

# Summerhill at Stony Point Unit Owners Association, Inc.

Balance Sheet as of 6/30/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash Assets</b>			
1000 - NCB Operating (2681)	\$46,290.06		\$46,290.06
1002 - 1st Citizens Bank Bank (1142)	\$1,594.82		\$1,594.82
1003 - Petty Cash	\$200.00		\$200.00
1015 - Raymond James Account-Operating	\$130,943.34		\$130,943.34
1051 - NCB Money Market (2699)		\$82,463.05	\$82,463.05
1108 - United Bank Res MM (9899)		\$15,150.62	\$15,150.62
1118 - Raymond James Account-Lodge Reserve		\$115,086.35	\$115,086.35
1123 - NCB Reserve Lodge MM (4875)		\$10,042.51	\$10,042.51
1134 - Raymond James Account-Replacement Reserve		\$620,860.10	\$620,860.10
<b>Total Cash Assets</b>	<b>\$179,028.22</b>	<b>\$843,602.63</b>	<b>\$1,022,630.85</b>
<b>Accounts Receivable</b>			
1200 - Accounts Receivable	\$4,394.28		\$4,394.28
<b>Total Accounts Receivable</b>	<b>\$4,394.28</b>		<b>\$4,394.28</b>
<b>Fixed Assets</b>			
1279 - Lodge	\$96,179.59		\$96,179.59
1282 - Vehicles/Golf Carts	\$5,000.00		\$5,000.00
<b>Total Fixed Assets</b>	<b>\$101,179.59</b>		<b>\$101,179.59</b>
<b>Total Assets</b>	<b>\$284,602.09</b>	<b>\$843,602.63</b>	<b>\$1,128,204.72</b>

# Summerhill at Stony Point Unit Owners Association, Inc.

Balance Sheet as of 6/30/2025

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Liabilities</b>			
2050 - Prepaid Assessments	\$15,008.91		\$15,008.91
2056 - 1st Citizens Bank Loan		\$175,600.08	\$175,600.08
<b>Total Liabilities</b>	<b>\$15,008.91</b>	<b>\$175,600.08</b>	<b>\$190,608.99</b>
<b>Equity</b>			
3406 - Replacement Reserve Fund		\$527,189.95	\$527,189.95
3422 - Lodge Reserve		\$122,626.65	\$122,626.65
3423 - Raymond James Lodge Reserve Interest- Current Year		\$3,684.26	\$3,684.26
3490 - Reserve Interest Earned- Current Year		\$554.00	\$554.00
3491 - Current Year Loan Interest		(\$3,709.34)	(\$3,709.34)
3493 - Reserve Lodge Interest-Current Year		\$77.70	\$77.70
3494 - Raymond James Interest Earned-CY		\$17,579.33	\$17,579.33
3510 - Initial Capital	\$42,329.00		\$42,329.00
3512 - Raymond James Interest Earned-Op CY	\$2,976.22		\$2,976.22
3519 - Operating Interest-Current Year	\$18.64		\$18.64
3900 - Retained Earnings	\$219,227.98		\$219,227.98
3999 - Net Income	\$5,041.34		\$5,041.34
<b>Total Equity</b>	<b>\$269,593.18</b>	<b>\$668,002.55</b>	<b>\$937,595.73</b>
<b>Total Liabilities / Equity</b>	<b>\$284,602.09</b>	<b>\$843,602.63</b>	<b>\$1,128,204.72</b>

