

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

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**ASSETS**

**CASH**

Checking Account	179,327.66
SNA - Reserve Acct.	162,965.27
Townhouse RESERVE Account	<u>163,716.74</u>
<b>TOTAL CASH</b>	<b>506,009.67</b>

**OTHER CURRENT ASSETS**

Accounts Receivable	6,170.01
Accounts Receivable - Townhomes	<u>100,319.06</u>
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>106,489.07</b>

**TOTAL ASSETS** 612,498.74

**LIABILITIES & CAPITAL**

**LIABILITES**

Accounts Payable - Townhomes	100,319.06
Prepayment Holding	88,281.77
Reserve Account Transfers	<u>169,913.81</u>
<b>TOTAL LIABILITES</b>	<b>358,514.64</b>

**CAPITAL**

Net Income (Loss) YTD	286,178.12
Retained Earnings	<u>-32,194.02</u>
<b>TOTAL CAPITAL</b>	<b>253,984.10</b>

**TOTAL LIABILITIES & CAPITAL** 612,498.74

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

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
<b>INCOME - COMMON AREA</b>				
<b>Resident/Member Income</b>				
Maintenance Fee	17,169.00	28.54	152,698.58	29.44
Maint Fee - Townhomes CA	3,928.50	6.53	33,950.00	6.55
Maint Fee - Reserve	2,910.00	4.84	26,190.00	5.05
Maint Fee - Crescent Court	2,619.00	4.35	23,571.00	4.54
Maint Fee - Manor Flats	3,571.00	5.94	10,539.00	2.03
Maint Fee - Gateway	9,530.25	15.84	85,772.25	16.54
Subtotal: Resident Member Income	39,727.75	66.05	332,720.83	64.15
<b>Miscellaneous Income</b>				
Capitalization Fee	0.00	0.00	2,794.64	0.54
Maint Fee - Builder/Developer	0.00	0.00	10,263.00	1.98
Clubhouse Rental Fee	1,050.00	1.75	6,600.00	1.27
Interest Income	65.77	0.11	391.91	0.08
Miscellaneous	230.00	0.38	605.00	0.12
Subtotal: Miscellaneous Income	1,345.77	2.24	20,654.55	3.98
<b>TOTAL INCOME - COMMON AREA</b>	<b>41,073.52</b>	<b>68.29</b>	<b>353,375.38</b>	<b>68.13</b>
<b>General</b>				
Accounting	0.00	0.00	775.00	0.15
Legal	0.00	0.00	610.00	0.12
Miscellaneous Expense	318.11	0.53	1,888.96	0.36
Security	4,561.40	7.58	39,165.25	7.55
Bank Account Fees	0.00	0.00	15.00	0.00
Insurance	926.64	1.54	2,459.62	0.47
Subtotal: General	5,806.15	9.65	44,913.83	8.66
<b>Maintenance and Repair</b>				
Miscellaneous Repairs	0.00	0.00	945.17	0.18
Landscaping	7,052.59	11.73	35,072.54	6.76
Plumbing	0.00	0.00	1,875.00	0.36
Snow Removal	0.00	0.00	20,853.00	4.02
Street Lights	150.00	0.25	4,092.47	0.79
Supplies	0.00	0.00	618.52	0.12
Sprinkler Systems	127.00	0.21	969.00	0.19
Landscape Committees Annual Plantings	7,749.29	12.88	20,104.14	3.88
Design Review Committee and Services	156.25	0.26	533.75	0.10
Social Events	0.00	0.00	5,270.99	1.02
Subtotal: Maintenance and Repair	15,235.13	25.33	90,334.58	17.42
<b>Fees</b>				
Management Staff	3,875.00	6.44	34,875.00	6.72
Management Fees	639.00	1.06	5,751.00	1.11
<b>Maintenance and Repair</b>				
Rubbish Removal	179.20	0.30	979.44	0.19
Security	92.49	0.15	1,293.90	0.25
HVAC	0.00	0.00	340.00	0.07
Miscellaneous Repairs	25.00	0.04	1,437.70	0.28

