

**Claridge Pointe HOA**  
 Balance Sheet  
 As of 09/30/15

| Account                         | Description                           | Operating         | Reserves          | Other      | Totals            |
|---------------------------------|---------------------------------------|-------------------|-------------------|------------|-------------------|
| <b>ASSETS</b>                   |                                       |                   |                   |            |                   |
| 1011                            | Cash - Seacoast OP 9774               | 53,804.07         |                   |            | 53,804.07         |
| 1040                            | Cash - Seacoast RS 9287               |                   | 145,802.18        |            | 145,802.18        |
| 1211                            | Reserve - CD WF - 4033                |                   | 10,450.45         |            | 10,450.45         |
| 1212                            | Reserves - CD WF 4074                 |                   | 10,450.45         |            | 10,450.45         |
| 1213                            | Reserves - CD WF 4082                 |                   | 10,450.45         |            | 10,450.45         |
| 1214                            | Reserves - CD WF 2985                 |                   | 10,305.80         |            | 10,305.80         |
| 1310                            | Assessments Receivable                | 410.00            |                   |            | 410.00            |
| 1320                            | Violations/Fines Receiv.              | 4,391.44          |                   |            | 4,391.44          |
| 1340                            | Late Fees Receivable                  | 154.00            |                   |            | 154.00            |
| 1350                            | Legal Fees Receivable                 | 608.56            |                   |            | 608.56            |
| 1370                            | Owner Coll. Costs Receiv.             | 6.50              |                   |            | 6.50              |
| 1600                            | Allowance for Doubtful Account        | (4,200.00)        |                   |            | (4,200.00)        |
| 1620                            | Prepaid Expenses                      | 2,610.21          |                   |            | 2,610.21          |
|                                 | <b>TOTAL ASSETS</b>                   | <u>57,784.78</u>  | <u>187,459.33</u> | <u>.00</u> | <u>245,244.11</u> |
| <b>LIABILITIES &amp; EQUITY</b> |                                       |                   |                   |            |                   |
| <b>CURRENT LIABILITIES:</b>     |                                       |                   |                   |            |                   |
| 3010                            | Accounts Payable-Operating            | (4,544.54)        |                   |            | (4,544.54)        |
| 3050                            | Unearned Income/Prebilling            | 7,371.94          |                   |            | 7,371.94          |
|                                 | <b>Subtotal Current Liab.</b>         | <u>2,827.40</u>   | <u>.00</u>        | <u>.00</u> | <u>2,827.40</u>   |
| <b>RESERVES:</b>                |                                       |                   |                   |            |                   |
|                                 | <b>Subtotal Reserves</b>              | <u>.00</u>        | <u>.00</u>        | <u>.00</u> | <u>.00</u>        |
| <b>EQUITY:</b>                  |                                       |                   |                   |            |                   |
| 5520                            | Prior Years Profit/Loss               | 187,981.99        |                   |            | 187,981.99        |
|                                 | Current Year Net Income/(Loss)        | 27,266.82         | 27,167.90         | .00        | 54,434.72         |
|                                 | <b>Subtotal Equity</b>                | <u>215,248.81</u> | <u>27,167.90</u>  | <u>.00</u> | <u>242,416.71</u> |
|                                 | <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u>218,076.21</u> | <u>27,167.90</u>  | <u>.00</u> | <u>245,244.11</u> |

To the best of our knowledge, the association is in compliance with paragraph b of subsection 2 of NRS 116.3115 and that the reserve funds have not been used for daily maintenance.

