

Balance Sheet Report
Claridge Pointe
As of September 30, 2017

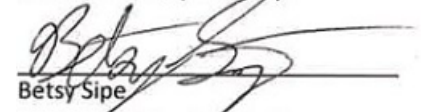
Reviewed & Approved By:

Betsy Sipe
Provisional Community Manager
The association is in compliance with paragraph (b) subsection 2 of NRS 116.3115. The Reserve Funds have not been used for daily maintenance.

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Assets</u>				
Operating Funds				
1000 - MOB OPER#1877	29,517.45	0.00	0.00	29,517.45
Total Operating Funds	29,517.45	0.00	0.00	29,517.45
Reserve Funds				
1310 - Seacoast Commerce #9287	0.00	206,040.93	0.00	206,040.93
1325 - MOB RSRV#5392	0.00	49,094.40	0.00	49,094.40
Total Reserve Funds	0.00	255,135.33	0.00	255,135.33
Accounts Receivable				
1500 - Residential Assessments Receivable	3,302.78	0.00	0.00	3,302.78
Total Accounts Receivable	3,302.78	0.00	0.00	3,302.78
Prepaid Expenses				
1600 - Prepaid Insurance	1,679.56	0.00	0.00	1,679.56
Total Prepaid Expenses	1,679.56	0.00	0.00	1,679.56
Total Assets	34,499.79	255,135.33	0.00	289,635.12
<u>Liabilities</u>				
Accounts Payable				
2025 - Account Processing Fees Payable	200.00	0.00	0.00	200.00
Total Accounts Payable	200.00	0.00	0.00	200.00
Accrued Expenses				
2395 - Other Accrued Expenses	2,569.98	813.44	0.00	3,383.42
Total Accrued Expenses	2,569.98	813.44	0.00	3,383.42

Balance Sheet Report
Claridge Pointe
As of September 30, 2017


Reviewed & Approved By:



Betsy Sipe
Provisional Community Manager

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

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Liabilities</u>				
Prepaid Assessments				
2550 - Prepaid Assessments	9,070.39	0.00	0.00	9,070.39
Total Prepaid Assessments	9,070.39	0.00	0.00	9,070.39
Total Liabilities	11,840.37	813.44	0.00	12,653.81
<u>Owners' Equity</u>				
Owners Equity - Prior Years				
3000 - Owners Equity - Prior Years	20,794.69	226,792.97	0.00	247,587.66
Total Owners Equity - Prior Years	20,794.69	226,792.97	0.00	247,587.66
Total Owners' Equity	20,794.69	226,792.97	0.00	247,587.66
Net Income / (Loss)	1,864.73	27,528.92	0.00	29,393.65
Total Liabilities and Equity	34,499.79	255,135.33	0.00	289,635.12



Betsy Sipe
Provisional Community Manager
The association is in compliance with paragraph (b) subsection 2 of NRS 116.3115. The Reserve Funds have not been used for daily maintenance.

Income Statement Report Claridge Pointe Operating

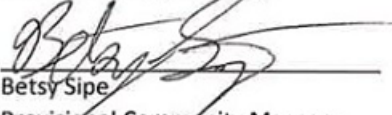
September 01, 2017 thru September 30, 2017

