

# Canterwood Step System Association

## Balance Sheet

Period Through 12/31/2019

### **Assets**

#### Operating Account

Canterwood Step System Operating Trust Acct 115,059.33

Total Operating Account 115,059.33

#### Reserve Account

Canterwood Step System Reserve Acct 228,095.06

Total Reserve Account 228,095.06

#### 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 20,633.00

A/R Maintenance Expense Assessment 314.13

A/R Special Assessments 270.00

A/R Late Fees 3,035.98

A/R Fines 2,500.00

A/R Transfer Fees 160.00

A/R Other 13,828.41

Total Other Receivable 40,741.52

*Total Assets* 404,970.22

### **Liabilities & Equity**

#### Current Liability

Deposits - Hookup 16,000.00

Prepaid Assessments 13,943.43

Total Current Liability 29,943.43

#### Equity

Retained Earnings 296,726.70

Transfer of Funds 83,333.28

Net Income (5,033.19)

Total Equity 375,026.79

*Total Liabilities & Equity* 404,970.22

# Canterwood Step System Association

## Budget Comparison Standard Code Category

Period 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b><u>Assessment</u></b>									
4016 Step Bi-Monthly Cha	0.00	26,250.00	(26,250.00)	100.00%	311,140.00	315,000.00	(3,860.00)	1.23%	315,000.00
4025 Hook Up Fees	0.00	212.00	(212.00)	100.00%	1,500.00	2,500.00	(1,000.00)	40.00%	2,500.00
TOTAL Assessment	0.00	26,462.00	(26,462.00)	100.00%	312,640.00	317,500.00	(4,860.00)	1.53%	317,500.00
<b><u>General</u></b>									
4130 Late Fees	(75.00)	250.00	(325.00)	130.00%	2,375.00	3,000.00	(625.00)	20.83%	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	8.51	12.00	(3.49)	29.08%	91.94	100.00	(8.06)	8.06%	100.00
4205 Interest-Reserve	87.14	125.00	(37.86)	30.29%	1,609.84	1,500.00	109.84	-7.32%	1,500.00
4950 Planned Use of Resc	0.00	2,168.00	(2,168.00)	100.00%	0.00	26,060.00	(26,060.00)	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	20.65	2,555.00	(2,534.35)	99.19%	3,455.62	30,660.00	(27,204.38)	88.73%	30,660.00
TOTAL Income	20.65	29,017.00	(28,996.35)	99.93%	316,095.62	348,160.00	(32,064.38)	9.21%	348,160.00
<b>Expense</b>									
<b><u>Administrative</u></b>									
5005 Admin Expense	350.00	337.00	(13.00)	-3.86%	4,200.00	4,000.00	(200.00)	-5.00%	4,000.00
5010 Mgmt/Agent Fees	0.00	725.00	725.00	100.00%	0.00	8,700.00	8,700.00	100.00%	8,700.00
5015 Bank Charges	0.00	6.00	6.00	100.00%	10.00	50.00	40.00	80.00%	50.00
5020 Annual Meeting	0.00	38.00	38.00	100.00%	0.00	500.00	500.00	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	6.00	6.00	100.00%	0.00	50.00	50.00	100.00%	50.00
5080 Postage/Misc	391.30	125.00	(266.30)	-213.04%	1,603.28	1,500.00	(103.28)	-6.89%	1,500.00
5096 Website	0.00	7.00	7.00	100.00%	298.99	150.00	(148.99)	-99.33%	150.00
TOTAL Administrative	741.30	1,243.00	501.70	40.36%	6,122.27	14,960.00	8,837.73	59.08%	14,960.00
<b><u>Insurance</u></b>									
5300 Insurance-Liability	0.00	306.00	306.00	100.00%	3,397.00	3,650.00	253.00	6.93%	3,650.00
5310 Insurance-D&O	0.00	100.00	100.00	100.00%	0.00	1,200.00	1,200.00	100.00%	1,200.00
TOTAL Insurance	0.00	406.00	406.00	100.00%	3,397.00	4,850.00	1,453.00	29.96%	4,850.00
<b><u>Maintenance &amp; Repairs</u></b>									
6000 Maint/Repair-Genera	539.50	2,087.00	1,547.50	74.15%	539.50	25,000.00	24,460.50	97.84%	25,000.00
TOTAL Maintenance & Rep	539.50	2,087.00	1,547.50	74.15%	539.50	25,000.00	24,460.50	97.84%	25,000.00
<b><u>Management</u></b>									
7000 Management Fee	725.00	0.00	(725.00)	0.00%	8,700.00	0.00	(8,700.00)	0.00%	0.00
7040 Assoc Questionnaire	(180.00)	0.00	180.00	0.00%	(340.00)	0.00	340.00	0.00%	0.00
TOTAL Management	545.00	0.00	(545.00)	0.00%	8,360.00	0.00	(8,360.00)	0.00%	0.00
<b><u>Other Expense</u></b>									
5460 Collection Lgl Fee	0.00	163.00	163.00	100.00%	(200.26)	2,000.00	2,200.26	110.01%	2,000.00
TOTAL Other Expense	0.00	163.00	163.00	100.00%	(200.26)	2,000.00	2,200.26	110.01%	2,000.00
<b><u>Professional Services</u></b>									
5400 Tax Prep/Audit	0.00	165.00	165.00	100.00%	0.00	1,925.00	1,925.00	100.00%	1,925.00