# Claridge Pointe HOA

Income/Expense Statement  
 Period: 09/01/15 to 09/30/15

| Account                             | Description                   | Current Period |            |          | Year-To-Date |             |           | Yearly Budget |
|-------------------------------------|-------------------------------|----------------|------------|----------|--------------|-------------|-----------|---------------|
|                                     |                               | Actual         | Budget     | Variance | Actual       | Budget      | Variance  |               |
| <b>INCOME:</b>                      |                               |                |            |          |              |             |           |               |
| 06310                               | Assessment Income             | 8,080.00       | 8,080.00   | .00      | 72,740.00    | 72,720.00   | 20.00     | 96,960.00     |
| 06320                               | -Allotment for Reserves       | (3,500.00)     | (3,500.00) | .00      | (31,500.00)  | (31,500.00) | .00       | (42,000.00)   |
| 06325                               | -Bad Debt/Uncollectible       | .00            | (41.67)    | 41.67    | .00          | (375.03)    | 375.03    | (500.00)      |
| 06340                               | Late Fee Income               | 62.00          | 83.33      | (21.33)  | 139.00       | 749.97      | (610.97)  | 1,000.00      |
| 06345                               | NSF Income                    | .00            | 2.08       | (2.08)   | 20.00        | 18.72       | 1.28      | 25.00         |
| 06355                               | Fines/Violations              | .00            | 8.33       | (8.33)   | 800.00       | 74.97       | 725.03    | 100.00        |
| 06370                               | Collection Costs Reimbursable | (372.50)       | 75.00      | (447.50) | 470.00       | 675.00      | (205.00)  | 900.00        |
| 06380                               | Transfer Fee Income           | 150.00         | 41.67      | 108.33   | 1,200.00     | 375.03      | 824.97    | 500.00        |
| 06420                               | Other Income                  | .00            | .83        | (.83)    | .00          | 7.47        | (7.47)    | 10.00         |
| 06440                               | Remote Fees                   | .00            | .00        | .00      | 100.00       | .00         | 100.00    | .00           |
| 06930                               | Income - Charter Agreement    | .00            | .00        | .00      | 20,200.00    | .00         | 20,200.00 | .00           |
|                                     | Subtotal Income               | 4,419.50       | 4,749.57   | (330.07) | 64,169.00    | 42,746.13   | 21,422.87 | 56,995.00     |
| <b>EXPENSES</b>                     |                               |                |            |          |              |             |           |               |
| <b>General &amp; Administrative</b> |                               |                |            |          |              |             |           |               |
| 07010                               | Management Fees               | 1,518.17       | 1,518.17   | .00      | 13,663.53    | 13,663.53   | .00       | 18,218.00     |
| 07020                               | Accounting Costs - CPA        | .00            | .00        | .00      | 4,650.00     | 4,650.00    | .00       | 4,650.00      |
| 07140                               | Sec of State/Ombudsman Costs  | .00            | 25.25      | 25.25    | .00          | 227.25      | 227.25    | 303.00        |
| 07160                               | Legal Fees                    | 100.00         | 83.33      | (16.67)  | 864.56       | 749.97      | (114.59)  | 1,000.00      |
| 07260                               | Postage & Copies/Office Suppl | 439.57         | 516.67     | 77.10    | 3,581.75     | 4,650.03    | 1,068.28  | 6,200.00      |
| 07280                               | Insurance                     | 332.38         | 320.83     | (11.55)  | 3,020.95     | 2,887.47    | (133.48)  | 3,850.00      |
| 07300                               | Board Education               | .00            | 43.75      | 43.75    | 25.00        | 393.75      | 368.75    | 525.00        |
| 07400                               | Storage Fees                  | 30.00          | 30.00      | .00      | 270.00       | 270.00      | .00       | 360.00        |
| 07420                               | Property Taxes                | .00            | 1.08       | 1.08     | .00          | 9.72        | 9.72      | 13.00         |
| 07450                               | Collection Costs Expense      | 6.50           | 75.00      | 68.50    | 849.00       | 675.00      | (174.00)  | 900.00        |
| 07890                               | Misc. Gen & Admin.            | .00            | 12.50      | 12.50    | 57.00        | 112.50      | 55.50     | 150.00        |
|                                     | General & Administrative      | 2,426.62       | 2,626.58   | 199.96   | 26,981.79    | 28,289.22   | 1,307.43  | 36,169.00     |
| <b>Landscaping/Grounds</b>          |                               |                |            |          |              |             |           |               |
|                                     | Landscaping/Grounds           | .00            | .00        | .00      | .00          | .00         | .00       | .00           |
| <b>Personnel Expense</b>            |                               |                |            |          |              |             |           |               |
|                                     | Personnel Expense             | .00            | .00        | .00      | .00          | .00         | .00       | .00           |
| <b>Utilities</b>                    |                               |                |            |          |              |             |           |               |
| 08910                               | NVEnergy - Gas & Electric     | 134.88         | 140.00     | 5.12     | 1,244.57     | 1,260.00    | 15.43     | 1,680.00      |
| 08930                               | TMWA - Water                  | 162.00         | 160.42     | (1.58)   | 1,474.20     | 1,443.78    | (30.42)   | 1,925.00      |
| 08990                               | Telephone                     | 145.99         | 250.00     | 104.01   | 1,306.33     | 2,250.00    | 943.67    | 3,000.00      |