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	8,787.00	8,787.00	0.00	79,083.00	79,083.00	0.00	105,444.00	26,361.00
4025 - Reserve Assessments	(4,200.00)	(4,200.00)	0.00	(37,800.00)	(37,800.00)	0.00	(50,400.00)	(12,600.00)
Total Assessment Income	4,587.00	4,587.00	0.00	41,283.00	41,283.00	0.00	55,044.00	13,761.00
User Fee Income								
4220 - Keys, Parking Tags, Gate Opener Rev	0.00	0.00	0.00	595.00	0.00	595.00	0.00	(595.00)
4265 - Account Processing Fees	0.00	0.00	0.00	1,050.00	0.00	1,050.00	0.00	(1,050.00)
4266 - Transfer Processing Fee	0.00	42.00	(42.00)	450.00	375.00	75.00	500.00	50.00
Total User Fee Income	0.00	42.00	(42.00)	2,095.00	375.00	1,720.00	500.00	(1,595.00)
Collections Income								
4700 - Collection Fees	0.00	75.00	(75.00)	0.00	675.00	(675.00)	900.00	900.00
4705 - NSF Service Fees	0.00	2.00	(2.00)	0.00	19.00	(19.00)	25.00	25.00
4710 - Late Fees & Interest	180.00	83.00	97.00	1,440.00	750.00	690.00	1,000.00	(440.00)
Total Collections Income	180.00	160.00	20.00	1,440.00	1,444.00	(4.00)	1,925.00	485.00
Other Income								
4810 - Compliance Fines	0.00	8.00	(8.00)	0.00	75.00	(75.00)	100.00	100.00
4835 - Miscellaneous Income	0.00	1.00	(1.00)	26.00	8.00	18.00	10.00	(16.00)
Total Other Income	0.00	9.00	(9.00)	26.00	83.00	(57.00)	110.00	84.00
Investment Income								
4900 - Interest Earned - Operating Accounts	1.12	0.00	1.12	8.75	0.00	8.75	0.00	(8.75)
Total Investment Income	1.12	0.00	1.12	8.75	0.00	8.75	0.00	(8.75)
Total Operating Income	4,768.12	4,798.00	(29.88)	44,852.75	43,185.00	1,667.75	57,579.00	12,726.25
Expense								
Administrative								
5010 - Bad Debt	0.00	42.00	(42.00)	0.00	375.00	(375.00)	500.00	500.00
5015 - Bank Charges	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)

Income Statement Report Claridge Pointe Operating

September 01, 2017 thru September 30, 2017

Reviewed & Approved By:


 Betsy Sipe
 Provisional Community Manager
The association is in compliance with paragraph (b) subsection 2 of NRS 116.3115. The Reserve Funds have not been used for daily maintenance.

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5045 - Dues & Subscriptions	325.00	44.00	281.00	325.00	394.00	(69.00)	525.00	200.00
5090 - Office Supplies	217.98	517.00	(299.02)	2,070.29	4,650.00	(2,579.71)	6,200.00	4,129.71
5100 - Records Storage	56.00	30.00	26.00	506.00	270.00	236.00	360.00	(146.00)
5115 - Web Site Maintenance	142.50	0.00	142.50	142.50	0.00	142.50	0.00	(142.50)
Total Administrative	741.48	633.00	108.48	3,063.79	5,689.00	(2,625.21)	7,585.00	4,521.21
Insurance								
5400 - Insurance Premiums	357.92	321.00	36.92	3,172.64	2,888.00	284.64	3,850.00	677.36
Total Insurance	357.92	321.00	36.92	3,172.64	2,888.00	284.64	3,850.00	677.36
Utilities								
6000 - Electric/Gas Service	127.78	140.00	(12.22)	1,104.49	1,260.00	(155.51)	1,680.00	575.51
6025 - Water Service	166.25	162.00	4.25	1,472.05	1,458.00	14.05	1,944.00	471.95
6050 - Telephone Service	230.37	146.00	84.37	2,396.95	1,309.00	1,087.95	1,745.00	(651.95)
Total Utilities	524.40	448.00	76.40	4,973.49	4,027.00	946.49	5,369.00	395.51
Landscaping								
6100 - Grounds & Landscaping - Contract	542.00	917.00	(375.00)	2,256.00	8,250.00	(5,994.00)	11,000.00	8,744.00
Total Landscaping	542.00	917.00	(375.00)	2,256.00	8,250.00	(5,994.00)	11,000.00	8,744.00
Operations								
6300 - Permits & Licenses	0.00	25.00	(25.00)	0.00	227.00	(227.00)	303.00	303.00
Total Operations	0.00	25.00	(25.00)	0.00	227.00	(227.00)	303.00	303.00
Repair & Maintenance								
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	115.00	0.00	115.00	0.00	(115.00)
6595 - Gate & Monument Repair & Maintena	0.00	83.00	(83.00)	2,167.59	750.00	1,417.59	1,000.00	(1,167.59)
6600 - General Repair & Maintenance	0.00	0.00	0.00	459.49	0.00	459.49	0.00	(459.49)
6750 - Snow Removal & Supplies	0.00	500.00	(500.00)	8,975.00	4,500.00	4,475.00	6,000.00	(2,975.00)
6795 - Other Supplies/Repair & Maintenance	0.00	53.00	(53.00)	0.00	470.00	(470.00)	626.00	626.00
Total Repair & Maintenance	0.00	636.00	(636.00)	11,717.08	5,720.00	5,997.08	7,626.00	(4,091.08)

Income Statement Report Claridge Pointe Operating

September 01, 2017 thru September 30, 2017

Reviewed & Approved By:



Betsy Sipe
Provisional Community Manager

The association is in compliance with paragraph (b) subsection 2 of NRS 116-3115. The Reserve Funds have not been used for daily maintenance.

