

Spring Mills Subdivision UOA

Balance Sheet

Posted 04/30/2019

**Assets**

Operating Cash

AAB-Operating Cash 2534 208,359.74  
AAB-Petty Cash 1926 3,615.12

Total Operating Cash 211,974.86

Reserve Deposits

CNB-Capital Res MM 8558 66,811.23  
CNB-Commercial Res MM 8566 50,334.09  
AAB- Res CD 7353 10/27/20 118,676.97  
AAB-Res 13M CD 7478 12/27/19 51,166.42  
AAB-Res CD 7469 10/27/19 100,978.60

Total Reserve Deposits 387,967.31

Accounts Receivable

Accounts Receivable 24,924.72

Total Accounts Receivable 24,924.72

*Total Assets* 624,866.89

**Liabilities & Equity**

Liability

Prepayments Homeowners 135,067.28

Total Liability 135,067.28

Equity

Retained Earnings 106,398.17  
Reserve Fund Balance 372,567.31  
Contingency Reserve Fund Balance 15,400.00  
Net Income/(Loss) (4,565.87)

Total Equity 489,799.61

*Total Liabilities & Equity* 624,866.89

# Spring Mills Subdivision UOA

## Income Statement

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|                                      | Current Month Residential |          |          | Year to Date Residential |            |            | Annual     |
|--------------------------------------|---------------------------|----------|----------|--------------------------|------------|------------|------------|
|                                      | Actual                    | Budget   | Variance | Actual                   | Budget     | Variance   |            |
| <b>REVENUES</b>                      |                           |          |          |                          |            |            |            |
| <b><u>Income</u></b>                 |                           |          |          |                          |            |            |            |
| 4100 Assessment                      | 63.24                     | 0.00     | 63.24    | 257,034.20               | 257,492.00 | (457.80)   | 257,492.00 |
| 4110 Prepaid Discount                | 0.00                      | 0.00     | 0.00     | (3,330.71)               | (4,000.00) | 669.29     | (4,000.00) |
| 4400 Late Fee                        | 358.67                    | 0.00     | 358.67   | 3,070.99                 | 0.00       | 3,070.99   | 0.00       |
| 4403 Collections                     | 0.00                      | 0.00     | 0.00     | 1,660.70                 | 0.00       | 1,660.70   | 0.00       |
| 4404 Recaptured Legal Fees           | 607.50                    | 250.00   | 357.50   | 6,961.48                 | 3,000.00   | 3,961.48   | 3,000.00   |
| 4607 Pool Guest Pass Income          | 0.00                      | 263.00   | (263.00) | 2,477.00                 | 3,200.00   | (723.00)   | 3,200.00   |
| TOTAL Income                         | 1,029.41                  | 513.00   | 516.41   | 267,873.66               | 259,692.00 | 8,181.66   | 259,692.00 |
| TOTAL REVENUES                       | 1,029.41                  | 513.00   | 516.41   | 267,873.66               | 259,692.00 | 8,181.66   | 259,692.00 |
| <b>EXPENSES</b>                      |                           |          |          |                          |            |            |            |
| <b><u>Administrative Expense</u></b> |                           |          |          |                          |            |            |            |
| 5002 Write Offs                      | 0.00                      | 288.00   | 288.00   | 8,711.18                 | 3,500.00   | (5,211.18) | 3,500.00   |
| 5101 Bank Charges                    | 0.00                      | 4.00     | 4.00     | 0.00                     | 48.00      | 48.00      | 48.00      |
| 5104 Phone/Internet/Security         | (214.46)                  | 140.20   | 354.66   | 1,910.35                 | 1,735.20   | (175.15)   | 1,735.20   |
| 5113 Building / Liability Insurance  | (299.69)                  | 696.00   | 995.69   | 7,192.59                 | 8,352.00   | 1,159.41   | 8,352.00   |
| 5120 Licenses & Permits              | (7.09)                    | 17.00    | 24.09    | 170.23                   | 193.00     | 22.77      | 193.00     |
| 5122 Meeting Room Rental             | (19.28)                   | 0.00     | 19.28    | 462.72                   | 0.00       | (462.72)   | 0.00       |