# Claridge Pointe HOA

## Income/Expense Statement

Period: 09/01/15 to 09/30/15

| Account | Description                    | Actual   | Current Period |          | Actual    | Year-To-Date |           | Yearly Budget |
|---------|--------------------------------|----------|----------------|----------|-----------|--------------|-----------|---------------|
|         |                                |          | Budget         | Variance |           | Budget       | Variance  |               |
|         | Utilities                      | 442.87   | 550.42         | 107.55   | 4,025.10  | 4,953.78     | 928.68    | 6,605.00      |
|         | Maintenance/Contract Serv      |          |                |          |           |              |           |               |
| 09005   | Maintenance Supplies           | .00      | 52.17          | 52.17    | 50.00     | 469.53       | 419.53    | 626.00        |
| 09020   | Common Area Maintenance        | 370.00   | 333.33         | (36.67)  | 3,780.00  | 2,999.97     | (780.03)  | 4,000.00      |
| 09050   | Gate Maintenance               | .00      | 41.67          | 41.67    | 515.29    | 375.03       | (140.26)  | 500.00        |
| 09135   | Outside Contractors            | .00      | .00            | .00      | 800.00    | .00          | (800.00)  | .00           |
| 09220   | Snow Removal                   | .00      | 583.33         | 583.33   | 750.00    | 5,249.97     | 4,499.97  | 7,000.00      |
| 09860   | Contingency                    | .00      | 174.58         | 174.58   | .00       | 1,571.22     | 1,571.22  | 2,095.00      |
|         | Maintenance/Contract Ser       | 370.00   | 1,185.08       | 815.08   | 5,895.29  | 10,665.72    | 4,770.43  | 14,221.00     |
|         | TOTAL EXPENSES                 | 3,239.49 | 4,362.08       | 1,122.59 | 36,902.18 | 43,908.72    | 7,006.54  | 56,995.00     |
|         | Current Year Net Income/(loss) | 1,180.01 | 387.49         | 792.52   | 27,266.82 | (1,162.59)   | 28,429.41 | .00           |
|         |                                | =====    |                |          |           |              |           |               |

# Claridge Pointe HOA

## Reserve Income/Expense Statement

Period: 09/01/15 to 09/30/15

| Account  | Description                           | Actual   | Current Period |          | Actual     | Year-To-Date |            | Yearly Budget |
|----------|---------------------------------------|----------|----------------|----------|------------|--------------|------------|---------------|
|          |                                       |          | Budget         | Variance |            | Budget       | Variance   |               |
| INCOME   |                                       |          |                |          |            |              |            |               |
| 05010    | Reserves - Deposit from Opera         | 3,500.00 | 3,500.00       | .00      | 31,500.00  | 31,500.00    | .00        | 42,000.00     |
| 05030    | Reserves - Interest                   | 30.22    | 53.75          | (23.53)  | 254.40     | 483.75       | (229.35)   | 645.00        |
|          | <b>TOTAL INCOME</b>                   | 3,530.22 | 3,553.75       | (23.53)  | 31,754.40  | 31,983.75    | (229.35)   | 42,645.00     |
| EXPENSES |                                       |          |                |          |            |              |            |               |
| 09906    | Reserves - Reserve Stuty              | .00      | .00            | .00      | (1,700.00) | .00          | 1,700.00   | .00           |
| 09910    | Reserves - Asphalt                    | .00      | 65.08          | 65.08    | .00        | 585.72       | 585.72     | 781.00        |
| 09926    | Reserves - Signs                      | .00      | 30.83          | 30.83    | 411.50     | 277.47       | (134.03)   | 370.00        |
| 09935    | Reserves - Landscape Project          | .00      | 220.50         | 220.50   | .00        | 1,984.50     | 1,984.50   | 2,646.00      |
| 09960    | Reserves - Vehicle Access Sys         | .00      | 322.00         | 322.00   | .00        | 2,898.00     | 2,898.00   | 3,864.00      |
| 09965    | Reserves - Painting                   | .00      | 486.67         | 486.67   | .00        | 4,380.03     | 4,380.03   | 5,840.00      |
| 09985    | Reserves - Golf Course/Adult          | .00      | 220.50         | 220.50   | .00        | 1,984.50     | 1,984.50   | 2,646.00      |
| 09986    | Reserves - Utilities/Sewer Li         | .00      | 364.17         | 364.17   | 5,875.00   | 3,277.53     | (2,597.47) | 4,370.00      |
|          | <b>TOTAL EXPENSES</b>                 | .00      | 1,709.75       | 1,709.75 | 4,586.50   | 15,387.75    | 10,801.25  | 20,517.00     |
|          | <b>Current Year Net Income/(Loss)</b> | 3,530.22 | 1,844.00       | 1,686.22 | 27,167.90  | 16,596.00    | 10,571.90  | 22,128.00     |
| =====    |                                       |          |                |          |            |              |            |               |