



Paula Ritter

Nevada Certified Provisional Community Manager

## Balance Sheet Report Claridge Pointe

As of July 31, 2016

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<b><u>Assets</u></b>				
<b>Operating Funds</b>				
1000 - MOB OPER#1877	21,147.33	0.00	0.00	21,147.33
1010 - Seacoast Commerce#9774	10,557.53	0.00	0.00	10,557.53
1650 - Due To/From Reserves	(7,500.00)	0.00	0.00	(7,500.00)
<b>Total Operating Funds</b>	<b>24,204.86</b>	<b>0.00</b>	<b>0.00</b>	<b>24,204.86</b>
<b>Reserve Funds</b>				
1310 - Seacoast Commerce #9287	0.00	162,871.01	0.00	162,871.01
1325 - MOB RSRV#5392	0.00	25,006.27	0.00	25,006.27
1350 - Weels Fargo CD#4033	0.00	10,658.24	0.00	10,658.24
1351 - Wells Fargo CD#4074	0.00	10,658.24	0.00	10,658.24
1352 - Wells Fargo CD#4082	0.00	10,658.24	0.00	10,658.24
1353 - Wells Fargo CD#2985	0.00	10,510.71	0.00	10,510.71
1651 - Due To/From Operating	0.00	7,500.00	0.00	7,500.00
<b>Total Reserve Funds</b>	<b>0.00</b>	<b>237,862.71</b>	<b>0.00</b>	<b>237,862.71</b>
<b>Accounts Receivable</b>				
1500 - Residential Assessments Receivable	1,788.00	0.00	0.00	1,788.00
<b>Total Accounts Receivable</b>	<b>1,788.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,788.00</b>
<b>Prepaid Expenses</b>				
1640 - Other Prepaid Expenses	2,284.80	0.00	0.00	2,284.80
<b>Total Prepaid Expenses</b>	<b>2,284.80</b>	<b>0.00</b>	<b>0.00</b>	<b>2,284.80</b>
<b>Total Assets</b>	<b>28,277.66</b>	<b>237,862.71</b>	<b>0.00</b>	<b>266,140.37</b>
<b><u>Liabilities</u></b>				
<b>Accrued Expenses</b>				
2395 - Other Accrued Expenses	934.29	0.00	0.00	934.29
<b>Total Accrued Expenses</b>	<b>934.29</b>	<b>0.00</b>	<b>0.00</b>	<b>934.29</b>

**Balance Sheet Report**  
**Claridge Pointe**  
As of July 31, 2016

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<b><u>Liabilities</u></b>				
<b>Prepaid Assessments</b>				
2550 - Prepaid Assessments	8,795.22	0.00	0.00	8,795.22
<b>Total Prepaid Assessments</b>	<b>8,795.22</b>	<b>0.00</b>	<b>0.00</b>	<b>8,795.22</b>
<b>Total Liabilities</b>	<b>9,729.51</b>	<b>0.00</b>	<b>0.00</b>	<b>9,729.51</b>
<b><u>Owners' Equity</u></b>				
<b>Owners Equity - Prior Years</b>				
3000 - Owners Equity - Prior Years	37,423.59	213,699.45	0.00	251,123.04
<b>Total Owners Equity - Prior Years</b>	<b>37,423.59</b>	<b>213,699.45</b>	<b>0.00</b>	<b>251,123.04</b>
<b>Total Owners' Equity</b>	<b>37,423.59</b>	<b>213,699.45</b>	<b>0.00</b>	<b>251,123.04</b>
<b>Net Income / (Loss)</b>	<b>(18,875.44)</b>	<b>24,163.26</b>	<b>0.00</b>	<b>5,287.82</b>
<b>Total Liabilities and Equity</b>	<b>28,277.66</b>	<b>237,862.71</b>	<b>0.00</b>	<b>266,140.37</b>

The association is in compliance with paragraph (b) of subsection 2 of NRS 116.3115. The Reserve funds have not been used for daily maintenance.



