

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

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**ASSETS**

**CASH**

Checking Account	129,917.68
SNA - Reserve Acct.	151,880.55
Townhouse RESERVE Account	<u>148,868.28</u>
TOTAL CASH	430,666.51

**OTHER CURRENT ASSETS**

Accounts Receivable	4,176.98
Accounts Receivable - Townhomes	<u>100,319.06</u>
TOTAL OTHER CURRENT ASSETS	104,496.04

**TOTAL ASSETS** 535,162.55

**LIABILITIES & CAPITAL**

**LIABILITES**

Accounts Payable - Townhomes	100,319.06
Prepayment Holding	68,157.75
Reserve Account Transfers	<u>144,167.81</u>
TOTAL LIABILITES	312,644.62

**CAPITAL**

Net Income (Loss) YTD	254,711.95
Retained Earnings	<u>-32,194.02</u>
TOTAL CAPITAL	222,517.93

**TOTAL LIABILITIES & CAPITAL** 535,162.55

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

	Month to Date	%	Year to Date	%
<b>INCOME - COMMON AREA</b>				
<b>Resident/Member Income</b>				
Maintenance Fee	17,071.33	31.03	101,288.58	29.45
Maint Fee - Townhomes CA	3,710.25	6.74	22,261.50	6.47
Maint Fee - Reserve	2,910.00	5.29	17,460.00	5.08
Maint Fee - Crescent Court	2,619.00	4.76	15,714.00	4.57
Maint Fee - Manor Flats	871.00	1.58	5,226.00	1.52
Maint Fee - Gateway	9,530.25	17.32	57,181.50	16.63
<b>Subtotal: Resident Member Income</b>	<b>36,711.83</b>	<b>66.72</b>	<b>219,131.58</b>	<b>63.71</b>
<b>Miscellaneous Income</b>				
Capitalization Fee	0.00	0.00	1,430.64	0.42
Maint Fee - Builder/Developer	0.00	0.00	10,263.00	2.98
Clubhouse Rental Fee	150.00	0.27	4,500.00	1.31
Interest Income	39.32	0.07	204.73	0.06
Miscellaneous	105.00	0.19	315.00	0.09
<b>Subtotal: Miscellaneous Income</b>	<b>294.32</b>	<b>0.53</b>	<b>16,713.37</b>	<b>4.86</b>
<b>TOTAL INCOME - COMMON AREA</b>	<b>37,006.15</b>	<b>67.26</b>	<b>235,844.95</b>	<b>68.57</b>
<b>General</b>				
Accounting	0.00	0.00	775.00	0.23
Legal	0.00	0.00	610.00	0.18
Miscellaneous Expense	145.25	0.26	1,366.91	0.40
Security	5,407.64	9.83	28,419.01	8.26
Insurance	255.53	0.46	1,192.48	0.35
<b>Subtotal: General</b>	<b>5,808.42</b>	<b>10.56</b>	<b>32,363.40</b>	<b>9.41</b>
<b>Maintenance and Repair</b>				
Miscellaneous Repairs	325.00	0.59	870.17	0.25
Landscaping	5,734.59	10.42	16,689.87	4.85
Plumbing	0.00	0.00	1,875.00	0.55
Snow Removal	0.00	0.00	20,853.00	6.06
Street Lights	-112.50	-0.20	3,942.47	1.15
Supplies	0.00	0.00	-165.26	-0.05
Sprinkler Systems	842.00	1.53	842.00	0.24
Landscape Committes Annual Planti	3,952.85	7.18	6,127.85	1.78
Design Review Committee and Servi	0.00	0.00	187.50	0.05
Social Events	5,614.35	10.20	4,914.35	1.43
<b>Subtotal: Maintenance and Repair</b>	<b>16,356.29</b>	<b>29.73</b>	<b>56,136.95</b>	<b>16.32</b>
<b>Fees</b>				
Managment Staff	3,875.00	7.04	23,250.00	6.76
Management Fees	639.00	1.16	3,834.00	1.11
<b>Maintenance and Repair</b>				
Rubbish Removal	82.00	0.15	641.80	0.19
Security	280.74	0.51	891.38	0.26
HVAC	0.00	0.00	340.00	0.10
Miscellaneous Repairs	437.70	0.80	1,137.70	0.33
Exercise Equipment Repair	0.00	0.00	228.98	0.07