| 5125 General Office Expense          | (8.25)                    | 47.68    | 55.93    | 405.83                   | 597.68     | 191.85     | 597.68     |
| 5128 Postage                         | (33.71)                   | 288.00   | 321.71   | 2,813.73                 | 3,500.00   | 686.27     | 3,500.00   |
| 5132 Printing & Reproduction         | (99.46)                   | 337.00   | 436.46   | 4,944.51                 | 4,000.00   | (944.51)   | 4,000.00   |
| 5134 Secretarial Services            | (16.00)                   | 0.00     | 16.00    | 384.00                   | 0.00       | (384.00)   | 0.00       |
| 5137 Taxes-Fed/State                 | 143.00                    | 21.00    | (122.00) | 143.00                   | 241.00     | 98.00      | 241.00     |
| 5200 Audit & Tax Preparation         | 189.00                    | 84.00    | (105.00) | 384.00                   | 964.00     | 580.00     | 964.00     |
| 5210 Management Fee                  | 3,028.22                  | 4,097.00 | 1,068.78 | 46,997.74                | 49,164.00  | 2,166.26   | 49,164.00  |
| 5220 Legal Collections               | (16.22)                   | 398.00   | 414.22   | 7,417.79                 | 4,820.00   | (2,597.79) | 4,820.00   |
| 5235 Reserve Study                   | (58.80)                   | 0.00     | 58.80    | 1,411.30                 | 0.00       | (1,411.30) | 0.00       |
| 5241 Utilities                       | (1.13)                    | 5.00     | 6.13     | 38.00                    | 60.00      | 22.00      | 60.00      |
| 5242 Storage Unit                    | 0.00                      | 50.52    | 50.52    | 636.24                   | 655.52     | 19.28      | 655.52     |
| 5243 Operating Cash                  | 0.00                      | 125.12   | 125.12   | 0.00                     | 1,555.12   | 1,555.12   | 1,555.12   |
| TOTAL Administrative Expense         | 2,586.13                  | 6,598.52 | 4,012.39 | 84,023.21                | 79,385.52  | (4,637.69) | 79,385.52  |
| <b><u>Communication</u></b>          |                           |          |          |                          |            |            |            |
| 5403 Web Support                     | 0.00                      | 87.00    | 87.00    | 550.00                   | 1,000.00   | 450.00     | 1,000.00   |
| 5404 Recording Secretary             | 0.00                      | 100.00   | 100.00   | 800.00                   | 1,200.00   | 400.00     | 1,200.00   |
| 5405 Office Supplies Etc             | 0.00                      | (3.00)   | (3.00)   | 0.00                     | 30.00      | 30.00      | 30.00      |
| 5410 2% Contingencies                | 0.00                      | 0.00     | 0.00     | 0.00                     | 44.00      | 44.00      | 44.00      |
| TOTAL Communication                  | 0.00                      | 184.00   | 184.00   | 1,350.00                 | 2,274.00   | 924.00     | 2,274.00   |
| <b><u>Community Development</u></b>  |                           |          |          |                          |            |            |            |
| 5315 Pool Opening Ice Cream          | 0.00                      | 0.00     | 0.00     | 762.00                   | 2,000.00   | 1,238.00   | 2,000.00   |
| 5320 Christmas                       | 0.00                      | 0.00     | 0.00     | 1,545.14                 | 1,500.00   | (45.14)    | 1,500.00   |
| 5321 End of Summer Event             | 0.00                      | 0.00     | 0.00     | 1,914.71                 | 2,000.00   | 85.29      | 2,000.00   |
| 5340 Awards-Landscape/Decor          | 0.00                      | 0.00     | 0.00     | 110.00                   | 300.00     | 190.00     | 300.00     |
| 5350 2% Contingencies                | 0.00                      | 6.00     | 6.00     | 25.00                    | 116.00     | 91.00      | 116.00     |
| TOTAL Community Development          | 0.00                      | 6.00     | 6.00     | 4,356.85                 | 5,916.00   | 1,559.15   | 5,916.00   |
| <b><u>Community Park</u></b>         |                           |          |          |                          |            |            |            |

