

Steeplechase Community Services Association

Balance Sheet as of 9/30/2024

Assets	Operating	Replacement	Total
Cash Accounts			
Operating Cash - Alliance	\$80,264.59		\$80,264.59
Total Cash Accounts	\$80,264.59		\$80,264.59
CDs			
CD - Alliance 4.32% 08/19/25	\$50,000.00		\$50,000.00
Total CDs	\$50,000.00		\$50,000.00
Investments			
Schwab Investment Account		\$139,372.84	\$139,372.84
Unrealized Gain/(Loss) on Investments		(\$2,691.17)	(\$2,691.17)
Total Investments		\$136,681.67	\$136,681.67
Member Receivables			
Owner Receivable	\$640.86		\$640.86
Allowance for Doubtful Accounts	(\$942.04)		(\$942.04)
Total Member Receivables	(\$301.18)		(\$301.18)
Other Receivables			
Due From Replacement	\$14,230.57		\$14,230.57
Total Other Receivables	\$14,230.57		\$14,230.57
Total Assets	\$144,193.98	\$136,681.67	\$280,875.65

Steeplechase Community Services Association

Balance Sheet as of 9/30/2024

Liabilities / Equity	Operating	Replacement	Total
Liabilities			
Owner Refunds	(\$73.34)		(\$73.34)
Prepaid Assessments	\$12,863.63		\$12,863.63
Management Company Reimbursement	\$5.00		\$5.00
Due to Operating		\$14,230.57	\$14,230.57
Total Liabilities	\$12,795.29	\$14,230.57	\$27,025.86
Equity			
Net Income	\$41,128.05	(\$225,215.97)	(\$184,087.92)
Fund Balance	\$90,270.64	\$350,358.24	\$440,628.88
Unrealized Gain/(Loss) on Investments		(\$2,691.17)	(\$2,691.17)
Total Equity	\$131,398.69	\$122,451.10	\$253,849.79
Total Liabilities / Equity	\$144,193.98	\$136,681.67	\$280,875.65

Steeplechase Community Services Association

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40010 - Association Dues	27,285.93	27,286.75	(.82)	245,573.37	245,580.75	(7.38)	327,440.96
40030 - Transfer to Replacement Account	(5,466.67)	(5,466.67)	-	(49,200.03)	(49,200.03)	-	(65,600.00)
40040 - Late Fees	(20.00)	-	(20.00)	380.00	-	380.00	-
40050 - Interest - Unpaid Balances	(.96)	-	(.96)	22.75	-	22.75	-
40060 - Fines	-	-	-	300.00	-	300.00	-
42010 - Interest - Bank Accounts	2.44	83.33	(80.89)	1,129.74	749.97	379.77	1,000.00
45010 - Coupon Printing Revenue	-	-	-	760.00	-	760.00	-
45020 - Resale Certificate Revenue	-	-	-	1,250.00	750.00	500.00	750.00
46010 - Publication Advertising Revenue	-	-	-	280.00	-	280.00	-
Total Income	21,800.74	21,903.41	(102.67)	200,495.83	197,880.69	2,615.14	263,590.96
Total Income	21,800.74	21,903.41	(102.67)	200,495.83	197,880.69	2,615.14	263,590.96

Operating Expense

Professional Services

50010 - Management Fees	4,250.00	4,250.00	-	38,250.00	38,250.00	-	51,000.00
50020 - Legal Fees	360.00	166.67	(193.33)	2,160.00	1,500.03	(659.97)	2,000.00
50050 - Collection Fees Recovered	-	83.33	83.33	(370.00)	749.97	1,119.97	1,000.00
50070 - Reserve Study Fees	150.00	-	(150.00)	150.00	-	(150.00)	-
50080 - Accounting/Auditing Fees	-	-	-	-	6,000.00	6,000.00	6,000.00
Total Professional Services	4,760.00	4,500.00	(260.00)	40,190.00	46,500.00	6,310.00	60,000.00

Office Services

51010 - Postage	53.17	125.00	71.83	689.54	1,125.00	435.46	1,500.00
51020 - Copies/Printing/Scanning	177.17	458.33	281.16	5,025.58	4,124.97	(900.61)	5,500.00
51030 - Stenographer	300.00	100.00	(200.00)	500.00	500.00	-	600.00
51040 - Meeting Expenses	-	150.00	150.00	-	150.00	150.00	3,150.00
51060 - Publication Expenses	-	916.67	916.67	1,672.89	4,583.33	2,910.44	5,500.00
51070 - Website/Portal Services	10.00	10.00	-	90.00	910.00	820.00	940.00
Total Office Services	540.34	1,760.00	1,219.66	7,978.01	11,393.30	3,415.29	17,190.00

Insurance

53010 - Insurance	-	-	-	1,117.50	3,800.00	2,682.50	3,800.00
Total Insurance	-	-	-	1,117.50	3,800.00	2,682.50	3,800.00

Miscellaneous Administrative

54010 - Bank Service Fees	-	-	-	10.00	-	(10.00)	-
54020 - Social Committee/Block Party	-	500.00	500.00	7,112.35	8,000.00	887.65	9,000.00
54030 - Welcome Committee	-	58.33	58.33	350.25	524.97	174.72	700.00
54040 - Dues/Seminars/Board Member Training	-	-	-	69.00	-	(69.00)	-
54090 - Contributions/Donations	-	-	-	1,350.00	1,500.00	150.00	1,500.00
54100 - Income Taxes	-	25.00	25.00	72.00	100.00	28.00	100.00

