

Spring Mills Subdivision UOA

Balance Sheet  
As of 04/30/17

ASSETS

OPERATING CASH:

AAB - OPER ACCT 2534	\$ 233,298.52
PETTY CASH	443.22

TOTAL OPERATING CASH		\$ 233,741.74
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RESERVE CASH & INVESTMENTS:

CNB - CAP RES MM 8558	\$ 150,444.50
CNB - COMM RES MM 8566	27,144.84
CNB - CD ACCOUNT	101,737.19

TOTAL RES CASH & INVESTMENTS		\$ 279,326.53
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CURRENT ASSETS:

ASSESSMENT RECEIVABLE	\$ 14,395.22
ACCOUNTS REC - COMMERCIAL	444.46

TOTAL CURRENT ASSETS		\$ 14,839.68
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TOTAL ASSETS		\$ 527,907.95
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

PREPAYMENTS HOMEOWNERS	\$ 116,175.99
ACCOUNTS PAYABLE	664.00

TOTAL CURRENT LIABILITIES		\$ 116,839.99
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EQUITY:

OPENING BALANCE EQUITY	\$ (12,420.80)
CONTRIB CAP/CLS B	52,418.13
RETAINED EARNINGS	61,496.77
RESERVE FUND BALANCE	274,951.53
CONTG FUND BALANCE	4,375.00
CURRENT YEAR NET INCOME/(LOSS)	
RESIDENTIAL	33,175.51
COMMERCIAL	(2,928.18)

TOTAL EQUITY		\$ 411,067.96
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TOTAL LIABILITIES & EQUITY		\$ 527,907.95
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# Spring Mills Subdivision UOA

Income/Expense Statement  
Period: 04/01/17 to 04/30/17

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>							
ASSESSMENT INCOME	63.65	.00	63.65	235,574.11	186,401.22	49,172.89	186,401.22
COMMERCIAL ASSESSMENT	.00	.00	.00	.00	10,007.36	(10,007.36)	10,007.36
PREPAID DISCOUNT	.00	.00	.00	(3,070.00)	(3,000.00)	(70.00)	(3,000.00)
LATE FEE	216.56	104.13	112.43	3,001.66	1,250.00	1,751.66	1,250.00
NSF INCOME	25.00	.00	25.00	50.00	.00	50.00	.00
COST OF COLLECTION INCOME	.00	.00	.00	1,373.03	.00	1,373.03	.00
LEGAL FEES INCOME	6.55	125.00	(118.45)	4,443.56	1,500.00	2,943.56	1,500.00
CAPITAL CONTRIBUTION INCOME	.00	4,387.50	(4,387.50)	.00	52,650.00	(52,650.00)	52,650.00
RESERVE TRANSFERS	.00	.00	.00	19,215.90	.00	19,215.90	.00
POOL GUEST PASS INCOME	.00	100.00	(100.00)	970.00	1,200.00	(230.00)	1,200.00
INTEREST CHECKING	.00	.00	.00	104.68	.00	104.68	.00
MISC INCOME	.00	50.00	(50.00)	.00	600.00	(600.00)	600.00
RESERVE INTEREST	169.13	.00	169.13	2,399.60	.00	2,399.60	.00
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TOTAL INCOME	480.89	4,766.63	(4,285.74)	264,062.54	250,608.58	13,453.96	250,608.58
<b>EXPENSES</b>							
<b>GENERAL ADMINISTRATIVE EXPENSES:</b>							
WRITE OFF EXPENSE	.00	250.00	250.00	5,092.39	3,000.00	(2,092.39)	3,000.00
BANK FEES	4.00	.00	(4.00)	22.80	.00	(22.80)	.00
PHONE/INTERNET/SECURITY	131.46	133.13	1.67	1,786.55	1,598.00	(188.55)	1,598.00
INSURANCE	.00	806.63	806.63	6,563.76	9,680.00	3,116.24	9,680.00
DUES & SUBSCRIPTIONS	.00	.00	.00	117.50	.00	(117.50)	.00
OFFICE SUPPLIES/EXPENSE	.28	39.13	38.85	814.69	470.00	(344.69)	470.00
POSTAGE / MAILING	47.95	.00	(47.95)	1,606.10	.00	(1,606.10)	.00
PRINTING & REPRODUCTION	110.69	.00	(110.69)	2,313.89	.00	(2,313.89)	.00
FEDERAL INCOME TAXES	53.58	.00	(53.58)	162.71	.00	(162.71)	.00
AUDIT & TAX PREPARATION	376.00	274.13	(101.87)	981.60	3,290.00	2,308.40	3,290.00
MANAGEMENT FEE	3,471.30	3,307.50	(163.80)	41,057.10	39,690.00	(1,367.10)	39,690.00
LEGAL / COLLECTIONS	6.16	391.63	385.47	5,951.42	4,700.00	(1,251.42)	4,700.00
OPERATING CASH INCREASE	.00	436.63	436.63	.00	5,240.00	5,240.00	5,240.00
UTILITIES	5.26	7.87	2.61	71.89	94.00	22.11	94.00
STORAGE UNIT	.00	52.82	52.82	620.40	634.50	14.10	634.50
OPERATING CASH INCREASE	.00	124.08	124.08	.00	1,488.96	1,488.96	1,488.96
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TOTAL GEN ADMINISTRATIVE EXP	4,206.68	5,823.55	1,616.87	67,162.80	69,885.46	2,722.66	69,885.46
<b>COMMUNITY DEVELOPMENT:</b>							
HALLOWEEN	.00	.00	.00	418.24	275.00	(143.24)	275.00