Paula Ritter

Nevada Certified Provisional Community Manager

## Income Statement Report Claridge Pointe Operating

July 01, 2016 thru July 31, 2016

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	8,282.00	8,282.00	0.00	57,974.00	57,974.00	0.00	99,384.00	41,410.00
4025 - Reserve Assessments	(3,750.00)	(3,750.00)	0.00	(26,250.00)	(26,250.00)	0.00	(45,000.00)	(18,750.00)
<b>Total Assessment Income</b>	<b>4,532.00</b>	<b>4,532.00</b>	<b>0.00</b>	<b>31,724.00</b>	<b>31,724.00</b>	<b>0.00</b>	<b>54,384.00</b>	<b>22,660.00</b>
<b>User Fee Income</b>								
4266 - Transfer Processing Fee	0.00	42.00	(42.00)	600.00	292.00	308.00	500.00	(100.00)
<b>Total User Fee Income</b>	<b>0.00</b>	<b>42.00</b>	<b>(42.00)</b>	<b>600.00</b>	<b>292.00</b>	<b>308.00</b>	<b>500.00</b>	<b>(100.00)</b>
<b>Collections Income</b>								
4700 - Collection Processing Fees	0.00	75.00	(75.00)	0.00	525.00	(525.00)	900.00	900.00
4705 - NSF Service Fees	0.00	2.00	(2.00)	0.00	15.00	(15.00)	25.00	25.00
4710 - Late Fees & Interest	150.00	83.00	67.00	247.00	583.00	(336.00)	1,000.00	753.00
4720 - Legal Reimbursements	0.00	0.00	0.00	1,542.50	0.00	1,542.50	0.00	(1,542.50)
<b>Total Collections Income</b>	<b>150.00</b>	<b>160.00</b>	<b>(10.00)</b>	<b>1,789.50</b>	<b>1,123.00</b>	<b>666.50</b>	<b>1,925.00</b>	<b>135.50</b>
<b>Other Income</b>								
4810 - Compliance Fines	0.00	8.00	(8.00)	750.00	58.00	692.00	100.00	(650.00)
4835 - Miscellaneous Income	0.00	76.00	(76.00)	50.00	534.00	(484.00)	915.00	865.00
<b>Total Other Income</b>	<b>0.00</b>	<b>84.00</b>	<b>(84.00)</b>	<b>800.00</b>	<b>592.00</b>	<b>208.00</b>	<b>1,015.00</b>	<b>215.00</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	0.81	0.00	0.81	1.11	0.00	1.11	0.00	(1.11)
<b>Total Investment Income</b>	<b>0.81</b>	<b>0.00</b>	<b>0.81</b>	<b>1.11</b>	<b>0.00</b>	<b>1.11</b>	<b>0.00</b>	<b>(1.11)</b>
<b>Total Operating Income</b>	<b>4,682.81</b>	<b>4,818.00</b>	<b>(135.19)</b>	<b>34,914.61</b>	<b>33,731.00</b>	<b>1,183.61</b>	<b>57,824.00</b>	<b>22,909.39</b>
<b>Expense</b>								
<b>Administrative</b>								
5010 - Bad Debt	0.00	42.00	(42.00)	0.00	292.00	(292.00)	500.00	500.00
5045 - Dues & Subscriptions	0.00	43.00	(43.00)	50.00	306.00	(256.00)	525.00	475.00
5090 - Office Supplies	550.25	13.00	537.25	692.75	88.00	604.75	150.00	(542.75)