Steeplechase Community Services Association

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
55900 - Other Professional Services	-	-	-	2,000.00	-	(2,000.00)	-
55990 - Other - Administrative Expenses	25.00	18.33	(6.67)	2,200.76	164.97	(2,035.79)	220.00
Total Miscellaneous Administrative	25.00	601.66	576.66	13,164.36	10,289.94	(2,874.42)	11,520.00
Landscaping							
60010 - Lawn Maintenance	5,157.52	9,657.00	4,499.48	36,824.69	57,946.00	21,121.31	77,260.00
60020 - Lawn Treatments	4,336.31	-	(4,336.31)	11,287.43	11,250.00	(37.43)	15,000.00
60030 - Shrub Purchase/Care	-	2,718.00	2,718.00	4,211.96	16,311.00	12,099.04	21,747.00
60050 - Tree Removal	-	-	-	350.00	-	(350.00)	-
60060 - Flower Purchase/Care	-	-	-	1,505.43	2,500.00	994.57	2,500.00
60070 - Mulching	-	-	-	14,863.26	-	(14,863.26)	-
60080 - Irrigation Systems	-	-	-	241.80	-	(241.80)	-
60090 - Topsoil/Seeding	-	-	-	494.41	-	(494.41)	-
60100 - Hillsides/Slopes Weedwacking	-	-	-	2,112.70	-	(2,112.70)	-
60990 - Other - Landscaping	491.41	1,700.00	1,208.59	2,825.51	10,000.00	7,174.49	11,530.00
Total Landscaping	9,985.24	14,075.00	4,089.76	74,717.19	98,007.00	23,289.81	128,037.00
Grounds Maintenance							
63020 - Roads/Parking Lots/Driveways	-	1,000.00	1,000.00	-	1,000.00	1,000.00	1,000.00
63030 - Lighting	-	-	-	1,050.00	-	(1,050.00)	-
63050 - Utility Line Repair	-	416.67	416.67	2,178.11	3,750.03	1,571.92	5,000.00
63150 - Holiday Decorations	-	-	-	-	200.00	200.00	1,200.00
Total Grounds Maintenance	-	1,416.67	1,416.67	3,228.11	4,950.03	1,721.92	7,200.00
Utilities							
64100 - Utilities - Electric	272.07	208.33	(63.74)	2,076.93	1,874.97	(201.96)	2,500.00
64200 - Utilities - Water	166.40	54.17	(112.23)	609.68	487.53	(122.15)	650.00
Total Utilities	438.47	262.50	(175.97)	2,686.61	2,362.50	(324.11)	3,150.00
Other Facilities							
67010 - Monuments/Signs	-	-	-	1,886.00	-	(1,886.00)	-
Total Other Facilities	-	-	-	1,886.00	-	(1,886.00)	-
Service Expenses							
68010 - Snow Removal	-	-	-	14,400.00	14,400.00	-	24,000.00
Total Service Expenses	-	-	-	14,400.00	14,400.00	-	24,000.00
Total Expense	15,749.05	22,615.83	6,866.78	159,367.78	191,702.77	32,334.99	254,897.00
Operating Net Total	6,051.69	(712.42)	6,764.11	41,128.05	6,177.92	34,950.13	8,693.96

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Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Replacement Income							
Income							
70010 - Replacement Assessments	5,466.67	5,466.67	-	49,200.03	49,200.03	-	65,600.00
70030 - Capital Contribution from Sales	1,800.00	-	1,800.00	8,950.00	6,000.00	2,950.00	6,000.00
72040 - Interest/Dividends/Capital Gains - Investments	1,841.24	666.67	1,174.57	13,118.30	6,000.03	7,118.27	8,000.00
79010 - Comcast Revenue	-	-	-	2,780.74	2,625.00	155.74	3,500.00
Total Income	9,107.91	6,133.34	2,974.57	74,049.07	63,825.06	10,224.01	83,100.00
Total Income	9,107.91	6,133.34	2,974.57	74,049.07	63,825.06	10,224.01	83,100.00

Replacement Expense

Replacement Expenses							
80030 - Shrub Purchase/Care	706.90	-	(706.90)	3,402.58	-	(3,402.58)	-
80040 - Tree Purchase/Care	706.90	-	(706.90)	2,131.04	-	(2,131.04)	-
80050 - Tree Removal	7,500.00	-	(7,500.00)	14,650.00	-	(14,650.00)	-
80120 - Landscape Improvements	-	-	-	21,092.02	29,000.00	7,907.98	29,000.00
83030 - Lighting	-	-	-	256,289.40	-	(256,289.40)	-
83100 - Detention/Retention Pond Maintenance	-	-	-	1,700.00	-	(1,700.00)	-
84010 - Income Taxes	-	-	-	-	10,000.00	10,000.00	15,000.00
Total Replacement Expenses	8,913.80	-	(8,913.80)	299,265.04	39,000.00	(260,265.04)	44,000.00
Total Expense	8,913.80	-	(8,913.80)	299,265.04	39,000.00	(260,265.04)	44,000.00
Replacement Net Total	194.11	6,133.34	(5,939.23)	(225,215.97)	24,825.06	(250,041.03)	39,100.00
Net Total	6,245.80	5,420.92	824.88	(184,087.92)	31,002.98	(215,090.90)	47,793.96