# Spring Mills Subdivision UOA

## Income Statement

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|  | Current Month Residential |                    |                  | Year to Date Residential |                   |                    | Annual            |
|--|---------------------------|--------------------|------------------|--------------------------|-------------------|--------------------|-------------------|
|  | Actual                    | Budget             | Variance         | Actual                   | Budget            | Variance           |                   |
| 5501 Personnel                           | 98.00                     | 2,913.00           | 2,815.00         | 32,724.93                | 35,000.00         | 2,275.07           | 35,000.00         |
| 5556 Maintenance (Blake +)               | 0.00                      | 782.00             | 782.00           | 6,686.04                 | 9,450.00          | 2,763.96           | 9,450.00          |
| 5563 Utilities                           | 0.00                      | 625.00             | 625.00           | 5,027.87                 | 7,500.00          | 2,472.13           | 7,500.00          |
| 5565 Grounds & Equipment                 | 0.00                      | 125.00             | 125.00           | 5,470.78                 | 1,500.00          | (3,970.78)         | 1,500.00          |
| 5568 Water/Management                    | 2,119.73                  | 962.00             | (1,157.73)       | 22,484.16                | 11,500.00         | (10,984.16)        | 11,500.00         |
| 5575 Clubhouse Supplies                  | 899.42                    | 163.00             | (736.42)         | 3,666.22                 | 2,000.00          | (1,666.22)         | 2,000.00          |
| 5577 2% Contingencies                    | 0.00                      | 107.00             | 107.00           | 0.00                     | 1,339.00          | 1,339.00           | 1,339.00          |
| <b>TOTAL Community Park</b>              | <b>3,117.15</b>           | <b>5,677.00</b>    | <b>2,559.85</b>  | <b>76,060.00</b>         | <b>68,289.00</b>  | <b>(7,771.00)</b>  | <b>68,289.00</b>  |
| <b><u>Contract &amp; Maintenance</u></b> |                           |                    |                  |                          |                   |                    |                   |
| 6550 Curb & Gutter Cleaning              | 0.00                      | 38.00              | 38.00            | 0.00                     | 500.00            | 500.00             | 500.00            |
| 6560 Miscellaneous                       | 0.00                      | 6.00               | 6.00             | 0.00                     | 50.00             | 50.00              | 50.00             |
| 6660 Snow Removal/Common Areas           | 0.00                      | 737.00             | 737.00           | 18,051.80                | 8,800.00          | (9,251.80)         | 8,800.00          |
| <b>TOTAL Contract &amp; Maintenance</b>  | <b>0.00</b>               | <b>781.00</b>      | <b>781.00</b>    | <b>18,051.80</b>         | <b>9,350.00</b>   | <b>(8,701.80)</b>  | <b>9,350.00</b>   |
| <b><u>Pool &amp; Clubhouse</u></b>       |                           |                    |                  |                          |                   |                    |                   |
