

Canterwood Step System Association

Balance Sheet

Period Through 10/31/2019

Assets

Operating Account

Canterwood Step System Operating Trust Acct 115,643.62

Total Operating Account 115,643.62

Reserve Account

Canterwood Step System Reserve Acct 227,920.49

Total Reserve Account 227,920.49

Current Assets

IRS Tax Refund (72.63)

Total Current Assets (72.63)

Fixed Asset

Treatment Facility 13,561.02

Magmeter Facility 23,673.42

Accumulated Depreciation (16,087.50)

Total Fixed Asset 21,146.94

Other Receivable

A/R Bi-Monthly Charge 21,719.34

A/R Maintenance Expense Assessment 314.13

A/R Special Assessments 270.00

A/R Late Fees 3,235.98

A/R Fines 2,500.00

A/R Transfer Fees (160.00)

A/R Other 14,220.66

Total Other Receivable 42,100.11

Total Assets 406,738.53

Liabilities & Equity

Current Liability

Deposits - Hookup 16,000.00

Prepaid Assessments 13,794.67

Total Current Liability 29,794.67

Equity

Retained Earnings 296,726.70

Transfer of Funds 83,333.28

Net Income (3,116.12)

Total Equity 376,943.86

Total Liabilities & Equity 406,738.53

Canterwood Step System Association

Budget Comparison Standard Code Category

Period 10/1/2019 To 10/31/2019 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Assessment</u>									
4016 Step Bi-Monthly Char	(53,540.00)	26,250.00	(79,790.00)	303.96%	259,480.00	262,500.00	(3,020.00)	1.15%	315,000.00
4025 Hook Up Fees	0.00	208.00	(208.00)	100.00%	1,500.00	2,080.00	(580.00)	27.88%	2,500.00
TOTAL Assessment	(53,540.00)	26,458.00	(79,998.00)	302.36%	260,980.00	264,580.00	(3,600.00)	1.36%	317,500.00
<u>General</u>									
4130 Late Fees	(575.00)	250.00	(825.00)	330.00%	2,150.00	2,500.00	(350.00)	14.00%	3,000.00
4145 NSF Fee	0.00	0.00	0.00	0.00%	10.00	0.00	10.00	0.00%	0.00
4200 Interest-Operating	7.87	8.00	(0.13)	1.63%	75.47	80.00	(4.53)	5.66%	100.00
4205 Interest-Reserve	106.41	125.00	(18.59)	14.87%	1,435.27	1,250.00	185.27	-14.82%	1,500.00
4950 Planned Use of Rese	0.00	2,172.00	(2,172.00)	100.00%	0.00	21,720.00	(21,720.00)	100.00%	26,060.00
4999 Misc Adjustments	0.00	0.00	0.00	0.00%	(631.16)	0.00	(631.16)	0.00%	0.00
TOTAL General	(460.72)	2,555.00	(3,015.72)	118.03%	3,039.58	25,550.00	(22,510.42)	88.10%	30,660.00
TOTAL Income	(54,000.72)	29,013.00	(83,013.72)	286.13%	264,019.58	290,130.00	(26,110.42)	9.00%	348,160.00
Expense									
<u>Administrative</u>									
5005 Admin Expense	0.00	333.00	333.00	100.00%	700.00	3,330.00	2,630.00	78.98%	4,000.00
5010 Mgmt/Agent Fees	0.00	725.00	725.00	100.00%	0.00	7,250.00	7,250.00	100.00%	8,700.00
5015 Bank Charges	0.00	4.00	4.00	100.00%	10.00	40.00	30.00	75.00%	50.00
5020 Annual Meeting	0.00	42.00	42.00	100.00%	0.00	420.00	420.00	100.00%	500.00
5030 Annual Corp. Registr	0.00	1.00	1.00	100.00%	10.00	10.00	0.00	0.00%	10.00
5055 Licenses & Permits	0.00	4.00	4.00	100.00%	0.00	40.00	40.00	100.00%	50.00
5080 Postage/Misc	229.40	125.00	(104.40)	-83.52%	904.63	1,250.00	345.37	27.63%	1,500.00
5096 Website	99.95	13.00	(86.95)	-668.85%	298.99	130.00	(168.99)	-129.99%	150.00
TOTAL Administrative	329.35	1,247.00	917.65	73.59%	1,923.62	12,470.00	10,546.38	84.57%	14,960.00
<u>Insurance</u>									
5300 Insurance-Liability	0.00	304.00	304.00	100.00%	3,397.00	3,040.00	(357.00)	-11.74%	3,650.00
5310 Insurance-D&O	0.00	100.00	100.00	100.00%	0.00	1,000.00	1,000.00	100.00%	1,200.00
TOTAL Insurance	0.00	404.00	404.00	100.00%	3,397.00	4,040.00	643.00	15.92%	4,850.00
<u>Maintenance & Repairs</u>									
6000 Maint/Repair-Genera	0.00	2,083.00	2,083.00	100.00%	0.00	20,830.00	20,830.00	100.00%	25,000.00
TOTAL Maintenance & Rep	0.00	2,083.00	2,083.00	100.00%	0.00	20,830.00	20,830.00	100.00%	25,000.00
<u>Management</u>									
7000 Management Fee	725.00	0.00	(725.00)	0.00%	7,250.00	0.00	(7,250.00)	0.00%	0.00
7040 Assoc Questionnaire	0.00	0.00	0.00	0.00%	(160.00)	0.00	160.00	0.00%	0.00
TOTAL Management	725.00	0.00	(725.00)	0.00%	7,090.00	0.00	(7,090.00)	0.00%	0.00
<u>Other Expense</u>									
5460 Collection Lgl Fee	0.00	167.00	167.00	100.00%	(200.26)	1,670.00	1,870.26	111.99%	2,000.00
TOTAL Other Expense	0.00	167.00	167.00	100.00%	(200.26)	1,670.00	1,870.26	111.99%	2,000.00
<u>Professional Services</u>									
5400 Tax Prep/Audit	0.00	160.00	160.00	100.00%	0.00	1,600.00	1,600.00	100.00%	1,925.00