# Canterwood Step System Association Budget Comparison Standard Code Category

Period 12/1/2019 To 12/31/2019 11:59:00 PM

		Current Month Operating				Year to Date Operating				
		Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
5410	Legal Fees & Other	0.00	413.00	413.00	100.00%	1,124.00	5,000.00	3,876.00	77.52%	5,000.00
5420	Consultant Services	0.00	250.00	250.00	100.00%	3,002.81	3,000.00	(2.81)	-0.09%	3,000.00
TOTAL Professional Servic		0.00	828.00	828.00	100.00%	4,126.81	9,925.00	5,798.19	58.42%	9,925.00
<b><u>Taxes</u></b>										
5200	Federal Taxes	0.00	15.00	15.00	100.00%	0.00	125.00	125.00	100.00%	125.00
5215	Sales Tax Expense	0.00	87.00	87.00	100.00%	589.43	1,000.00	410.57	41.06%	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	102.00	102.00	100.00%	790.15	1,125.00	334.85	29.76%	1,125.00
<b><u>Utilities</u></b>										
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	24,163.00	24,163.00	100.00%	297,445.38	290,000.00	(7,445.38)	-2.57%	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	49.86	25.00	(24.86)	-99.44%	309.32	300.00	(9.32)	-3.11%	300.00
TOTAL Utilities		49.86	24,188.00	24,138.14	99.79%	297,993.34	290,300.00	(7,693.34)	-2.65%	290,300.00
TOTAL Expense		1,875.66	29,017.00	27,141.34	93.54%	321,128.81	348,160.00	27,031.19	7.76%	348,160.00
Excess Revenue / Expense		(1,855.01)	0.00	(1,855.01)	0.00%	(5,033.19)	0.00	(5,033.19)	0.00%	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
<b>INCOME</b>														
<b>Assessment</b>														
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)	51,660.00	0.00	311,140.00	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
<b>TOTAL Assessment</b>	<b>104,040.00</b>	<b>(52,020.00)</b>	<b>104,040.00</b>	<b>(51,840.00)</b>	<b>52,020.00</b>	<b>1,500.00</b>	<b>52,380.00</b>	<b>(180.00)</b>	<b>104,580.00</b>	<b>(53,540.00)</b>	<b>51,660.00</b>	<b>0.00</b>	<b>312,640.00</b>	<b>317,500.00</b>
<b>General</b>														
4130:Late Fees	0.00	875.00	0.00	100.00	325.00	375.00	425.00	625.00	25.00	(375.00)	75.00	(75.00)	2,375.00	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	7.96	8.51	91.94	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	87.43	87.14	1,609.84	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
<b>TOTAL General</b>	<b>(469.77)</b>	<b>1,020.18</b>	<b>161.74</b>	<b>265.26</b>	<b>486.65</b>	<b>532.80</b>	<b>588.39</b>	<b>784.12</b>	<b>155.93</b>	<b>(260.72)</b>	<b>170.39</b>	<b>20.65</b>	<b>3,455.62</b>	<b>30,660.00</b>
<b>TOTAL INCOME</b>	<b>103,570.23</b>	<b>(50,999.82)</b>	<b>104,201.74</b>	<b>(51,574.74)</b>	<b>52,506.65</b>	<b>2,032.80</b>	<b>52,968.39</b>	<b>604.12</b>	<b>104,735.93</b>	<b>(53,800.72)</b>	<b>51,830.39</b>	<b>20.65</b>	<b>316,095.62</b>	<b>348,160.00</b>
<b>EXPENSES</b>														
<b>Administrative</b>														
5005:Admin Expense	0.00	350.00	350.00	0.00	0.00	1,400.00	0.00	0.00	0.00	1,400.00	350.00	350.00	4,200.00	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. Regist	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	307.35	391.30	1,603.28	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
<b>TOTAL Administrative</b>	<b>0.00</b>	<b>350.00</b>	<b>350.00</b>	<b>13.28</b>	<b>0.00</b>	<b>1,410.00</b>	<b>671.95</b>	<b>0.00</b>	<b>199.04</b>	<b>1,729.35</b>	<b>657.35</b>	<b>741.30</b>	<b>6,122.27</b>	<b>14,960.00</b>
<b>Insurance</b>														
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
<b>TOTAL Insurance</b>	<b>0.00</b>	<b>83.25</b>	<b>83.25</b>	<b>83.25</b>	<b>159.50</b>	<b>0.00</b>	<b>2,987.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,397.00</b>	<b>4,850.00</b>
<b>Maintenance &amp; Repairs</b>														
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	539.50	539.50	25,000.00
<b>TOTAL Maintenance &amp; Re</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>539.50</b>	<b>539.50</b>	<b>25,000.00</b>
<b>Management</b>														
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	725.00	8,700.00	0.00