# Spring Mills Subdivision UOA

Income/Expense Statement  
Period: 04/01/17 to 04/30/17

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
CHRISTMAS	.00	1,200.00	1,200.00	697.66	1,200.00	502.34	1,200.00
END OF SUMMER EVENT	.00	.00	.00	2,373.77	1,200.00	(1,173.77)	1,200.00
AWARDS - LANDSCAPE/DECOR	.00	.00	.00	.00	300.00	300.00	300.00
2% CONTINGENCIES	.00	4.94	4.94	536.50	59.50	(477.00)	59.50
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TOTAL COMMUNITY DEVELOPMI	.00	1,204.94	1,204.94	4,026.17	3,034.50	(991.67)	3,034.50
COMMUNICATION:							
PRINTING/POSTAGE NEWSLETTER	.00	85.38	85.38	.00	1,025.00	1,025.00	1,025.00
WEB SUPPORT	50.00	66.63	16.63	2,650.00	800.00	(1,850.00)	800.00
RECORDING SECRETARY	500.00	108.37	(391.63)	1,200.00	1,300.00	100.00	1,300.00
OFFICE SUPPLIES, ETC.	.00	15.50	15.50	.00	186.00	186.00	186.00
2% CONTINGENCIES	.00	5.50	5.50	.00	66.22	66.22	66.22
TELEPHONE EXPENSE	.00	.00	.00	139.82	.00	(139.82)	.00
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TOTAL COMMUNICATION	550.00	281.38	(268.62)	3,989.82	3,377.22	(612.60)	3,377.22
COMMUNITY PARK:							
PERSONNEL	.00	2,333.37	2,333.37	23,969.48	28,000.00	4,030.52	28,000.00
POOL REPAIRS	.00	.00	.00	336.55	.00	(336.55)	.00
MAINTENANCE (BLAKE +)	1,038.80	708.37	(330.43)	19,839.75	8,500.00	(11,339.75)	8,500.00
UTILITIES	488.07	541.63	53.56	8,216.74	6,500.00	(1,716.74)	6,500.00
GROUNDS & EQUIPMENT	.00	250.00	250.00	2,671.16	3,000.00	328.84	3,000.00
WATER/MANAGEMENT	213.17	1,250.00	1,036.83	1,471.78	15,000.00	13,528.22	15,000.00
CLUBHOUSE SUPPLIES	.00	.00	.00	806.05	.00	(806.05)	.00
2% CONTINGENCIES	.00	101.63	101.63	.00	1,220.00	1,220.00	1,220.00
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TOTAL COMMUNITY PARK	1,740.04	5,185.00	3,444.96	57,311.51	62,220.00	4,908.49	62,220.00
NEIGHBORHOOD PARK:							
SIGNS & PRINTING	.00	41.63	41.63	138.33	500.00	361.67	500.00
MISCELLANEOUS	.00	20.87	20.87	450.00	250.00	(200.00)	250.00
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TOTAL NEIGHBORHOOD WATCH	.00	62.50	62.50	588.33	750.00	161.67	750.00
ROADS & GROUND:							
GROUNDS MAINTENANCE	.00	291.63	291.63	6,866.65	3,500.00	(3,366.65)	3,500.00
GROUNDS MAINTENANCE CONTRACT	2,537.64	741.63	(1,796.01)	7,496.50	8,900.00	1,403.50	8,900.00
SNOW REMOVAL	.00	833.37	833.37	.00	10,000.00	10,000.00	10,000.00

# Spring Mills Subdivision UOA

## Income/Expense Statement Period: 04/01/17 to 04/30/17

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ROAD MAINTENANCE-ROUTINE	.00	666.63	666.63	.00	8,000.00	8,000.00	8,000.00
MISC (SIGN, ETC.)	.00	125.00	125.00	375.75	1,500.00	1,124.25	1,500.00
2% CONTINGENCIES	.00	64.13	64.13	.00	770.00	770.00	770.00
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TOTAL ROADS & GROUND	2,537.64	2,722.39	184.75	14,738.90	32,670.00	17,931.10	32,670.00
RESERVE DEPOSITS & INTEREST:							
CAPITAL RESERVE DEPOSIT	4,037.50	4,037.50	.00	57,254.00	48,450.00	(8,804.00)	48,450.00
COMMERCIAL RESERVE FUND	350.00	350.00	.00	4,200.00	4,200.00	.00	4,200.00
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TOTAL RESERVE DEP & INTEREST	4,387.50	4,387.50	.00	61,454.00	52,650.00	(8,804.00)	52,650.00
RESERVE EXPENDITURES & INTEREST							
CAPITAL RESERVE EXPENDITURES	.00	.00	.00	19,215.90	.00	(19,215.90)	.00
RESERVE INTEREST	169.13	.00	(169.13)	2,399.60	.00	(2,399.60)	.00
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TOTAL RESERVE EXP & INTEREST	169.13	.00	(169.13)	21,615.50	.00	(21,615.50)	.00
TOTAL EXPENSES	13,590.99	19,667.26	6,076.27	230,887.03	224,587.18	(6,299.85)	224,587.18
Current Year Net Income/(loss)	(13,110.10)	(14,900.63)	1,790.53	33,175.51	26,021.40	7,154.11	26,021.40
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