

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

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ASSETS

CASH

Checking Account	107,149.12
SNA - Reserve Acct.	166,661.24
Townhouse RESERVE Account	<u>168,671.02</u>
TOTAL CASH	442,481.38

OTHER CURRENT ASSETS

Accounts Receivable	2,857.44
Accounts Receivable - Townhomes	<u>100,319.06</u>
TOTAL OTHER CURRENT ASSETS	103,176.50

TOTAL ASSETS 545,657.88

LIABILITIES & CAPITAL

LIABILITES

Accounts Payable - Townhomes	100,319.06
Prepayment Holding	19,510.42
Reserve Account Transfers	<u>178,495.81</u>
TOTAL LIABILITES	298,325.29

CAPITAL

Net Income (Loss) YTD	279,526.61
Retained Earnings	<u>-32,194.02</u>
TOTAL CAPITAL	247,332.59

TOTAL LIABILITIES & CAPITAL 545,657.88

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

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME - COMMON AREA				
Resident/Member Income				
Maintenance Fee	17,169.00	29.85	169,867.58	29.48
Maint Fee - Townhomes CA	3,928.50	6.83	37,878.50	6.57
Maint Fee - Reserve	2,910.00	5.06	29,100.00	5.05
Maint Fee - Crescent Court	2,619.00	4.55	26,190.00	4.55
Maint Fee - Manor Flats	1,171.00	2.04	11,710.00	2.03
Maint Fee - Gateway	9,530.25	16.57	95,302.50	16.54
Subtotal: Resident Member Incom	37,327.75	64.89	370,048.58	64.22
Miscellaneous Income				
Capitalization Fee	0.00	0.00	2,794.64	0.48
Maint Fee - Builder/Developer	0.00	0.00	10,263.00	1.78
Clubhouse Rental Fee	1,050.00	1.83	7,650.00	1.33
Interest Income	68.25	0.12	460.16	0.08
Miscellaneous	0.00	0.00	605.00	0.10
Subtotal: Miscellaneous Income	1,118.25	1.94	21,772.80	3.78
TOTAL INCOME - COMMON AREA				
	38,446.00	66.84	391,821.38	68.00
General				
Accounting	0.00	0.00	775.00	0.13
Legal	0.00	0.00	610.00	0.11
Miscellaneous Expense	102.35	0.18	1,991.31	0.35
Security	3,906.64	6.79	43,071.89	7.47
Bank Account Fees	0.00	0.00	15.00	0.00
Insurance	6,126.49	10.65	8,586.11	1.49
Subtotal: General	10,135.48	17.62	55,049.31	9.55
Maintenance and Repair				
Miscellaneous Repairs	150.00	0.26	1,095.17	0.19
Landscaping	14,656.27	25.48	48,303.81	8.38
Plumbing	0.00	0.00	1,875.00	0.33
Snow Removal	0.00	0.00	20,853.00	3.62
Street Lights	3,547.03	6.17	7,639.50	1.33
Supplies	0.00	0.00	618.52	0.11
Sprinkler Systems	0.00	0.00	969.00	0.17
Landscape Committes Annual Planti	0.00	0.00	21,529.14	3.74
Design Review Committee and Servi	0.00	0.00	533.75	0.09
Social Events	0.00	0.00	5,270.99	0.91
Subtotal: Maintenance and Repair	18,353.30	31.91	108,687.88	18.86
Fees				
Managment Staff	3,875.00	6.74	38,750.00	6.72
Management Fees	639.00	1.11	6,390.00	1.11
Maintenance and Repair				
Rubbish Removal	0.00	0.00	979.44	0.17
Security	126.66	0.22	1,420.56	0.25
HVAC	0.00	0.00	340.00	0.06

