

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

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**ASSETS**

**CASH**

Checking Account	176,696.95
SNA - Reserve Acct.	159,270.36
Townhouse RESERVE Account	<u>158,763.88</u>
<b>TOTAL CASH</b>	<b>494,731.19</b>

**OTHER CURRENT ASSETS**

Accounts Receivable	3,460.18
Accounts Receivable - Townhomes	<u>100,319.06</u>
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>103,779.24</b>

**TOTAL ASSETS** 598,510.43

**LIABILITIES & CAPITAL**

**LIABILITES**

Accounts Payable - Townhomes	100,319.06
Prepayment Holding	87,377.84
Reserve Account Transfers	<u>161,331.81</u>
<b>TOTAL LIABILITES</b>	<b>349,028.71</b>

**CAPITAL**

Net Income (Loss) YTD	281,675.74
Retained Earnings	<u>-32,194.02</u>
<b>TOTAL CAPITAL</b>	<b>249,481.72</b>

**TOTAL LIABILITIES & CAPITAL** 598,510.43

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

	Month to Date	%	Year to Date	%
<b>INCOME - COMMON AREA</b>				
<b>Resident/Member Income</b>				
Maintenance Fee	17,072.00	29.73	135,529.58	29.56
Maint Fee - Townhomes CA	3,928.50	6.84	30,021.50	6.55
Maint Fee - Reserve	2,910.00	5.07	23,280.00	5.08
Maint Fee - Crescent Court	2,619.00	4.56	20,952.00	4.57
Maint Fee - Manor Flats	871.00	1.52	6,968.00	1.52
Maint Fee - Gateway	9,530.25	16.60	76,242.00	16.63
<b>Subtotal: Resident Member Incom</b>	<b>36,930.75</b>	<b>64.31</b>	<b>292,993.08</b>	<b>63.90</b>
<b>Miscellaneous Income</b>				
Capitalization Fee	779.00	1.36	2,794.64	0.61
Maint Fee - Builder/Developer	0.00	0.00	10,263.00	2.24
Clubhouse Rental Fee	750.00	1.31	5,550.00	1.21
Interest Income	33.10	0.06	326.14	0.07
Miscellaneous	-140.00	-0.24	375.00	0.08
<b>Subtotal: Miscellaneous Income</b>	<b>1,422.10</b>	<b>2.48</b>	<b>19,308.78</b>	<b>4.21</b>
<b>TOTAL INCOME - COMMON AREA</b>	<b>38,352.85</b>	<b>66.78</b>	<b>312,301.86</b>	<b>68.11</b>
<b>General</b>				
Accounting	0.00	0.00	775.00	0.17
Legal	0.00	0.00	610.00	0.13
Miscellaneous Expense	136.52	0.24	1,570.85	0.34
Security	3,614.88	6.29	34,603.85	7.55
Bank Account Fees	0.00	0.00	15.00	0.00
Insurance	0.00	0.00	1,192.48	0.26
<b>Subtotal: General</b>	<b>3,751.40</b>	<b>6.53</b>	<b>38,767.18</b>	<b>8.45</b>
<b>Maintenance and Repair</b>				
Miscellaneous Repairs	50.00	0.09	945.17	0.21
Landscaping	5,702.49	9.93	28,019.95	6.11
Plumbing	0.00	0.00	1,875.00	0.41
Snow Removal	0.00	0.00	20,853.00	4.55
Street Lights	0.00	0.00	3,942.47	0.86
Supplies	99.90	0.17	618.52	0.13
Sprinkler Systems	0.00	0.00	842.00	0.18
Landscape Committes Annual Planti	3,450.00	6.01	12,354.85	2.69
Design Review Committee and Servi	95.00	0.17	377.50	0.08
Social Events	222.97	0.39	5,270.99	1.15
<b>Subtotal: Maintenance and Repair</b>	<b>9,620.36</b>	<b>16.75</b>	<b>75,099.45</b>	<b>16.38</b>
<b>Fees</b>				
Managment Staff	3,875.00	6.75	31,000.00	6.76
Management Fees	639.00	1.11	5,112.00	1.11
<b>Maintenance and Repair</b>				
Rubbish Removal	141.76	0.25	800.24	0.17
Security	183.37	0.32	1,201.41	0.26
HVAC	0.00	0.00	340.00	0.07
Miscellaneous Repairs	137.50	0.24	1,412.70	0.31