GL Income Statement Annual Standard with Code  
 Canterwood Step System Association  
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<b>Operating</b>	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	(180.00)	(340.00)	0.00
<b>TOTAL Management</b>	<b>725.00</b>	<b>725.00</b>	<b>725.00</b>	<b>725.00</b>	<b>725.00</b>	<b>565.00</b>	<b>725.00</b>	<b>725.00</b>	<b>725.00</b>	<b>725.00</b>	<b>725.00</b>	<b>545.00</b>	<b>8,360.00</b>	<b>0.00</b>
<b><u>Other Expense</u></b>														
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
<b>TOTAL Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>(200.26)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(200.26)</b>	<b>2,000.00</b>
<b><u>Professional Services</u></b>														
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	69.00	0.00	1,124.00	5,000.00
5420:Consultant Services	0.00	1,395.31	1,275.00	0.00	0.00	0.00	0.00	0.00	0.00	332.50	0.00	0.00	3,002.81	3,000.00
<b>TOTAL Professional Servi</b>	<b>0.00</b>	<b>1,395.31</b>	<b>1,275.00</b>	<b>0.19</b>	<b>0.00</b>	<b>0.00</b>	<b>230.53</b>	<b>390.00</b>	<b>0.00</b>	<b>766.78</b>	<b>69.00</b>	<b>0.00</b>	<b>4,126.81</b>	<b>9,925.00</b>
<b><u>Taxes</u></b>														
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
<b>TOTAL Taxes</b>	<b>292.54</b>	<b>177.83</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200.72</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>119.06</b>	<b>0.00</b>	<b>790.15</b>	<b>1,125.00</b>
<b><u>Utilities</u></b>														
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	49.86	309.32	300.00
<b>TOTAL Utilities</b>	<b>47,428.35</b>	<b>0.00</b>	<b>56,258.41</b>	<b>24.93</b>	<b>46,809.28</b>	<b>24.93</b>	<b>47,406.73</b>	<b>209.57</b>	<b>49,209.31</b>	<b>24.93</b>	<b>50,547.04</b>	<b>49.86</b>	<b>297,993.34</b>	<b>290,300.00</b>
<b>TOTAL EXPENSES</b>	<b>48,445.89</b>	<b>2,731.39</b>	<b>58,491.40</b>	<b>846.65</b>	<b>47,693.78</b>	<b>2,200.65</b>	<b>52,021.96</b>	<b>1,324.57</b>	<b>50,133.35</b>	<b>3,246.06</b>	<b>52,117.45</b>	<b>1,875.66</b>	<b>321,128.81</b>	<b>348,160.00</b>
<b>Net Revenue / Expense</b>	<b>55,124.34</b>	<b>(53,731.21)</b>	<b>45,710.34</b>	<b>(52,421.39)</b>	<b>4,812.87</b>	<b>(167.85)</b>	<b>946.43</b>	<b>(720.45)</b>	<b>54,602.58</b>	<b>(57,046.78)</b>	<b>(287.06)</b>	<b>(1,855.01)</b>	<b>(5,033.19)</b>	<b>0.00</b>