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

	Month to Date	%	Year to Date	%
Miscellaneous Repairs	368.75	0.64	1,806.45	0.31
Exercise Equipment Repair	0.00	0.00	408.98	0.07
Supplies	114.52	0.20	1,526.35	0.26
Community Center Improvements	0.00	0.00	2,423.55	0.42
Subtotal: Maintenance and Repair	609.93	1.06	8,905.33	1.55
Pool				
Insurance Pool/Community Center	322.92	0.56	834.00	0.14
Pool Expense Attendants	0.00	0.00	13,548.98	2.35
Pool Expense Maintenance	1,553.00	2.70	11,554.75	2.01
Pool Furniture -Pool Improvements	0.00	0.00	6,280.54	1.09
Subtotal: Pool	1,875.92	3.26	32,218.27	5.59
Utilities				
Cable	314.33	0.55	2,971.77	0.52
Electricity	0.00	0.00	5,932.03	1.03
Water	629.44	1.09	8,209.21	1.42
Natural Gas	0.00	0.00	4,148.57	0.72
Subtotal: Utilities	943.77	1.64	21,261.58	3.69
Janitorial				
Janitorial	652.73	1.13	7,627.30	1.32
Floor/Carpet Cleaning	200.00	0.35	650.00	0.11
Subtotal: Janitorial	852.73	1.48	8,277.30	1.44
Reserve Funding	3,662.00	6.37	36,620.00	6.36
Reserve Funding Study	0.00	0.00	1,900.00	0.33
Taxes, Federal Income Tax	0.00	0.00	77.00	0.01
TOTAL COMMON AREA EXPENSES	40,947.13	71.19	318,136.67	55.21
NET INCOME COMMON AREA	-2,501.13	-4.35	73,684.71	12.79
INCOME - TOWNHOMES				
Maint Fee - Townhomes	19,075.50	33.16	184,396.50	32.00
TOTAL INCOME - TOWNHOMES	19,075.50	33.16	184,396.50	32.00
Townhomes - Insurance	13,283.59	23.09	31,943.37	5.54
Maintenance and Repair				
Lndscpg - Townhouses	3,007.44	5.23	18,044.64	3.13
Annual Plantings	0.00	0.00	10,151.13	1.76
Exterminating Townhomes	0.00	0.00	347.75	0.06
Snow Removal - Townhouses	0.00	0.00	15,170.00	2.63
Exterior Maintenance Townhomes	0.00	0.00	38,993.02	6.77
Roof Townhouse	426.60	0.74	43,412.20	7.53
Subtotal: Maintenance and Repair	3,434.04	5.97	126,118.74	21.89
Fees				
Management Staff - Townhomes	1,292.00	2.25	12,920.00	2.24

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

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Management Fees - Townhouses	296.25	0.52	2,962.50	0.51
Reserve Funding Townhomes	4,920.00	8.55	49,200.00	8.54
Reserve Funding Study Townhomes	0.00	0.00	1,900.00	0.33
TOTAL EXPENSE TOWNHOMES	<u>23,225.88</u>	<u>40.38</u>	<u>225,044.61</u>	<u>39.06</u>
NET INCOME - TOWNHOMES	<u>-4,150.38</u>	<u>-7.22</u>	<u>-40,648.11</u>	<u>-7.05</u>
TOTAL NET INCOME	<u>-6,651.51</u>	<u>-11.56</u>	<u>33,036.60</u>	<u>5.73</u>