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

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	Month to Date	%	Year to Date	%
Exercise Equipment Repair	0.00	0.00	228.98	0.05
Supplies	228.64	0.40	1,000.55	0.22
Community Center Improvements	0.00	0.00	2,423.55	0.53
<b>Subtotal: Maintenance and Repair</b>	<b>691.27</b>	<b>1.20</b>	<b>7,407.43</b>	<b>1.62</b>
<b>Pool</b>				
Insurance Pool/Community Center	0.00	0.00	851.58	0.19
Pool Expense Attendants	5,448.52	9.49	9,362.15	2.04
Pool Expense Maintenance	1,517.16	2.64	8,653.55	1.89
Pool Furniture -Pool Improvements	0.00	0.00	6,280.54	1.37
<b>Subtotal: Pool</b>	<b>6,965.68</b>	<b>12.13</b>	<b>25,147.82</b>	<b>5.48</b>
<b>Utilities</b>				
Cable	304.31	0.53	2,353.13	0.51
Electricity	951.09	1.66	3,970.96	0.87
Water	0.00	0.00	4,596.92	1.00
Natural Gas	519.52	0.90	3,740.21	0.82
<b>Subtotal: Utilities</b>	<b>1,774.92</b>	<b>3.09</b>	<b>14,661.22</b>	<b>3.20</b>
<b>Janitorial</b>				
Janitorial	652.73	1.14	6,196.84	1.35
Floor/Carpet Cleaning	-200.00	-0.35	400.00	0.09
<b>Subtotal: Janitorial</b>	<b>452.73</b>	<b>0.79</b>	<b>6,596.84</b>	<b>1.44</b>
Reserve Funding	3,662.00	6.38	29,296.00	6.39
Reserve Funding Study	0.00	0.00	1,900.00	0.41
Taxes, Federal Income Tax	0.00	0.00	77.00	0.02
<b>TOTAL COMMON AREA EXPENSES</b>	<b>31,432.36</b>	<b>54.73</b>	<b>235,064.94</b>	<b>51.26</b>
<b>NET INCOME COMMON AREA</b>	<b>6,920.49</b>	<b>12.05</b>	<b>77,236.92</b>	<b>16.84</b>
<b>INCOME - TOWNHOMES</b>				
Maint Fee - Townhomes	19,075.50	33.22	146,245.50	31.89
<b>TOTAL INCOME - TOWNHOMES</b>	<b>19,075.50</b>	<b>33.22</b>	<b>146,245.50</b>	<b>31.89</b>
Townhomes - Insurance	0.00	0.00	18,398.42	4.01
<b>Maintenance and Repair</b>				
Lndscpg - Townhouses	3,007.44	5.24	12,029.76	2.62
Annual Plantings	0.00	0.00	7,717.58	1.68
Exterminating Townhomes	0.00	0.00	347.75	0.08
Snow Removal - Townhouses	0.00	0.00	15,170.00	3.31
Exterior Maintenance Townhomes	0.00	0.00	38,740.25	8.45
Roof Townhouse	3,100.00	5.40	41,926.93	9.14
<b>Subtotal: Maintenance and Repair</b>	<b>6,107.44</b>	<b>10.63</b>	<b>115,932.27</b>	<b>25.28</b>
<b>Fees</b>				
Managment Staff - Townhomes	1,292.00	2.25	10,336.00	2.25

**Income Statement (Accrual)**  
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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Management Fees - Townhouses	296.25	0.52	2,370.00	0.52
Reserve Funding Townhomes	4,920.00	8.57	39,360.00	8.58
Reserve Funding Study Townhomes	0.00	0.00	1,900.00	0.41
<b>TOTAL EXPENSE TOWNHOMES</b>	<b>12,615.69</b>	<b>21.97</b>	<b>188,296.69</b>	<b>41.06</b>
<b>NET INCOME - TOWNHOMES</b>	<b>6,459.81</b>	<b>11.25</b>	<b>-42,051.19</b>	<b>-9.17</b>
<b>TOTAL NET INCOME</b>	<b>13,380.30</b>	<b>23.30</b>	<b>35,185.73</b>	<b>7.67</b>

