

Balance Sheet (Accrual)
Summerset Neighborhood Assoc - (neighbor)
January 2015

Page 1
2/19/2015
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ASSETS

CASH

Checking Account	61,572.14
SNA - Reserve Acct.	133,398.60
Townhouse RESERVE Account	<u>124,087.82</u>
TOTAL CASH	319,058.56

OTHER CURRENT ASSETS

Accounts Receivable	4,949.43
Accounts Receivable - Common	<u>100,319.06</u>
TOTAL OTHER CURRENT ASSETS	105,268.49

TOTAL ASSETS 424,327.05

LIABILITIES & CAPITAL

LIABILITES

Accounts Payable - Townhouse	100,319.06
Prepayment Holding	40,828.52
Reserve Account Transfers	<u>101,077.50</u>
TOTAL LIABILITES	242,225.08

CAPITAL

Net Income (Loss) YTD	-32,194.02
Retained Earnings	<u>214,295.99</u>
TOTAL CAPITAL	182,101.97

TOTAL LIABILITIES & CAPITAL 424,327.05

Income Statement (Accrual)
Summerset Neighborhood Assoc - (neighbor)
January 2015

	Month to Date	%	Year to Date	%
INCOME - COMMON AREA				
Resident/Member Income				
Maintenance Fee	16,611.25	29.22	16,611.25	29.22
Maint Fee - Townhomes CA	3,710.25	6.53	3,710.25	6.53
Maint Fee - Reserve	2,910.00	5.12	2,910.00	5.12
Maint Fee - Crescent Court	2,619.00	4.61	2,619.00	4.61
Maint Fee - Manor Flats	1,162.00	2.04	1,162.00	2.04
Maint Fee - Gateway	9,530.25	16.76	9,530.25	16.76
Subtotal: Resident Member Income	36,542.75	64.27	36,542.75	64.27
Miscellaneous Income				
Capitalization Fee	170.66	0.30	170.66	0.30
Maint Fee - Builder/Developer	896.00	1.58	896.00	1.58
Clubhouse Rental Fee	1,200.00	2.11	1,200.00	2.11
Interest Income	32.63	0.06	32.63	0.06
Subtotal: Miscellaneous Income	2,299.29	4.04	2,299.29	4.04
TOTAL INCOME - COMMON AREA	38,842.04	68.31	38,842.04	68.31
General				
Miscellaneous Expense	124.73	0.22	124.73	0.22
Security	4,882.19	8.59	4,882.19	8.59
Insurance	255.53	0.45	255.53	0.45
Subtotal: General	5,262.45	9.26	5,262.45	9.26
Maintenance and Repair				
Miscellaneous Repairs	50.00	0.09	50.00	0.09
Snow Removal	3,627.00	6.38	3,627.00	6.38
Street Lights	100.00	0.18	100.00	0.18
Design Review Committee and Service	125.00	0.22	125.00	0.22
Subtotal: Maintenance and Repair	3,902.00	6.86	3,902.00	6.86
Fees				
Management Staff	3,875.00	6.82	3,875.00	6.82
Management Fees	639.00	1.12	639.00	1.12
Maintenance and Repair				
Rubbish Removal	231.80	0.41	231.80	0.41
Security	215.57	0.38	215.57	0.38
Miscellaneous Repairs	325.00	0.57	325.00	0.57
Subtotal: Maintenance and Repair	772.37	1.36	772.37	1.36
Pool				
Insurance Pool/Community Center	85.18	0.15	85.18	0.15
Subtotal: Pool	85.18	0.15	85.18	0.15
Utilities				
Cable	223.06	0.39	223.06	0.39
Electricity	583.25	1.03	583.25	1.03
Water	314.83	0.55	314.83	0.55
Natural Gas	444.47	0.78	444.47	0.78
Subtotal: Utilities	1,565.61	2.75	1,565.61	2.75

Income Statement (Accrual)
Summerset Neighborhood Assoc - (neighbor)
January 2015