# Income Statement Report

## Claridge Pointe

### Operating

July 01, 2016 thru July 31, 2016

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Administrative</b>								
5100 - Records Storage	0.00	30.00	(30.00)	150.00	210.00	(60.00)	360.00	210.00
<b>Total Administrative</b>	<b>550.25</b>	<b>128.00</b>	<b>422.25</b>	<b>892.75</b>	<b>896.00</b>	<b>(3.25)</b>	<b>1,535.00</b>	<b>642.25</b>
<b>Communications</b>								
5215 - Postage	53.90	517.00	(463.10)	1,719.29	3,617.00	(1,897.71)	6,200.00	4,480.71
<b>Total Communications</b>	<b>53.90</b>	<b>517.00</b>	<b>(463.10)</b>	<b>1,719.29</b>	<b>3,617.00</b>	<b>(1,897.71)</b>	<b>6,200.00</b>	<b>4,480.71</b>
<b>Insurance</b>								
5400 - Insurance Premiums	321.00	321.00	0.00	3,728.63	2,246.00	1,482.63	3,850.00	121.37
<b>Total Insurance</b>	<b>321.00</b>	<b>321.00</b>	<b>0.00</b>	<b>3,728.63</b>	<b>2,246.00</b>	<b>1,482.63</b>	<b>3,850.00</b>	<b>121.37</b>
<b>Utilities</b>								
6000 - Electric/Gas Service	448.86	140.00	308.86	1,189.74	980.00	209.74	1,680.00	490.26
6025 - Water Service	332.10	162.00	170.10	980.10	1,134.00	(153.90)	1,944.00	963.90
6050 - Telephone Service	203.51	145.00	58.51	1,083.44	1,018.00	65.44	1,745.00	661.56
<b>Total Utilities</b>	<b>984.47</b>	<b>447.00</b>	<b>537.47</b>	<b>3,253.28</b>	<b>3,132.00</b>	<b>121.28</b>	<b>5,369.00</b>	<b>2,115.72</b>
<b>Landscaping</b>								
6100 - Grounds & Landscaping - Contract	0.00	0.00	0.00	1,992.00	0.00	1,992.00	0.00	(1,992.00)
<b>Total Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,992.00</b>	<b>0.00</b>	<b>1,992.00</b>	<b>0.00</b>	<b>(1,992.00)</b>
<b>Operations</b>								
6300 - Permits & Licenses	0.00	25.00	(25.00)	60.00	177.00	(117.00)	303.00	243.00
<b>Total Operations</b>	<b>0.00</b>	<b>25.00</b>	<b>(25.00)</b>	<b>60.00</b>	<b>177.00</b>	<b>(117.00)</b>	<b>303.00</b>	<b>243.00</b>
<b>Repair &amp; Maintenance</b>								
6595 - Gate & Monument Repair & Maintena	115.00	83.00	32.00	8,644.02	583.00	8,061.02	1,000.00	(7,644.02)
6600 - General Repair & Maintenance	0.00	890.00	(890.00)	7,022.75	6,230.00	792.75	10,680.00	3,657.25
6750 - Snow Removal & Supplies	0.00	250.00	(250.00)	6,006.25	1,750.00	4,256.25	3,000.00	(3,006.25)
6795 - Other Supplies/Repair & Maintenance	0.00	52.00	(52.00)	113.79	365.00	(251.21)	626.00	512.21
<b>Total Repair &amp; Maintenance</b>	<b>115.00</b>	<b>1,275.00</b>	<b>(1,160.00)</b>	<b>21,786.81</b>	<b>8,928.00</b>	<b>12,858.81</b>	<b>15,306.00</b>	<b>(6,480.81)</b>

**Income Statement Report  
Claridge Pointe  
Operating**

July 01, 2016 thru July 31, 2016

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	388.00	(388.00)	250.00	2,718.00	(2,468.00)	4,660.00	4,410.00
7020 - Legal Services	0.00	83.00	(83.00)	1,767.64	583.00	1,184.64	1,000.00	(767.64)
7025 - Legal Services - Collections	0.00	75.00	(75.00)	150.00	525.00	(375.00)	900.00	750.00
7040 - Management Fees	1,200.00	1,518.00	(318.00)	10,242.65	10,627.00	(384.35)	18,218.00	7,975.35
<b>Total Professional Services</b>	<b>1,200.00</b>	<b>2,064.00</b>	<b>(864.00)</b>	<b>12,410.29</b>	<b>14,453.00</b>	<b>(2,042.71)</b>	<b>24,778.00</b>	<b>12,367.71</b>
<b>Taxes</b>								
9000 - Federal Income Tax	0.00	0.00	0.00	7,947.00	0.00	7,947.00	0.00	(7,947.00)
9015 - Property/Real Estate Tax	0.00	1.00	(1.00)	0.00	8.00	(8.00)	13.00	13.00
<b>Total Taxes</b>	<b>0.00</b>	<b>1.00</b>	<b>(1.00)</b>	<b>7,947.00</b>	<b>8.00</b>	<b>7,939.00</b>	<b>13.00</b>	<b>(7,934.00)</b>
<b>Other Expenses</b>								
9100 - Other Expenses	0.00	39.00	(39.00)	0.00	274.00	(274.00)	470.00	470.00
<b>Total Other Expenses</b>	<b>0.00</b>	<b>39.00</b>	<b>(39.00)</b>	<b>0.00</b>	<b>274.00</b>	<b>(274.00)</b>	<b>470.00</b>	<b>470.00</b>
<b>Total Operating Expense</b>	<b>3,224.62</b>	<b>4,817.00</b>	<b>(1,592.38)</b>	<b>53,790.05</b>	<b>33,731.00</b>	<b>20,059.05</b>	<b>57,824.00</b>	<b>4,033.95</b>
<b>Total Operating Income / (Loss)</b>	<b>1,458.19</b>	<b>1.00</b>	<b>1,457.19</b>	<b>(18,875.44)</b>	<b>0.00</b>	<b>(18,875.44)</b>	<b>0.00</b>	<b>18,875.44</b>