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

	Month to Date	%	Year to Date	%
Exercise Equipment Repair	180.00	0.30	408.98	0.08
Supplies	411.28	0.68	1,411.83	0.27
Community Center Improvements	0.00	0.00	2,423.55	0.47
<b>Subtotal: Maintenance and Repair</b>	<b>887.97</b>	<b>1.48</b>	<b>8,295.40</b>	<b>1.60</b>
<b>Pool</b>				
Insurance Pool/Community Center	0.00	0.00	511.08	0.10
Pool Expense Attendants	4,186.83	6.96	13,548.98	2.61
Pool Expense Maintenance	1,348.20	2.24	10,001.75	1.93
Pool Furniture -Pool Improvements	0.00	0.00	6,280.54	1.21
<b>Subtotal: Pool</b>	<b>5,535.03</b>	<b>9.20</b>	<b>30,342.35</b>	<b>5.85</b>
<b>Utilities</b>				
Cable	304.31	0.51	2,657.44	0.51
Electricity	1,961.07	3.26	5,932.03	1.14
Water	2,982.85	4.96	7,579.77	1.46
Natural Gas	408.36	0.68	4,148.57	0.80
<b>Subtotal: Utilities</b>	<b>5,656.59</b>	<b>9.40</b>	<b>20,317.81</b>	<b>3.92</b>
<b>Janitorial</b>				
Janitorial	777.73	1.29	6,974.57	1.34
Floor/Carpet Cleaning	50.00	0.08	450.00	0.09
<b>Subtotal: Janitorial</b>	<b>827.73</b>	<b>1.38</b>	<b>7,424.57</b>	<b>1.43</b>
Reserve Funding	3,662.00	6.09	32,958.00	6.35
Reserve Funding Study	0.00	0.00	1,900.00	0.37
Taxes, Federal Income Tax	0.00	0.00	77.00	0.01
<b>TOTAL COMMON AREA EXPENSES</b>	<b>42,124.60</b>	<b>70.03</b>	<b>277,189.54</b>	<b>53.44</b>
<b>NET INCOME COMMON AREA</b>	<b>-1,051.08</b>	<b>-1.75</b>	<b>76,185.84</b>	<b>14.69</b>
<b>INCOME - TOWNHOMES</b>				
Maint Fee - Townhomes	19,075.50	31.71	165,321.00	31.87
<b>TOTAL INCOME - TOWNHOMES</b>	<b>19,075.50</b>	<b>31.71</b>	<b>165,321.00</b>	<b>31.87</b>
Townhomes - Insurance	261.36	0.43	18,659.78	3.60
<b>Maintenance and Repair</b>				
Lndscpg - Townhouses	3,007.44	5.00	15,037.20	2.90
Annual Plantings	2,433.55	4.05	10,151.13	1.96
Exterminating Townhomes	0.00	0.00	347.75	0.07
Snow Removal - Townhouses	0.00	0.00	15,170.00	2.92
Exterior Maintenance Townhomes	252.77	0.42	38,993.02	7.52
Roof Townhouse	1,058.67	1.76	42,985.60	8.29
<b>Subtotal: Maintenance and Repair</b>	<b>6,752.43</b>	<b>11.23</b>	<b>122,684.70</b>	<b>23.65</b>
<b>Fees</b>				
Managment Staff - Townhomes	1,292.00	2.15	11,628.00	2.24

**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	0.49	2,666.25	0.51
Reserve Funding Townhomes	4,920.00	8.18	44,280.00	8.54
Reserve Funding Study Townhomes	0.00	0.00	1,900.00	0.37
<b>TOTAL EXPENSE TOWNHOMES</b>	<b>13,522.04</b>	<b>22.48</b>	<b>201,818.73</b>	<b>38.91</b>
<b>NET INCOME - TOWNHOMES</b>	<b>5,553.46</b>	<b>9.23</b>	<b>-36,497.73</b>	<b>-7.04</b>
<b>TOTAL NET INCOME</b>	<b>4,502.38</b>	<b>7.49</b>	<b>39,688.11</b>	<b>7.65</b>