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Janitorial				
Janitorial	652.73	1.15	652.73	1.15
Subtotal: Janitorial	652.73	1.15	652.73	1.15
Reserve Funding	3,578.69	6.29	3,578.69	6.29
TOTAL COMMON AREA EXPENSES	20,333.03	35.76	20,333.03	35.76
NET INCOME COMMON AREA	18,509.01	32.55	18,509.01	32.55
INCOME - TOWNHOMES				
Maint Fee - Townhomes	18,015.75	31.69	18,015.75	31.69
TOTAL INCOME - TOWNHOMES	18,015.75	31.69	18,015.75	31.69
Townhomes - Insurance	3,066.37	5.39	3,066.37	5.39
Maintenance and Repair				
Snow Removal - Townhouses	2,923.50	5.14	2,923.50	5.14
Exterior Maintenance Townhomes	38,009.18	66.85	38,009.18	66.85
Roof Townhouse	18,308.48	32.20	18,308.48	32.20
Subtotal: Maintenance and Repair	59,241.16	104.19	59,241.16	104.19
Fees				
Managment Staff - Townhomes	1,292.00	2.27	1,292.00	2.27
Management Fees - Townhouses	296.25	0.52	296.25	0.52
Reserve Funding Townhomes	4,823.00	8.48	4,823.00	8.48
TOTAL EXPENSE TOWNHOMES	68,718.78	120.86	68,718.78	120.86
NET INCOME - TOWNHOMES	-50,703.03	-89.18	-50,703.03	-89.18
TOTAL NET INCOME	-32,194.02	-56.62	-32,194.02	-56.62