The association is in compliance with paragraph (b) of subsection 2 of NRS 116.3115. The Reserve funds have not been used for daily maintenance.

## Income Statement Report Claridge Pointe Reserves

July 01, 2016 thru July 31, 2016



Paula Ritter

Nevada Certified Provisional Community Manager

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4025 - Reserve Assessments	3,750.00	3,750.00	0.00	26,250.00	26,250.00	0.00	45,000.00	18,750.00
<b>Total Assessment Income</b>	<b>3,750.00</b>	<b>3,750.00</b>	<b>0.00</b>	<b>26,250.00</b>	<b>26,250.00</b>	<b>0.00</b>	<b>45,000.00</b>	<b>18,750.00</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	37.77	76.00	(38.23)	501.58	534.00	(32.42)	916.00	414.42
<b>Total Investment Income</b>	<b>37.77</b>	<b>76.00</b>	<b>(38.23)</b>	<b>501.58</b>	<b>534.00</b>	<b>(32.42)</b>	<b>916.00</b>	<b>414.42</b>
<b>Total Reserves Income</b>	<b>3,787.77</b>	<b>3,826.00</b>	<b>(38.23)</b>	<b>26,751.58</b>	<b>26,784.00</b>	<b>(32.42)</b>	<b>45,916.00</b>	<b>19,164.42</b>
<b>Expense</b>								
<b>Administrative</b>								
5105 - Reserve Studies	0.00	42.00	(42.00)	0.00	292.00	(292.00)	500.00	500.00
<b>Total Administrative</b>	<b>0.00</b>	<b>42.00</b>	<b>(42.00)</b>	<b>0.00</b>	<b>292.00</b>	<b>(292.00)</b>	<b>500.00</b>	<b>500.00</b>
<b>Reserve Expenses</b>								
9826 - Common Area Expenses	0.00	440.00	(440.00)	2,588.32	3,081.00	(492.68)	5,282.00	2,693.68
9852 - Entry Gate	0.00	258.00	(258.00)	0.00	1,803.00	(1,803.00)	3,090.00	3,090.00
9886 - Landscape Expenses	0.00	227.00	(227.00)	0.00	1,590.00	(1,590.00)	2,726.00	2,726.00
9916 - Paved Surfaces Expenses	0.00	67.00	(67.00)	0.00	470.00	(470.00)	805.00	805.00
9946 - Signs Expenses	0.00	32.00	(32.00)	0.00	223.00	(223.00)	382.00	382.00
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>1,024.00</b>	<b>(1,024.00)</b>	<b>2,588.32</b>	<b>7,167.00</b>	<b>(4,578.68)</b>	<b>12,285.00</b>	<b>9,696.68</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>1,066.00</b>	<b>(1,066.00)</b>	<b>2,588.32</b>	<b>7,459.00</b>	<b>(4,870.68)</b>	<b>12,785.00</b>	<b>10,196.68</b>
<b>Total Reserves Income / (Loss)</b>	<b>3,787.77</b>	<b>2,760.00</b>	<b>1,027.77</b>	<b>24,163.26</b>	<b>19,325.00</b>	<b>4,838.26</b>	<b>33,131.00</b>	<b>8,967.74</b>
<b>Total Association Net Income / (Loss)</b>	<b>5,245.96</b>	<b>2,761.00</b>	<b>2,484.96</b>	<b>5,287.82</b>	<b>19,325.00</b>	<b>(14,037.18)</b>	<b>33,131.00</b>	<b>27,843.18</b>

The association is in compliance with paragraph (b) of subsection 2 of NRS 116.3115. The Reserve funds have not been used for daily maintenance.