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME - COMMON AREA									
Resident/Member Income									
Maintenance Fee	17,169.00	16,757.00	412.00	2.46	169,867.58	167,570.00	2,297.58	1.37	201,084.00
Maint Fee - Townhomes CA	3,928.50	3,638.00	290.50	7.99	37,878.50	36,380.00	1,498.50	4.12	43,656.00
Maint Fee - Reserve	2,910.00	2,910.00	0.00	0.00	29,100.00	29,100.00	0.00	0.00	34,920.00
Maint Fee - Crescent Court	2,619.00	2,619.00	0.00	0.00	26,190.00	26,190.00	0.00	0.00	31,428.00
Maint Fee - Manor Flats	1,171.00	1,164.00	7.00	0.60	11,710.00	11,640.00	70.00	0.60	13,968.00
Maint Fee - Gateway	9,530.25	9,530.00	0.25	0.00	95,302.50	95,300.00	2.50	0.00	114,360.00
Subtotal: Resident Member Inc	37,327.75	36,618.00	709.75	1.94	370,048.58	366,180.00	3,868.58	1.06	439,416.00
Miscellaneous Income									
Capitalization Fee	0.00	0.00	0.00	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	1,050.00	550.00	500.00	90.91	7,650.00	5,800.00	1,850.00	31.90	7,000.00
Interest Income	68.25	20.00	48.25	241.2	460.16	200.00	260.16	130.0	240.00
Miscellaneous	0.00	0.00	0.00	0	605.00	0.00	605.00	0	0.00
Subtotal: Miscellaneous incom	1,118.25	570.00	548.25	96.18	21,772.80	9,500.00	12,272.80	129.1	10,740.00
TOTAL INCOME - COMMON AREA	38,446.00	37,188.00	1,258.00	3.38	391,821.38	375,680.00	16,141.38	4.30	450,156.00
General									
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	1,000.00	390.00	39.00	1,200.00
Miscellaneous Expense	102.35	400.00	297.65	74.41	1,991.31	4,000.00	2,008.69	50.22	4,800.00
Security	3,906.64	5,600.00	1,693.36	30.24	43,071.89	56,000.00	12,928.11	23.09	67,200.00
Bank Account Fees	0.00	0.00	0.00	0	15.00	45.00	30.00	66.67	60.00
Insurance	6,126.49	7,654.00	1,527.51	19.96	8,586.11	8,854.00	267.89	3.03	9,358.00
Answering Service	0.00	0.00	0.00	0	0.00	60.00	60.00	100.0	60.00
Subtotal: General	10,135.48	13,754.00	3,618.52	26.31	55,049.31	70,959.00	15,909.69	22.42	83,678.00
Maintenance and Repair									
Miscellaneous Repairs	150.00	200.00	50.00	25.00	1,095.17	2,000.00	904.83	45.24	2,400.00
Electrical	0.00	200.00	200.00	100.0	0.00	2,000.00	2,000.00	100.0	2,400.00
Signage	0.00	100.00	100.00	100.0	0.00	1,000.00	1,000.00	100.0	1,200.00
Landscaping	14,656.27	5,328.00	-9,328.27	-175.0	48,303.81	37,296.00	-11,007.81	-29.51	42,624.00
Plumbing	0.00	150.00	150.00	100.0	1,875.00	1,500.00	-375.00	-25.00	1,650.00
Concrete/Masonry Repair	0.00	100.00	100.00	100.0	0.00	10,900.00	10,900.00	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	3,547.03	0.00	-3,547.03	0	7,639.50	15,000.00	7,360.50	49.07	18,000.00
Supplies	0.00	200.00	200.00	100.0	618.52	2,000.00	1,381.48	69.07	2,400.00
Sprinkler Systems	0.00	500.00	500.00	100.0	969.00	1,000.00	31.00	3.10	1,000.00
Landscape Committes Annual Pla	0.00	0.00	0.00	0	21,529.14	12,000.00	-9,529.14	-79.41	24,000.00
Design Review Committee and Se	0.00	300.00	300.00	100.0	533.75	3,000.00	2,466.25	82.21	3,600.00
Social Events	0.00	1,000.00	1,000.00	100.0	5,270.99	6,000.00	729.01	12.15	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	18,353.30	8,078.00	-10,275.30	-127.2	108,687.88	135,696.00	27,008.12	19.90	166,874.00
Fees									
Management Staff	3,875.00	3,875.00	0.00	0.00	38,750.00	38,750.00	0.00	0.00	46,500.00
Management Fees	639.00	639.00	0.00	0.00	6,390.00	6,390.00	0.00	0.00	7,668.00
Maintenance and Repair									
Rubbish Removal	0.00	90.00	90.00	100.0	979.44	1,240.00	260.56	21.01	1,420.00
Security	126.66	150.00	23.34	15.56	1,420.56	2,900.00	1,479.44	51.02	3,200.00
HVAC	0.00	200.00	200.00	100.0	340.00	2,000.00	1,660.00	83.00	2,400.00
Miscellaneous Repairs	368.75	200.00	-168.75	-84.38	1,806.45	2,000.00	193.55	9.68	2,400.00
Exercise Equipment Repair	0.00	300.00	300.00	100.0	408.98	3,000.00	2,591.02	86.37	3,600.00
Exterminating	0.00	300.00	300.00	100.0	0.00	900.00	900.00	100.0	900.00
Supplies	114.52	225.00	110.48	49.10	1,526.35	2,250.00	723.65	32.16	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	609.93	1,465.00	855.07	58.37	8,905.33	16,790.00	7,884.67	46.96	19,120.00
Pool									
Insurance Pool/Community Cente	322.92	86.00	-236.92	-275.4	834.00	653.00	-181.00	-27.72	825.00
Pool Expense Attendants	0.00	0.00	0.00	0	13,548.98	18,500.00	4,951.02	26.76	18,500.00
Pool Expense Maintenance	1,553.00	1,220.00	-333.00	-27.30	11,554.75	10,830.00	-724.75	-6.69	10,830.00