| 5536 Pool Maintenance Repair /Supp       | 0.00                      | 0.00               | 0.00             | 65.00                    | 0.00              | (65.00)            | 0.00              |
| <b>TOTAL Pool &amp; Clubhouse</b>        | <b>0.00</b>               | <b>0.00</b>        | <b>0.00</b>      | <b>65.00</b>             | <b>0.00</b>       | <b>(65.00)</b>     | <b>0.00</b>       |
| <b><u>Reserve Deposits</u></b>           |                           |                    |                  |                          |                   |                    |                   |
| 8005 Capital Reserve Deposit             | 0.00                      | 4,512.00           | 4,512.00         | 54,100.00                | 54,100.00         | 0.00               | 54,100.00         |
| 8021 Commercial Reserve Fund             | 0.00                      | 384.50             | 384.50           | 4,630.50                 | 4,630.50          | 0.00               | 4,630.50          |
| <b>TOTAL Reserve Deposits</b>            | <b>0.00</b>               | <b>4,896.50</b>    | <b>4,896.50</b>  | <b>58,730.50</b>         | <b>58,730.50</b>  | <b>0.00</b>        | <b>58,730.50</b>  |
| <b><u>Roads &amp; Grounds</u></b>        |                           |                    |                  |                          |                   |                    |                   |
| 6600 Grounds Maintenance                 | 0.00                      | 1,275.00           | 1,275.00         | 1,018.90                 | 15,300.00         | 14,281.10          | 15,300.00         |
| 6603 Grounds Maintenance Contract        | 0.00                      | 387.00             | 387.00           | 17,902.80                | 4,600.00          | (13,302.80)        | 4,600.00          |
| 6607 Tree/Shrub Maintenance              | 0.00                      | 0.00               | 0.00             | 2,968.00                 | 0.00              | (2,968.00)         | 0.00              |
| 6675 Road Maintenance Routine            | 0.00                      | 663.00             | 663.00           | 1,225.00                 | 8,000.00          | 6,775.00           | 8,000.00          |
| 6801 Misc. (Sign, Etc.)                  | 0.00                      | 57.00              | 57.00            | 5,330.24                 | 750.00            | (4,580.24)         | 750.00            |
| 6810 Utilities                           | 0.00                      | 2.00               | 2.00             | 6.05                     | 35.00             | 28.95              | 35.00             |
| 6850 2% Contingencies                    | 0.00                      | 68.00              | 68.00            | 0.00                     | 750.00            | 750.00             | 750.00            |
| <b>TOTAL Roads &amp; Grounds</b>         | <b>0.00</b>               | <b>2,452.00</b>    | <b>2,452.00</b>  | <b>28,450.99</b>         | <b>29,435.00</b>  | <b>984.01</b>      | <b>29,435.00</b>  |
| <b>TOTAL EXPENSES</b>                    | <b>5,703.28</b>           | <b>20,595.02</b>   | <b>14,891.74</b> | <b>271,088.35</b>        | <b>253,380.02</b> | <b>(17,708.33)</b> | <b>253,380.02</b> |
| <b>Excess Revenue / Expense</b>          | <b>(4,673.87)</b>         | <b>(20,082.02)</b> | <b>15,408.15</b> | <b>(3,214.69)</b>        | <b>6,311.98</b>   | <b>(9,526.67)</b>  | <b>6,311.98</b>   |