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME - COMMON AREA									
Resident/Member Income									
Maintenance Fee	16,611.25	16,757.00	-145.75	-0.87	16,611.25	16,757.00	-145.75	-0.87	201,084.00
Maint Fee - Townhomes CA	3,710.25	3,638.00	72.25	1.99	3,710.25	3,638.00	72.25	1.99	43,656.00
Maint Fee - Reserve	2,910.00	2,910.00	0.00	0.00	2,910.00	2,910.00	0.00	0.00	34,920.00
Maint Fee - Crescent Court	2,619.00	2,619.00	0.00	0.00	2,619.00	2,619.00	0.00	0.00	31,428.00
Maint Fee - Manor Flats	1,162.00	1,164.00	-2.00	-0.17	1,162.00	1,164.00	-2.00	-0.17	13,968.00
Maint Fee - Gateway	9,530.25	9,530.00	0.25	0.00	9,530.25	9,530.00	0.25	0.00	114,360.00
Subtotal: Resident Member Inc	36,542.75	36,618.00	-75.25	-0.21	36,542.75	36,618.00	-75.25	-0.21	439,416.00
Miscellaneous Income									
Capitalization Fee	170.66	0.00	170.66	0	170.66	0.00	170.66	0	0.00
Maint Fee - Builder/Developer	896.00	3,500.00	-2,604.00	-74.40	896.00	3,500.00	-2,604.00	-74.40	3,500.00
Clubhouse Rental Fee	1,200.00	550.00	650.00	118.18	1,200.00	550.00	650.00	118.18	7,000.00
Interest Income	32.63	20.00	12.63	63.15	32.63	20.00	12.63	63.15	240.00
Subtotal: Miscellaneous Incom	2,299.29	4,070.00	-1,770.71	-43.51	2,299.29	4,070.00	-1,770.71	-43.51	10,740.00
TOTAL INCOME - COMMON AREA	38,842.04	40,688.00	-1,845.96	-4.54	38,842.04	40,688.00	-1,845.96	-4.54	450,156.00
General									
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	100.00	100.00	100.0	1,200.00
Miscellaneous Expense	124.73	400.00	275.27	68.82	124.73	400.00	275.27	68.82	4,800.00
Security	4,882.19	5,600.00	717.81	12.82	4,882.19	5,600.00	717.81	12.82	67,200.00
Bank Account Fees	0.00	0.00	0.00	0	0.00	0.00	0.00	0	60.00
Insurance	255.53	240.00	-15.53	-6.47	255.53	240.00	-15.53	-6.47	9,358.00
Answering Service	0.00	0.00	0.00	0	0.00	0.00	0.00	0	60.00
Subtotal: General	5,262.45	6,340.00	1,077.55	17.00	5,262.45	6,340.00	1,077.55	17.00	83,678.00
Maintenance and Repair									
Miscellaneous Repairs	50.00	200.00	150.00	75.00	50.00	200.00	150.00	75.00	2,400.00
Electrical	0.00	200.00	200.00	100.0	0.00	200.00	200.00	100.0	2,400.00
Signage	0.00	100.00	100.00	100.0	0.00	100.00	100.00	100.0	1,200.00
Landscaping	0.00	0.00	0.00	0	0.00	0.00	0.00	0	42,624.00
Plumbing	0.00	150.00	150.00	100.0	0.00	150.00	150.00	100.0	1,650.00
Concrete/Masonry Repair	0.00	100.00	100.00	100.0	0.00	100.00	100.00	100.0	11,100.00
Snow Removal	3,627.00	8,000.00	4,373.00	54.66	3,627.00	8,000.00	4,373.00	54.66	29,500.00
Street Lights	100.00	3,000.00	2,900.00	96.67	100.00	3,000.00	2,900.00	96.67	18,000.00
Supplies	0.00	200.00	200.00	100.0	0.00	200.00	200.00	100.0	2,400.00
Sprinkler Systems	0.00	0.00	0.00	0	0.00	0.00	0.00	0	1,000.00
Landscap Committes Annual Pla	0.00	0.00	0.00	0	0.00	0.00	0.00	0	24,000.00
Design Review Committee and Se	125.00	300.00	175.00	58.33	125.00	300.00	175.00	58.33	3,600.00
Social Events	0.00	0.00	0.00	0	0.00	0.00	0.00	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	3,902.00	12,250.00	8,348.00	68.15	3,902.00	12,250.00	8,348.00	68.15	166,874.00
Fees									
Managment Staff	3,875.00	3,875.00	0.00	0.00	3,875.00	3,875.00	0.00	0.00	46,500.00
Management Fees	639.00	639.00	0.00	0.00	639.00	639.00	0.00	0.00	7,668.00
Maintenance and Repair									
Rubbish Removal	231.80	90.00	-141.80	-157.5	231.80	90.00	-141.80	-157.5	1,420.00
Security	215.57	250.00	34.43	13.77	215.57	250.00	34.43	13.77	3,200.00
HVAC	0.00	200.00	200.00	100.0	0.00	200.00	200.00	100.0	2,400.00
Miscellaneous Repairs	325.00	200.00	-125.00	-62.50	325.00	200.00	-125.00	-62.50	2,400.00
Exercise Equipment Repair	0.00	300.00	300.00	100.0	0.00	300.00	300.00	100.0	3,600.00
Exterminating	0.00	0.00	0.00	0	0.00	0.00	0.00	0	900.00
Supplies	0.00	225.00	225.00	100.0	0.00	225.00	225.00	100.0	2,700.00
Community Center Improvements	0.00	0.00	0.00	0	0.00	0.00	0.00	0	2,500.00
Subtotal: Maintenance and Rep	772.37	1,265.00	492.63	38.94	772.37	1,265.00	492.63	38.94	19,120.00
Pool									
Insurance Pool/Community Cente	85.18	81.00	-4.18	-5.16	85.18	81.00	-4.18	-5.16	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	0.00	0.00	0.00	0	0.00	0.00	0.00	0	10,830.00
Pool Furniture New/Replacement	0.00	0.00	0.00	0	0.00	0.00	0.00	0	2,000.00
Pool Furniture -Pool Improvement	0.00	1,700.00	1,700.00	100.0	0.00	1,700.00	1,700.00	100.0	7,900.00