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

	Month to Date	%	Year to Date	%
Supplies	448.02	0.81	771.91	0.22
Community Center Improvements	0.00	0.00	2,423.55	0.70
<b>Subtotal: Maintenance and Repair</b>	<b>1,248.46</b>	<b>2.27</b>	<b>6,435.32</b>	<b>1.87</b>
<b>Pool</b>				
Insurance Pool/Community Center	85.18	0.15	851.58	0.25
Pool Expense Maintenance	860.99	1.56	4,746.01	1.38
Pool Furniture -Pool Improvements	3,321.28	6.04	6,280.54	1.83
<b>Subtotal: Pool</b>	<b>4,267.45</b>	<b>7.76</b>	<b>11,878.13</b>	<b>3.45</b>
<b>Utilities</b>				
Cable	204.99	0.37	1,744.51	0.51
Electricity	549.27	1.00	2,174.61	0.63
Water	0.00	0.00	1,503.67	0.44
Natural Gas	295.52	0.54	2,589.74	0.75
<b>Subtotal: Utilities</b>	<b>1,049.78</b>	<b>1.91</b>	<b>8,012.53</b>	<b>2.33</b>
<b>Janitorial</b>				
Janitorial	652.73	1.19	4,891.38	1.42
Floor/Carpet Cleaning	0.00	0.00	300.00	0.09
<b>Subtotal: Janitorial</b>	<b>652.73</b>	<b>1.19</b>	<b>5,191.38</b>	<b>1.51</b>
Reserve Funding	3,662.00	6.66	21,972.00	6.39
Reserve Funding Study	0.00	0.00	1,900.00	0.55
Taxes, Federal Income Tax	0.00	0.00	77.00	0.02
<b>TOTAL COMMON AREA EXPENSES</b>	<b>37,559.13</b>	<b>68.26</b>	<b>171,050.71</b>	<b>49.73</b>
<b>NET INCOME COMMON AREA</b>	<b>-552.98</b>	<b>-1.01</b>	<b>64,794.24</b>	<b>18.84</b>
<b>INCOME - TOWNHOMES</b>				
Maint Fee - Townhomes	18,015.75	32.74	108,094.50	31.43
<b>TOTAL INCOME - TOWNHOMES</b>	<b>18,015.75</b>	<b>32.74</b>	<b>108,094.50</b>	<b>31.43</b>
Townhomes - Insurance	3,066.37	5.57	18,398.42	5.35
<b>Maintenance and Repair</b>				
Lndscpg - Townhouses	3,007.44	5.47	6,014.88	1.75
Annual Plantings	2,147.14	3.90	7,457.58	2.17
Snow Removal - Townhouses	0.00	0.00	15,170.00	4.41
Exterior Maintenance Townhomes	100.00	0.18	38,550.12	11.21
Roof Townhouse	50.00	0.09	38,126.30	11.09
<b>Subtotal: Maintenance and Repair</b>	<b>5,304.58</b>	<b>9.64</b>	<b>105,318.88</b>	<b>30.62</b>
<b>Fees</b>				
Managment Staff - Townhomes	1,292.00	2.35	7,752.00	2.25
Management Fees - Townhouses	296.25	0.54	1,777.50	0.52
Reserve Funding Townhomes	4,920.00	8.94	29,520.00	8.58

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

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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Reserve Funding Study Townhomes	0.00	0.00	1,900.00	0.55
<b>TOTAL EXPENSE TOWNHOMES</b>	14,879.20	27.04	164,666.80	47.88
<b>NET INCOME - TOWNHOMES</b>	3,136.55	5.70	-56,572.30	-16.45
<b>TOTAL NET INCOME</b>	2,583.57	4.70	8,221.94	2.39