**Budget Comparison Cash Flow (Accrual)  
Summerset Neighborhood Assoc - (neighbor)  
September 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	17,169.00	16,757.00	412.00	2.46	152,698.58	150,813.00	1,885.58	1.25	201,084.00
Maint Fee - Townhomes CA	3,928.50	3,638.00	290.50	7.99	33,950.00	32,742.00	1,208.00	3.69	43,656.00
Maint Fee - Reserve	2,910.00	2,910.00	0.00	0.00	26,190.00	26,190.00	0.00	0.00	34,920.00
Maint Fee - Crescent Court	2,619.00	2,619.00	0.00	0.00	23,571.00	23,571.00	0.00	0.00	31,428.00
Maint Fee - Manor Flats	3,571.00	1,164.00	2,407.00	206.7	10,539.00	10,476.00	63.00	0.60	13,968.00
Maint Fee - Gateway	9,530.25	9,530.00	0.25	0.00	85,772.25	85,770.00	2.25	0.00	114,360.00
Subtotal: Resident Member Inc	39,727.75	36,618.00	3,109.75	8.49	332,720.83	329,562.00	3,158.83	0.96	439,416.00
<b>Miscellaneous Income</b>									
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	6,600.00	5,250.00	1,350.00	25.71	7,000.00
Interest Income	65.77	20.00	45.77	228.8	391.91	180.00	211.91	117.73	240.00
Miscellaneous	230.00	0.00	230.00	0	605.00	0.00	605.00	0	0.00
Subtotal: Miscellaneous Incom	1,345.77	570.00	775.77	136.1	20,654.55	8,930.00	11,724.55	131.2	10,740.00
<b>TOTAL INCOME - COMMON AREA</b>	<b>41,073.52</b>	<b>37,188.00</b>	<b>3,885.52</b>	<b>10.45</b>	<b>353,375.38</b>	<b>338,492.00</b>	<b>14,883.38</b>	<b>4.40</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	900.00	290.00	32.22	1,200.00
Miscellaneous Expense	318.11	400.00	81.89	20.47	1,888.96	3,600.00	1,711.04	47.53	4,800.00
Security	4,561.40	5,600.00	1,038.60	18.55	39,165.25	50,400.00	11,234.75	22.29	67,200.00
Bank Account Fees	0.00	15.00	15.00	100.0	15.00	45.00	30.00	66.67	60.00
Insurance	926.64	0.00	-926.64	0	2,459.62	1,200.00	-1,259.62	-104.9	9,358.00
Answering Service	0.00	0.00	0.00	0	0.00	60.00	60.00	100.0	60.00
Subtotal: General	5,806.15	6,115.00	308.85	5.05	44,913.83	57,205.00	12,291.17	21.49	83,678.00
<b>Maintenance and Repair</b>									
Miscellaneous Repairs	0.00	200.00	200.00	100.0	945.17	1,800.00	854.83	47.49	2,400.00
Electrical	0.00	200.00	200.00	100.0	0.00	1,800.00	1,800.00	100.0	2,400.00
Signage	0.00	100.00	100.00	100.0	0.00	900.00	900.00	100.0	1,200.00
Landscaping	7,052.59	5,328.00	-1,724.59	-32.37	35,072.54	31,968.00	-3,104.54	-9.71	42,624.00
Plumbing	0.00	150.00	150.00	100.0	1,875.00	1,350.00	-525.00	-38.89	1,650.00
Concrete/Masonry Repair	0.00	10,000.00	10,000.00	100.0	0.00	10,800.00	10,800.00	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	150.00	3,000.00	2,850.00	95.00	4,092.47	15,000.00	10,907.53	72.72	18,000.00
Supplies	0.00	200.00	200.00	100.0	618.52	1,800.00	1,181.48	65.64	2,400.00
Sprinkler Systems	127.00	0.00	-127.00	0	969.00	500.00	-469.00	-93.80	1,000.00
Landscape Committes Annual Pla	7,749.29	0.00	-7,749.29	0	20,104.14	12,000.00	-8,104.14	-67.53	24,000.00
Design Review Committee and Se	156.25	300.00	143.75	47.92	533.75	2,700.00	2,166.25	80.23	3,600.00
Social Events	0.00	0.00	0.00	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	15,235.13	19,478.00	4,242.87	21.78	90,334.58	127,618.00	37,283.42	29.21	166,874.00
<b>Fees</b>									
Managment Staff	3,875.00	3,875.00	0.00	0.00	34,875.00	34,875.00	0.00	0.00	46,500.00
Management Fees	639.00	639.00	0.00	0.00	5,751.00	5,751.00	0.00	0.00	7,668.00
<b>Maintenance and Repair</b>									
Rubbish Removal	179.20	90.00	-89.20	-99.11	979.44	1,150.00	170.56	14.83	1,420.00
Security	92.49	150.00	57.51	38.34	1,293.90	2,750.00	1,456.10	52.95	3,200.00
HVAC	0.00	200.00	200.00	100.0	340.00	1,800.00	1,460.00	81.11	2,400.00
Miscellaneous Repairs	25.00	200.00	175.00	87.50	1,437.70	1,800.00	362.30	20.13	2,400.00
Exercise Equipment Repair	180.00	300.00	120.00	40.00	408.98	2,700.00	2,291.02	84.85	3,600.00
Exterminating	0.00	0.00	0.00	0	0.00	600.00	600.00	100.0	900.00
Supplies	411.28	225.00	-186.28	-82.79	1,411.83	2,025.00	613.17	30.28	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	887.97	1,165.00	277.03	23.78	8,295.40	15,325.00	7,029.60	45.87	19,120.00
<b>Pool</b>									
Insurance Pool/Community Cente	0.00	0.00	0.00	0	511.08	567.00	55.92	9.86	825.00
Pool Expense Attendants	4,186.83	3,700.00	-486.83	-13.16	13,548.98	18,500.00	4,951.02	26.76	18,500.00
Pool Expense Maintenance	1,348.20	1,160.00	-188.20	-16.22	10,001.75	9,610.00	-391.75	-4.08	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

