,682.28	7,066.66	615.62	74,614.41	75,841.60	(1,227.19)	90,850.00
Replacement Expense							
Expenses							
85100 - Income Taxes	-	-	-	-	-	-	14,000.00
87200 - Roads/Parking/Drives	11,217.00	-	(11,217.00)	11,217.00	-	(11,217.00)	-
87500 - Misc. Maintenance	-	200.00	200.00	-	1,600.00	1,600.00	2,000.00
Total Expenses	11,217.00	200.00	(11,017.00)	11,217.00	1,600.00	(9,617.00)	16,000.00
Total Expense	11,217.00	200.00	(11,017.00)	11,217.00	1,600.00	(9,617.00)	16,000.00
Replacement Net Total	(3,534.72)	6,866.66	(10,401.38)	63,397.41	74,241.60	(10,844.19)	74,850.00
Net Total	13,638.62	2,270.09	11,368.53	111,647.52	73,532.52	38,115.00	74,849.96