**Budget Comparison Cash Flow (Accrual)  
Summerset Neighborhood Assoc - (neighbor)  
June 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	17,071.33	16,757.00	314.33	1.88	101,288.58	100,542.00	746.58	0.74	201,084.00
Maint Fee - Townhomes CA	3,710.25	3,638.00	72.25	1.99	22,261.50	21,828.00	433.50	1.99	43,656.00
Maint Fee - Reserve	2,910.00	2,910.00	0.00	0.00	17,460.00	17,460.00	0.00	0.00	34,920.00
Maint Fee - Crescent Court	2,619.00	2,619.00	0.00	0.00	15,714.00	15,714.00	0.00	0.00	31,428.00
Maint Fee - Manor Flats	871.00	1,164.00	-293.00	-25.17	5,226.00	6,984.00	-1,758.00	-25.17	13,968.00
Maint Fee - Gateway	9,530.25	9,530.00	0.25	0.00	57,181.50	57,180.00	1.50	0.00	114,360.00
Subtotal: Resident Member Inc	36,711.83	36,618.00	93.83	0.26	219,131.58	219,708.00	-576.42	-0.26	439,416.00
<b>Miscellaneous Income</b>									
Capitalization Fee	0.00	0.00	0.00	0	1,430.64	0.00	1,430.64	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	150.00	650.00	-500.00	-76.92	4,500.00	3,400.00	1,100.00	32.35	7,000.00
Interest Income	39.32	20.00	19.32	96.60	204.73	120.00	84.73	70.61	240.00
Miscellaneous	105.00	0.00	105.00	0	315.00	0.00	315.00	0	0.00
Subtotal: Miscellaneous Incom	294.32	670.00	-375.68	-56.07	16,713.37	7,020.00	9,693.37	138.0	10,740.00
<b>TOTAL INCOME - COMMON AREA</b>	<b>37,006.15</b>	<b>37,288.00</b>	<b>-281.85</b>	<b>-0.76</b>	<b>235,844.95</b>	<b>226,728.00</b>	<b>9,116.95</b>	<b>4.02</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	600.00	-10.00	-1.67	1,200.00
Miscellaneous Expense	145.25	400.00	254.75	63.69	1,366.91	2,400.00	1,033.09	43.05	4,800.00
Security	5,407.64	5,600.00	192.36	3.44	28,419.01	33,600.00	5,180.99	15.42	67,200.00
Bank Account Fees	0.00	15.00	15.00	100.0	0.00	30.00	30.00	100.0	60.00
Insurance	255.53	0.00	-255.53	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	5,808.42	6,115.00	306.58	5.01	32,363.40	38,890.00	6,526.60	16.78	83,678.00
<b>Maintenance and Repair</b>									
Miscellaneous Repairs	325.00	200.00	-125.00	-62.50	870.17	1,200.00	329.83	27.49	2,400.00
Electrical	0.00	200.00	200.00	100.0	0.00	1,200.00	1,200.00	100.0	2,400.00
Signage	0.00	100.00	100.00	100.0	0.00	600.00	600.00	100.0	1,200.00
Landscaping	5,734.59	5,328.00	-406.59	-7.63	16,689.87	15,984.00	-705.87	-4.42	42,624.00
Plumbing	0.00	150.00	150.00	100.0	1,875.00	900.00	-975.00	-108.3	1,650.00
Concrete/Masonry Repair	0.00	100.00	100.00	100.0	0.00	600.00	600.00	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	-112.50	0.00	112.50	0	3,942.47	9,000.00	5,057.53	56.19	18,000.00
Supplies	0.00	200.00	200.00	100.0	-165.26	1,200.00	1,365.26	113.77	2,400.00
Sprinkler Systems	842.00	0.00	-842.00	0	842.00	500.00	-342.00	-68.40	1,000.00
Landscape Committes Annual Pla	3,952.85	0.00	-3,952.85	0	6,127.85	12,000.00	5,872.15	48.93	24,000.00
Design Review Committee and Se	0.00	300.00	300.00	100.0	187.50	1,800.00	1,612.50	89.58	3,600.00
Social Events	5,614.35	4,000.00	-1,614.35	-40.36	4,914.35	4,000.00	-914.35	-22.86	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	16,356.29	10,578.00	-5,778.29	-54.63	56,136.95	70,984.00	14,847.05	20.92	166,874.00
<b>Fees</b>									
Managment Staff	3,875.00	3,875.00	0.00	0.00	23,250.00	23,250.00	0.00	0.00	46,500.00
Management Fees	639.00	639.00	0.00	0.00	3,834.00	3,834.00	0.00	0.00	7,668.00
<b>Maintenance and Repair</b>									
Rubbish Removal	82.00	175.00	93.00	53.14	641.80	710.00	68.20	9.61	1,420.00
Security	280.74	500.00	219.26	43.85	891.38	1,700.00	808.62	47.57	3,200.00
HVAC	0.00	200.00	200.00	100.0	340.00	1,200.00	860.00	71.67	2,400.00
Miscellaneous Repairs	437.70	200.00	-237.70	-118.8	1,137.70	1,200.00	62.30	5.19	2,400.00
Exercise Equipment Repair	0.00	300.00	300.00	100.0	228.98	1,800.00	1,571.02	87.28	3,600.00
Exterminating	0.00	300.00	300.00	100.0	0.00	300.00	300.00	100.0	900.00
Supplies	448.02	225.00	-223.02	-99.12	771.91	1,350.00	578.09	42.82	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	1,248.46	1,900.00	651.54	34.29	6,435.32	10,760.00	4,324.68	40.19	19,120.00
<b>Pool</b>									
Insurance Pool/Community Cente	85.18	81.00	-4.18	-5.16	851.58	486.00	-365.58	-75.22	825.00
Pool Expense Attendants	0.00	3,700.00	3,700.00	100.0	0.00	7,400.00	7,400.00	100.0	18,500.00
Pool Expense Maintenance	860.99	1,160.00	299.01	25.78	4,746.01	5,840.00	1,093.99	18.73	10,830.00
Pool Furniture New/Replacement	0.00	2,000.00	2,000.00	100.0	0.00	2,000.00	2,000.00	100.0	2,000.00