Canterwood Step System Association
Budget Comparison Standard Code Category

Period 10/1/2019 To 10/31/2019 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
5410 Legal Fees & Other	434.28	417.00	(17.28)	-4.14%	1,055.00	4,170.00	3,115.00	74.70%	5,000.00
5420 Consultant Services	1,732.50	250.00	(1,482.50)	-593.00%	5,802.81	2,500.00	(3,302.81)	-132.11%	3,000.00
TOTAL Professional Servic	2,166.78	827.00	(1,339.78)	-162.00%	6,857.81	8,270.00	1,412.19	17.08%	9,925.00
<u>Taxes</u>									
5200 Federal Taxes	0.00	10.00	10.00	100.00%	0.00	100.00	100.00	100.00%	125.00
5215 Sales Tax Expense	0.00	83.00	83.00	100.00%	470.37	830.00	359.63	43.33%	1,000.00
5220 State & Local Taxes	0.00	0.00	0.00	0.00%	200.72	0.00	(200.72)	0.00%	0.00
TOTAL Taxes	0.00	93.00	93.00	100.00%	671.09	930.00	258.91	27.84%	1,125.00
<u>Utilities</u>									
5505 Water	0.00	0.00	0.00	0.00%	54.00	0.00	(54.00)	0.00%	0.00
5515 Utilities/Sewer	0.00	24,167.00	24,167.00	100.00%	246,898.34	241,670.00	(5,228.34)	-2.16%	290,000.00
5520 Sanitary Sewer	0.00	0.00	0.00	0.00%	184.64	0.00	(184.64)	0.00%	0.00
5530 Electricity	24.93	25.00	0.07	0.28%	259.46	250.00	(9.46)	-3.78%	300.00
TOTAL Utilities	24.93	24,192.00	24,167.07	99.90%	247,396.44	241,920.00	(5,476.44)	-2.26%	290,300.00
TOTAL Expense	3,246.06	29,013.00	25,766.94	88.81%	267,135.70	290,130.00	22,994.30	7.93%	348,160.00
Excess Revenue / Expense	(57,246.78)	0.00	(57,246.78)	0.00%	(3,116.12)	0.00	(3,116.12)	0.00%	0.00

GL Income Statement Annual Standard with Code
 Canterwood Step System Association
 Period 1/1/2019 To 12/31/2019 11:59:00 PM