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME - COMMON AREA</b>									
<b>Resident/Member Income</b>									
Maintenance Fee	17,072.00	16,757.00	315.00	1.88	135,529.58	134,056.00	1,473.58	1.10	201,084.00
Maint Fee - Townhomes CA	3,928.50	3,638.00	290.50	7.99	30,021.50	29,104.00	917.50	3.15	43,656.00
Maint Fee - Reserve	2,910.00	2,910.00	0.00	0.00	23,280.00	23,280.00	0.00	0.00	34,920.00
Maint Fee - Crescent Court	2,619.00	2,619.00	0.00	0.00	20,952.00	20,952.00	0.00	0.00	31,428.00
Maint Fee - Manor Flats	871.00	1,164.00	-293.00	-25.17	6,968.00	9,312.00	-2,344.00	-25.17	13,968.00
Maint Fee - Gateway	9,530.25	9,530.00	0.25	0.00	76,242.00	76,240.00	2.00	0.00	114,360.00
Subtotal: Resident Member Inc	36,930.75	36,618.00	312.75	0.85	292,993.08	292,944.00	49.08	0.02	439,416.00
<b>Miscellaneous Income</b>									
Capitalization Fee	779.00	0.00	779.00	0	2,794.64	0.00	2,794.64	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	750.00	650.00	100.00	15.38	5,550.00	4,700.00	850.00	18.09	7,000.00
Interest Income	33.10	20.00	13.10	65.50	326.14	160.00	166.14	103.8	240.00
Miscellaneous	-140.00	0.00	-140.00	0	375.00	0.00	375.00	0	0.00
Subtotal: Miscellaneous Incom	1,422.10	670.00	752.10	112.25	19,308.78	8,360.00	10,948.78	130.9	10,740.00
<b>TOTAL INCOME - COMMON AREA</b>	<b>38,352.85</b>	<b>37,288.00</b>	<b>1,064.85</b>	<b>2.86</b>	<b>312,301.86</b>	<b>301,304.00</b>	<b>10,997.86</b>	<b>3.65</b>	<b>450,156.00</b>
<b>General</b>									
Accounting	0.00	0.00	0.00	0	775.00	1,000.00	225.00	22.50	1,000.00
Legal	0.00	100.00	100.00	100.0	610.00	800.00	190.00	23.75	1,200.00
Miscellaneous Expense	136.52	400.00	263.48	65.87	1,570.85	3,200.00	1,629.15	50.91	4,800.00
Security	3,614.88	5,600.00	1,985.12	35.45	34,603.85	44,800.00	10,196.15	22.76	67,200.00
Bank Account Fees	0.00	0.00	0.00	0	15.00	30.00	15.00	50.00	60.00
Insurance	0.00	0.00	0.00	0	1,192.48	1,200.00	7.52	0.63	9,358.00
Answering Service	0.00	0.00	0.00	0	0.00	60.00	60.00	100.0	60.00
Subtotal: General	3,751.40	6,100.00	2,348.60	38.50	38,767.18	51,090.00	12,322.82	24.12	83,678.00
<b>Maintenance and Repair</b>									
Miscellaneous Repairs	50.00	200.00	150.00	75.00	945.17	1,600.00	654.83	40.93	2,400.00
Electrical	0.00	200.00	200.00	100.0	0.00	1,600.00	1,600.00	100.0	2,400.00
Signage	0.00	100.00	100.00	100.0	0.00	800.00	800.00	100.0	1,200.00
Landscaping	5,702.49	5,328.00	-374.49	-7.03	28,019.95	26,640.00	-1,379.95	-5.18	42,624.00
Plumbing	0.00	150.00	150.00	100.0	1,875.00	1,200.00	-675.00	-56.25	1,650.00
Concrete/Masonry Repair	0.00	100.00	100.00	100.0	0.00	800.00	800.00	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	0.00	0.00	0.00	0	3,942.47	12,000.00	8,057.53	67.15	18,000.00
Supplies	99.90	200.00	100.10	50.05	618.52	1,600.00	981.48	61.34	2,400.00
Sprinkler Systems	0.00	0.00	0.00	0	842.00	500.00	-342.00	-68.40	1,000.00
Landscape Committes Annual Pla	3,450.00	0.00	-3,450.00	0	12,354.85	12,000.00	-354.85	-2.96	24,000.00
Design Review Committee and Se	95.00	300.00	205.00	68.33	377.50	2,400.00	2,022.50	84.27	3,600.00
Social Events	222.97	0.00	-222.97	0	5,270.99	5,000.00	-270.99	-5.42	7,000.00
Speed Bump Trial Install	0.00	0.00	0.00	0	0.00	20,000.00	20,000.00	100.0	20,000.00
Subtotal: Maintenance and Rep	9,620.36	6,578.00	-3,042.36	-46.25	75,099.45	108,140.00	33,040.55	30.55	166,874.00
<b>Fees</b>									
Managment Staff	3,875.00	3,875.00	0.00	0.00	31,000.00	31,000.00	0.00	0.00	46,500.00
Management Fees	639.00	639.00	0.00	0.00	5,112.00	5,112.00	0.00	0.00	7,668.00
<b>Maintenance and Repair</b>									
Rubbish Removal	141.76	175.00	33.24	18.99	800.24	1,060.00	259.76	24.51	1,420.00
Security	183.37	400.00	216.63	54.16	1,201.41	2,600.00	1,398.59	53.79	3,200.00
HVAC	0.00	200.00	200.00	100.0	340.00	1,600.00	1,260.00	78.75	2,400.00
Miscellaneous Repairs	137.50	200.00	62.50	31.25	1,412.70	1,600.00	187.30	11.71	2,400.00
Exercise Equipment Repair	0.00	300.00	300.00	100.0	228.98	2,400.00	2,171.02	90.46	3,600.00
Exterminating	0.00	0.00	0.00	0	0.00	600.00	600.00	100.0	900.00
Supplies	228.64	225.00	-3.64	-1.62	1,000.55	1,800.00	799.45	44.41	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	691.27	1,500.00	808.73	53.92	7,407.43	14,160.00	6,752.57	47.69	19,120.00
<b>Pool</b>									
Insurance Pool/Community Cente	0.00	0.00	0.00	0	851.58	567.00	-284.58	-50.19	825.00
Pool Expense Attendants	5,448.52	3,700.00	-1,748.52	-47.26	9,362.15	14,800.00	5,437.85	36.74	18,500.00
Pool Expense Maintenance	1,517.16	1,160.00	-357.16	-30.79	8,653.55	8,450.00	-203.55	-2.41	10,830.00
Pool Furniture New/Replacement	0.00	0.00	0.00	0	0.00	2,000.00	2,000.00	100.0	2,000.00



