

**Balance Sheet (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**April 2015**

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**ASSETS**

**CASH**

Checking Account	130,386.29
SNA - Reserve Acct.	144,888.83
Townhouse RESERVE Account	<u>138,992.72</u>
<b>TOTAL CASH</b>	<b>414,267.84</b>

**OTHER CURRENT ASSETS**

Accounts Receivable	12,442.73
Accounts Receivable - Townhomes	<u>100,319.06</u>
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>112,761.79</b>

<b>TOTAL ASSETS</b>	<u><b>527,029.63</b></u>
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**LIABILITIES & CAPITAL**

**LIABILITES**

Accounts Payable - Townhomes	100,319.06
Prepayment Holding	61,662.94
Reserve Account Transfers	<u>127,373.72</u>
<b>TOTAL LIABILITES</b>	<b>289,355.72</b>

**CAPITAL**

Net Income (Loss) YTD	269,867.93
Retained Earnings	<u>-32,194.02</u>
<b>TOTAL CAPITAL</b>	<b>237,673.91</b>

<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u><b>527,029.63</b></u>
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**Income Statement (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**April 2015**

	Month to Date	%	Year to Date	%
<b>INCOME - COMMON AREA</b>				
<b>Resident/Member Income</b>				
Maintenance Fee	16,975.00	30.18	67,145.25	28.75
Maint Fee - Townhomes CA	3,710.25	6.60	14,841.00	6.35
Maint Fee - Reserve	2,910.00	5.17	11,640.00	4.98
Maint Fee - Crescent Court	2,619.00	4.66	10,476.00	4.49
Maint Fee - Manor Flats	1,162.00	2.07	4,648.00	1.99
Maint Fee - Gateway	9,530.25	16.94	38,121.00	16.32
<b>Subtotal: Resident Member Incom</b>	<b>36,906.50</b>	<b>65.62</b>	<b>146,871.25</b>	<b>62.89</b>
<b>Miscellaneous Income</b>				
Capitalization Fee	170.66	0.30	845.64	0.36
Maint Fee - Builder/Developer	0.00	0.00	10,263.00	4.39
Clubhouse Rental Fee	1,050.00	1.87	3,150.00	1.35
Interest Income	34.08	0.06	131.54	0.06
Miscellaneous	70.00	0.12	210.00	0.09
<b>Subtotal: Miscellaneous Income</b>	<b>1,324.74</b>	<b>2.36</b>	<b>14,600.18</b>	<b>6.25</b>
<b>TOTAL INCOME - COMMON AREA</b>	<b>38,231.24</b>	<b>67.97</b>	<b>161,471.43</b>	<b>69.14</b>
<b>General</b>				
Miscellaneous Expense	284.55	0.51	1,079.24	0.46
Security	4,179.40	7.43	18,237.69	7.81
Insurance	255.53	0.45	681.42	0.29
<b>Subtotal: General</b>	<b>4,719.48</b>	<b>8.39</b>	<b>19,998.35</b>	<b>8.56</b>
<b>Maintenance and Repair</b>				
Miscellaneous Repairs	93.86	0.17	445.17	0.19
Landscaping	5,327.99	9.47	5,327.99	2.28
Snow Removal	0.00	0.00	20,853.00	8.93
Street Lights	-5,086.39	-9.04	-4,986.39	-2.14
Supplies	11.24	0.02	-165.26	-0.07
Design Review Committee and Servi	0.00	0.00	187.50	0.08
Social Events	200.00	0.36	200.00	0.09
<b>Subtotal: Maintenance and Repair</b>	<b>546.70</b>	<b>0.97</b>	<b>21,862.01</b>	<b>9.36</b>
<b>Fees</b>				
Management Staff	7,750.00	13.78	15,500.00	6.64
Management Fees	1,278.00	2.27	2,556.00	1.09
<b>Maintenance and Repair</b>				
Rubbish Removal	82.00	0.15	477.80	0.20
Security	216.12	0.38	610.64	0.26
Miscellaneous Repairs	212.50	0.38	262.50	0.11
Supplies	308.91	0.55	308.91	0.13
Community Center Improvements	0.00	0.00	2,423.55	1.04
<b>Subtotal: Maintenance and Repair</b>	<b>819.53</b>	<b>1.46</b>	<b>4,083.40</b>	<b>1.75</b>
<b>Pool</b>				
Insurance Pool/Community Center	85.18	0.15	681.22	0.29