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
INCOME														
Assessment														
4016:Step Bi-Monthly Cha	104,040.00	(52,020.00)	104,040.00	(51,840.00)	52,020.00	0.00	52,380.00	(180.00)	104,580.00	(53,540.00)	(360.00)	0.00	259,120.00	315,000.00
4025:Hook Up Fees	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	2,500.00
TOTAL Assessment	104,040.00	(52,020.00)	104,040.00	(51,840.00)	52,020.00	1,500.00	52,380.00	(180.00)	104,580.00	(53,540.00)	(360.00)	0.00	260,620.00	317,500.00
General														
4130:Late Fees	0.00	875.00	0.00	100.00	325.00	375.00	425.00	625.00	0.00	(575.00)	(25.00)	0.00	2,125.00	3,000.00
4145:NSF Fee	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00
4200:Interest-Operating	7.50	6.09	7.66	6.04	7.36	8.39	8.89	8.26	7.41	7.87	0.00	0.00	75.47	100.00
4205:Interest-Reserve	153.89	139.09	154.08	149.22	154.29	149.41	154.50	150.86	123.52	106.41	0.00	0.00	1,435.27	1,500.00
4950:Planned Use of Reser	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,060.00
4999:Misc Adjustments	(631.16)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(631.16)	0.00
TOTAL General	(469.77)	1,020.18	161.74	265.26	486.65	532.80	588.39	784.12	130.93	(460.72)	(25.00)	0.00	3,014.58	30,660.00
TOTAL INCOME	103,570.23	(50,999.82)	104,201.74	(51,574.74)	52,506.65	2,032.80	52,968.39	604.12	104,710.93	(54,000.72)	(385.00)	0.00	263,634.58	348,160.00
EXPENSES														
Administrative														
5005:Admin Expense	0.00	350.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00	4,000.00
5010:Mgmt/Agent Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,700.00
5015:Bank Charges	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	50.00
5020:Annual Meeting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5030:Annual Corp. Registr	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
5055:Licenses & Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
5080:Postage/Misc	0.00	0.00	0.00	3.28	0.00	0.00	671.95	0.00	0.00	229.40	0.00	0.00	904.63	1,500.00
5096:Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	199.04	99.95	0.00	0.00	298.99	150.00
TOTAL Administrative	0.00	350.00	350.00	13.28	0.00	10.00	671.95	0.00	199.04	329.35	0.00	0.00	1,923.62	14,960.00
Insurance														
5300:Insurance-Liability	0.00	83.25	83.25	83.25	159.50	0.00	2,987.75	0.00	0.00	0.00	0.00	0.00	3,397.00	3,650.00
5310:Insurance-D&O	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
TOTAL Insurance	0.00	83.25	83.25	83.25	159.50	0.00	2,987.75	0.00	0.00	0.00	0.00	0.00	3,397.00	4,850.00
Maintenance & Repairs														
6000:Maint/Repair-Genera	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
TOTAL Maintenance & Re	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00
Management														
7000:Management Fee	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	0.00	7,975.00	0.00

GL Income Statement Annual Standard with Code
 Canterwood Step System Association
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Operating	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
7040:Assoc Questionnaire	0.00	0.00	0.00	0.00	0.00	(160.00)	0.00	0.00	0.00	0.00	0.00	0.00	(160.00)	0.00
TOTAL Management	725.00	725.00	725.00	725.00	725.00	565.00	725.00	725.00	725.00	725.00	725.00	0.00	7,815.00	0.00
<u>Other Expense</u>														
5460:Collection Lgl Fee	0.00	0.00	(200.26)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(200.26)	2,000.00
TOTAL Other Expense	0.00	0.00	(200.26)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(200.26)	2,000.00
<u>Professional Services</u>														
5400:Tax Prep/Audit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,925.00
5410:Legal Fees & Other	0.00	0.00	0.00	0.19	0.00	0.00	230.53	390.00	0.00	434.28	0.00	0.00	1,055.00	5,000.00
5420:Consultant Services	0.00	1,395.31	1,275.00	0.00	0.00	1,400.00	0.00	0.00	0.00	1,732.50	0.00	0.00	5,802.81	3,000.00
TOTAL Professional Servi	0.00	1,395.31	1,275.00	0.19	0.00	1,400.00	230.53	390.00	0.00	2,166.78	0.00	0.00	6,857.81	9,925.00
<u>Taxes</u>														
5200:Federal Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
5215:Sales Tax Expense	292.54	177.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	119.06	0.00	589.43	1,000.00
5220:State & Local Taxes	0.00	0.00	0.00	0.00	0.00	200.72	0.00	0.00	0.00	0.00	0.00	0.00	200.72	0.00
TOTAL Taxes	292.54	177.83	0.00	0.00	0.00	200.72	0.00	0.00	0.00	0.00	119.06	0.00	790.15	1,125.00
<u>Utilities</u>														
5505:Water	0.00	0.00	0.00	0.00	0.00	0.00	54.00	0.00	0.00	0.00	0.00	0.00	54.00	0.00
5515:Utilities/Sewer	47,403.34	0.00	56,208.47	0.00	46,809.28	0.00	47,292.87	0.00	49,184.38	0.00	50,547.04	0.00	297,445.38	290,000.00
5520:Sanitary Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	184.64	0.00	0.00	0.00	0.00	184.64	0.00
5530:Electricity	25.01	0.00	49.94	24.93	0.00	24.93	59.86	24.93	24.93	24.93	0.00	0.00	259.46	300.00
TOTAL Utilities	47,428.35	0.00	56,258.41	24.93	46,809.28	24.93	47,406.73	209.57	49,209.31	24.93	50,547.04	0.00	297,943.48	290,300.00
TOTAL EXPENSES	48,445.89	2,731.39	58,491.40	846.65	47,693.78	2,200.65	52,021.96	1,324.57	50,133.35	3,246.06	51,391.10	0.00	318,526.80	348,160.00
Net Revenue / Expense	55,124.34	(53,731.21)	45,710.34	(52,421.39)	4,812.87	(167.85)	946.43	(720.45)	54,577.58	(57,246.78)	(51,776.10)	0.00	(54,892.22)	0.00