# Spring Mills Subdivision UOA

## Income Statement

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|  | Current Month Commercial |            |            | Year to Date Commercial |           |            | Annual    |
|--|--------------------------|------------|------------|-------------------------|-----------|------------|-----------|
|  | Actual                   | Budget     | Variance   | Actual                  | Budget    | Variance   |           |
| <b>REVENUES</b>                          |                          |            |            |                         |           |            |           |
| <b><u>Income</u></b>                     |                          |            |            |                         |           |            |           |
| 4100 Assessment                          | 0.00                     | 0.00       | 0.00       | 13,462.67               | 13,462.67 | 0.00       | 13,462.67 |
| TOTAL Income                             | 0.00                     | 0.00       | 0.00       | 13,462.67               | 13,462.67 | 0.00       | 13,462.67 |
| TOTAL REVENUES                           | 0.00                     | 0.00       | 0.00       | 13,462.67               | 13,462.67 | 0.00       | 13,462.67 |
| <b>EXPENSES</b>                          |                          |            |            |                         |           |            |           |
| <b><u>Administrative Expense</u></b>     |                          |            |            |                         |           |            |           |
| 5101 Bank Charges                        | 0.00                     | 2.00       | 2.00       | 0.00                    | 2.00      | 2.00       | 2.00      |
| 5104 Phone/Internet/Security             | 50.05                    | 10.00      | (40.05)    | 104.18                  | 65.00     | (39.18)    | 65.00     |
| 5113 Building / Liability Insurance      | 299.69                   | 54.00      | (245.69)   | 322.41                  | 648.00    | 325.59     | 648.00    |
| 5120 Licenses & Permits                  | 7.09                     | (3.80)     | (10.89)    | 11.77                   | 7.20      | (4.57)     | 7.20      |
| 5122 Meeting Room Rental                 | 19.28                    | 0.00       | (19.28)    | 37.28                   | 0.00      | (37.28)    | 0.00      |
| 5125 General Office Expense              | 8.25                     | 0.32       | (7.93)     | 19.42                   | 22.32     | 2.90       | 22.32     |
| 5128 Postage                             | 67.51                    | 0.00       | (67.51)    | 135.33                  | 0.00      | (135.33)   | 0.00      |
| 5132 Printing & Reproduction             | 144.24                   | 0.00       | (144.24)   | 239.88                  | 0.00      | (239.88)   | 0.00      |
| 5134 Secretarial Services                | 16.00                    | 0.00       | (16.00)    | 16.00                   | 0.00      | (16.00)    | 0.00      |
| 5137 Taxes-Fed/State                     | 0.00                     | (2.00)     | (2.00)     | 0.00                    | 9.00      | 9.00       | 9.00      |
| 5200 Audit & Tax Preparation             | 16.00                    | 3.00       | (13.00)    | 16.00                   | 36.00     | 20.00      | 36.00     |
| 5210 Management Fee                      | 1,136.78                 | 153.00     | (983.78)   | 2,203.26                | 1,836.00  | (367.26)   | 1,836.00  |
| 5220 Legal Collections                   | 211.22                   | 15.00      | (196.22)   | 417.69                  | 180.00    | (237.69)   | 180.00    |
| 5235 Reserve Study                       | 58.80                    | 0.00       | (58.80)    | 113.70                  | 0.00      | (113.70)   | 0.00      |
| 5241 Utilities                           | 1.13                     | 0.00       | (1.13)     | 2.17                    | 0.00      | (2.17)     | 0.00      |
| 5242 Storage Unit                        | 0.00                     | 2.00       | 2.00       | 23.76                   | 24.00     | 0.24       | 24.00     |
| 5243 Operating Cash                      | 0.00                     | 3.07       | 3.07       | 0.00                    | 58.07     | 58.07      | 58.07     |
| TOTAL Administrative Expense             | 2,036.04                 | 236.59     | (1,799.45) | 3,662.85                | 2,887.59  | (775.26)   | 2,887.59  |
| <b><u>Contract &amp; Maintenance</u></b> |                          |            |            |                         |           |            |           |
| 6660 Snow Removal/Common Areas           | 0.00                     | 100.00     | 100.00     | 0.00                    | 1,200.00  | 1,200.00   | 1,200.00  |
| TOTAL Contract & Maintenance             | 0.00                     | 100.00     | 100.00     | 0.00                    | 1,200.00  | 1,200.00   | 1,200.00  |
| <b><u>Reserve Deposits</u></b>           |                          |            |            |                         |           |            |           |
| 8021 Commercial Reserve Fund             | 0.00                     | 554.00     | 554.00     | 6,615.00                | 6,615.00  | 0.00       | 6,615.00  |
| TOTAL Reserve Deposits                   | 0.00                     | 554.00     | 554.00     | 6,615.00                | 6,615.00  | 0.00       | 6,615.00  |
| <b><u>Roads &amp; Grounds</u></b>        |                          |            |            |                         |           |            |           |
| 6603 Grounds Maintenance Contract        | 0.00                     | 230.00     | 230.00     | 4,536.00                | 2,760.00  | (1,776.00) | 2,760.00  |
| TOTAL Roads & Grounds                    | 0.00                     | 230.00     | 230.00     | 4,536.00                | 2,760.00  | (1,776.00) | 2,760.00  |
| TOTAL EXPENSES                           | 2,036.04                 | 1,120.59   | (915.45)   | 14,813.85               | 13,462.59 | (1,351.26) | 13,462.59 |
| Excess Revenue / Expense                 | (2,036.04)               | (1,120.59) | (915.45)   | (1,351.18)              | 0.08      | (1,351.26) | 0.08      |