**Income Statement (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**April 2015**

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Pool Expense Maintenance	250.38	0.45	3,049.35	1.31
Pool Furniture -Pool Improvements	1,091.40	1.94	1,091.40	0.47
Subtotal: Pool	1,426.96	2.54	4,821.97	2.06
<b>Utilities</b>				
Cable	304.29	0.54	1,135.93	0.49
Electricity	286.86	0.51	1,315.38	0.56
Water	446.06	0.79	1,461.65	0.63
Natural Gas	528.26	0.94	2,131.27	0.91
Subtotal: Utilities	1,565.47	2.78	6,044.23	2.59
<b>Janitorial</b>				
Janitorial	902.73	1.60	2,860.92	1.23
Floor/Carpet Cleaning	300.00	0.53	300.00	0.13
Subtotal: Janitorial	1,202.73	2.14	3,160.92	1.35
Reserve Funding	2,763.66	4.91	15,017.91	6.43
Reserve Funding Study	0.00	0.00	1,900.00	0.81
Taxes, Federal Income Tax	0.00	0.00	77.00	0.03
<b>TOTAL COMMON AREA EXPENSES</b>	22,072.53	39.24	95,021.79	40.69
<b>NET INCOME COMMON AREA</b>	16,158.71	28.73	66,449.64	28.45
<b>INCOME - TOWNHOMES</b>				
Maint Fee - Townhomes	18,015.75	32.03	72,063.00	30.86
<b>TOTAL INCOME - TOWNHOMES</b>	18,015.75	32.03	72,063.00	30.86
Townhomes - Insurance	3,066.37	5.45	12,265.68	5.25
<b>Maintenance and Repair</b>				
Lndscpg - Townhouses	3,007.44	5.35	3,007.44	1.29
Snow Removal - Townhouses	0.00	0.00	15,170.00	6.50
Exterior Maintenance Townhomes	440.94	0.78	38,450.12	16.46
Roof Townhouse	0.00	0.00	18,308.48	7.84
Subtotal: Maintenance and Repair	3,448.38	6.13	74,936.04	32.09
<b>Fees</b>				
Managment Staff - Townhomes	2,584.00	4.59	5,168.00	2.21
Management Fees - Townhouses	592.50	1.05	1,185.00	0.51
Reserve Funding Townhomes	4,920.00	8.75	19,680.00	8.43
Reserve Funding Study Townhomes	0.00	0.00	1,900.00	0.81
<b>TOTAL EXPENSE TOWNHOMES</b>	14,611.25	25.98	115,134.72	49.30
<b>NET INCOME - TOWNHOMES</b>	3,404.50	6.05	-43,071.72	-18.44
<b>TOTAL NET INCOME</b>	19,563.21	34.78	23,377.92	10.01