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7000 - Audit & Tax Services	0.00	388.00	(388.00)	0.00	3,495.00	(3,495.00)	4,660.00	4,660.00
7020 - Legal Services	1,369.22	83.00	1,286.22	5,658.52	750.00	4,908.52	1,000.00	(4,658.52)
7025 - Legal Services - Collections	0.00	75.00	(75.00)	0.00	675.00	(675.00)	900.00	900.00
7040 - Management Fees	1,236.00	1,200.00	36.00	10,944.00	10,800.00	144.00	14,400.00	3,456.00
7095 - Other Professional Services	0.00	13.00	(13.00)	1,167.50	113.00	1,054.50	150.00	(1,017.50)
Total Professional Services	2,605.22	1,759.00	846.22	17,770.02	15,833.00	1,937.02	21,110.00	3,339.98
Taxes								
9015 - Property/Real Estate Tax	0.00	1.00	(1.00)	0.00	10.00	(10.00)	13.00	13.00
Total Taxes	0.00	1.00	(1.00)	0.00	10.00	(10.00)	13.00	13.00
Other Expenses								
9100 - Other Expenses	0.00	60.00	(60.00)	35.00	542.00	(507.00)	723.00	688.00
Total Other Expenses	0.00	60.00	(60.00)	35.00	542.00	(507.00)	723.00	688.00
Total Operating Expense	4,771.02	4,800.00	(28.98)	42,988.02	43,186.00	(197.98)	57,579.00	14,590.98
Total Operating Income / (Loss)	(2.90)	(2.00)	(0.90)	1,864.73	(1.00)	1,865.73	0.00	(1,864.73)

Income Statement Report Claridge Pointe Reserves

September 01, 2017 thru September 30, 2017

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4025 - Reserve Assessments	4,200.00	4,200.00	0.00	37,800.00	37,800.00	0.00	50,400.00	12,600.00
Total Assessment Income	4,200.00	4,200.00	0.00	37,800.00	37,800.00	0.00	50,400.00	12,600.00
Investment Income								
4910 - Interest Earned - Reserve Accounts	31.39	81.00	(49.61)	594.13	728.00	(133.87)	971.00	376.87
Total Investment Income	31.39	81.00	(49.61)	594.13	728.00	(133.87)	971.00	376.87
Total Reserves Income	4,231.39	4,281.00	(49.61)	38,394.13	38,528.00	(133.87)	51,371.00	12,976.87
Expense								
Administrative								
5105 - Reserve Studies	0.00	33.00	(33.00)	0.00	300.00	(300.00)	400.00	400.00
Total Administrative	0.00	33.00	(33.00)	0.00	300.00	(300.00)	400.00	400.00
Reserve Expenses								
9806 - Alarm System Expenses	0.00	372.00	(372.00)	0.00	3,347.00	(3,347.00)	4,463.00	4,463.00
9826 - Common Area Expenses	225.00	453.00	(228.00)	6,387.52	4,080.00	2,307.52	5,440.00	(947.52)
9852 - Entry Gate	0.00	418.00	(418.00)	0.00	3,763.00	(3,763.00)	5,017.00	5,017.00
9886 - Landscape Expenses	588.44	1,646.00	(1,057.56)	4,422.69	14,809.00	(10,386.31)	19,745.00	15,322.31
9916 - Paved Surfaces Expenses	0.00	137.00	(137.00)	0.00	1,232.00	(1,232.00)	1,643.00	1,643.00
9946 - Signs Expenses	0.00	33.00	(33.00)	55.00	295.00	(240.00)	393.00	338.00
Total Reserve Expenses	813.44	3,059.00	(2,245.56)	10,865.21	27,526.00	(16,660.79)	36,701.00	25,835.79
Total Reserves Expense	813.44	3,092.00	(2,278.56)	10,865.21	27,826.00	(16,960.79)	37,101.00	26,235.79
Total Reserves Income / (Loss)	3,417.95	1,189.00	2,228.95	27,528.92	10,702.00	16,826.92	14,270.00	(13,258.92)
Total Association Net Income / (Loss)	3,415.05	1,187.00	2,228.05	29,393.65	10,701.00	18,692.65	14,270.00	(15,123.65)