**Budget Comparison Cash Flow (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**April 2015**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME - COMMON AREA</b>									
Resident/Member Income									
Maintenance Fee	16,975.00	16,757.00	218.00	1.30	67,145.25	67,028.00	117.25	0.17	201,084.00
Maint Fee - Townhomes CA	3,710.25	3,638.00	72.25	1.99	14,841.00	14,552.00	289.00	1.99	43,656.00
Maint Fee - Reserve	2,910.00	2,910.00	0.00	0.00	11,640.00	11,640.00	0.00	0.00	34,920.00
Maint Fee - Crescent Court	2,619.00	2,619.00	0.00	0.00	10,476.00	10,476.00	0.00	0.00	31,428.00
Maint Fee - Manor Flats	1,162.00	1,164.00	-2.00	-0.17	4,648.00	4,656.00	-8.00	-0.17	13,968.00
Maint Fee - Gateway	9,530.25	9,530.00	0.25	0.00	38,121.00	38,120.00	1.00	0.00	114,360.00
Subtotal: Resident Member Inc	36,906.50	36,618.00	288.50	0.79	146,871.25	146,472.00	399.25	0.27	439,416.00
Miscellaneous Income									
Capitalization Fee	170.66	0.00	170.66	0	845.64	0.00	845.64	0	0.00
Maint Fee - Builder/Developer	0.00	0.00	0.00	0	10,263.00	3,500.00	6,763.00	193.2	3,500.00
Clubhouse Rental Fee	1,050.00	550.00	500.00	90.91	3,150.00	2,200.00	950.00	43.18	7,000.00
Interest Income	34.08	20.00	14.08	70.40	131.54	80.00	51.54	64.43	240.00
Miscellaneous	70.00	0.00	70.00	0	210.00	0.00	210.00	0	0.00
Subtotal: Miscellaneous Incom	1,324.74	570.00	754.74	132.4	14,600.18	5,780.00	8,820.18	152.6	10,740.00
<b>TOTAL INCOME - COMMON AREA</b>	<b>38,231.24</b>	<b>37,188.00</b>	<b>1,043.24</b>	<b>2.81</b>	<b>161,471.43</b>	<b>152,252.00</b>	<b>9,219.43</b>	<b>6.06</b>	<b>450,156.00</b>
<b>General</b>									
Accounting	0.00	0.00	0.00	0	0.00	0.00	0.00	0	1,000.00
Legal	0.00	100.00	100.00	100.0	0.00	400.00	400.00	100.0	1,200.00
Miscellaneous Expense	284.55	400.00	115.45	28.86	1,079.24	1,600.00	520.76	32.55	4,800.00
Security	4,179.40	5,600.00	1,420.60	25.37	18,237.69	22,400.00	4,162.31	18.58	67,200.00
Bank Account Fees	0.00	0.00	0.00	0	0.00	15.00	15.00	100.0	60.00
Insurance	255.53	240.00	-15.53	-6.47	681.42	960.00	278.58	29.02	9,358.00
Answering Service	0.00	0.00	0.00	0	0.00	60.00	60.00	100.0	60.00
Subtotal: General	4,719.48	6,340.00	1,620.52	25.56	19,998.35	25,435.00	5,436.65	21.37	83,678.00
<b>Maintenance and Repair</b>									
Miscellaneous Repairs	93.86	200.00	106.14	53.07	445.17	800.00	354.83	44.35	2,400.00
Electrical	0.00	200.00	200.00	100.0	0.00	800.00	800.00	100.0	2,400.00
Signage	0.00	100.00	100.00	100.0	0.00	400.00	400.00	100.0	1,200.00
Landscaping	5,327.99	5,328.00	0.01	0.00	5,327.99	5,328.00	0.01	0.00	42,624.00
Plumbing	0.00	150.00	150.00	100.0	0.00	600.00	600.00	100.0	1,650.00
Concrete/Masonry Repair	0.00	100.00	100.00	100.0	0.00	400.00	400.00	100.0	11,100.00
Snow Removal	0.00	0.00	0.00	0	20,853.00	22,000.00	1,147.00	5.21	29,500.00
Street Lights	-5,086.39	0.00	5,086.39	0	-4,986.39	6,000.00	10,986.39	183.11	18,000.00
Supplies	11.24	200.00	188.76	94.38	-165.26	800.00	965.26	120.6	2,400.00
Sprinkler Systems	0.00	500.00	500.00	100.0	0.00	500.00	500.00	100.0	1,000.00
Landscape Committes Annual Pla	0.00	12,000.00	12,000.00	100.0	0.00	12,000.00	12,000.00	100.0	24,000.00
Design Review Committee and Se	0.00	300.00	300.00	100.0	187.50	1,200.00	1,012.50	84.38	3,600.00
Social Events	200.00	0.00	-200.00	0	200.00	0.00	-200.00	0	7,000.00
Speed Bump Trial Install	0.00	0.00	0.00	0	0.00	0.00	0.00	0	20,000.00
Subtotal: Maintenance and Rep	546.70	19,078.00	18,531.30	97.13	21,862.01	50,828.00	28,965.99	56.99	166,874.00
<b>Fees</b>									
Managment Staff	7,750.00	3,875.00	-3,875.00	-100.0	15,500.00	15,500.00	0.00	0.00	46,500.00
Management Fees	1,278.00	639.00	-639.00	-100.0	2,556.00	2,556.00	0.00	0.00	7,668.00
<b>Maintenance and Repair</b>									
Rubbish Removal	82.00	90.00	8.00	8.89	477.80	360.00	-117.80	-32.72	1,420.00
Security	216.12	150.00	-66.12	-44.08	610.64	700.00	89.36	12.77	3,200.00
HVAC	0.00	200.00	200.00	100.0	0.00	800.00	800.00	100.0	2,400.00
Miscellaneous Repairs	212.50	200.00	-12.50	-6.25	262.50	800.00	537.50	67.19	2,400.00
Exercise Equipment Repair	0.00	300.00	300.00	100.0	0.00	1,200.00	1,200.00	100.0	3,600.00
Exterminating	0.00	0.00	0.00	0	0.00	0.00	0.00	0	900.00
Supplies	308.91	225.00	-83.91	-37.29	308.91	900.00	591.09	65.68	2,700.00
Community Center Improvements	0.00	0.00	0.00	0	2,423.55	2,500.00	76.45	3.06	2,500.00
Subtotal: Maintenance and Rep	819.53	1,165.00	345.47	29.65	4,083.40	7,260.00	3,176.60	43.75	19,120.00
<b>Pool</b>									
Insurance Pool/Community Cente	85.18	81.00	-4.18	-5.16	681.22	324.00	-357.22	-110.2	825.00
Pool Expense Attendants	0.00	0.00	0.00	0	0.00	0.00	0.00	0	18,500.00
Pool Expense Maintenance	250.38	4,100.00	3,849.62	93.89	3,049.35	4,100.00	1,050.65	25.63	10,830.00
Pool Furniture New/Replacement	0.00	0.00	0.00	0	0.00	0.00	0.00	0	2,000.00