# Summerhill at Stony Point Unit Owners Association, Inc.

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Assessments	40,523.22	40,523.75	(.53)	243,139.59	243,142.50	(2.91)	486,285.00
5023 - Condo Repair Income	160.07	83.33	76.74	641.54	499.98	141.56	1,000.00
5035 - Returned Check Fee	-	-	-	30.00	-	30.00	-
5040 - Late Fees	173.68	-	173.68	725.21	-	725.21	-
5045 - Assessment-Eq Shared	13,748.24	13,748.00	.24	82,489.32	82,488.00	1.32	164,976.00
5071 - Meal & Event Income	-	333.33	(333.33)	1,503.00	1,999.98	(496.98)	4,000.00
5090 - Miscellaneous Income	-	83.33	(83.33)	-	499.98	(499.98)	1,000.00
<b>Total Income</b>	<b>54,605.21</b>	<b>54,771.74</b>	<b>(166.53)</b>	<b>328,528.66</b>	<b>328,630.44</b>	<b>(101.78)</b>	<b>657,261.00</b>
<b>Total Income</b>	<b>54,605.21</b>	<b>54,771.74</b>	<b>(166.53)</b>	<b>328,528.66</b>	<b>328,630.44</b>	<b>(101.78)</b>	<b>657,261.00</b>

## Operating Expense

### Admin & Insurance

6003 - Facility Staff	7,035.00	6,800.00	(235.00)	40,024.81	40,800.00	775.19	81,600.00
6005 - Payroll Taxes	540.22	625.00	84.78	3,211.93	3,750.00	538.07	7,500.00
6010 - Audit & Tax Prep.	-	-	-	-	-	-	5,200.00
6020 - Management & Accounting	3,567.54	3,567.58	.04	21,405.24	21,405.48	.24	42,811.00
6025 - Payroll Service Fee	72.48	150.00	77.52	774.76	900.00	125.24	1,800.00
6030 - Insurance	-	-	-	-	-	-	42,000.00
6040 - Legal & Professional	142.00	500.00	358.00	9,191.52	3,000.00	(6,191.52)	6,000.00
6050 - Printing & Reproduction	48.80	63.00	14.20	524.71	378.00	(146.71)	750.00
6060 - Postage/Mailing	53.46	29.17	(24.29)	402.18	175.02	(227.16)	350.00
6095 - Clubhouse Supplies	215.73	133.33	(82.40)	1,244.76	799.98	(444.78)	1,600.00
6150 - Misc. Administration	-	-	-	215.95	-	(215.95)	-
6160 - Bank Charges	-	-	-	70.00	-	(70.00)	-
6190 - Licenses & Fees	-	12.50	12.50	-	75.00	75.00	150.00
6200 - Clubhouse Cleaning	300.00	750.00	450.00	3,975.00	4,500.00	525.00	9,000.00
6205 - Clubhouse Cable/Internet/Phone	224.17	250.00	25.83	2,061.84	1,500.00	(561.84)	3,000.00
6210 - Clubhouse Maintenance	454.00	416.67	(37.33)	5,236.00	2,500.02	(2,735.98)	5,000.00
6216 - Clubhouse Expense	40.00	83.33	43.33	576.85	499.98	(76.87)	1,000.00
6220 - Social Committee	187.59	333.00	145.41	966.04	1,998.00	1,031.96	4,000.00
6221 - Social Meals & Events	453.18	333.33	(119.85)	2,217.29	1,999.98	(217.31)	4,000.00
6223 - Website	-	42.00	42.00	-	252.00	252.00	500.00
<b>Total Admin &amp; Insurance</b>	<b>13,334.17</b>	<b>14,088.91</b>	<b>754.74</b>	<b>92,098.88</b>	<b>84,533.46</b>	<b>(7,565.42)</b>	<b>216,261.00</b>

### Maintenance & Repair

7005 - Maintenance Supplies	98.47	500.00	401.53	1,678.79	3,000.00	1,321.21	6,000.00
7007 - Building Repairs	395.00	83.33	(311.67)	445.00	499.98	54.98	1,000.00
7047 - Termite Bond	-	183.00	183.00	-	1,098.00	1,098.00	2,200.00
7050 - Roof Repair	-	750.00	750.00	7,100.00	4,500.00	(2,600.00)	9,000.00
7085 - Repairs Exterior	1,686.29	1,416.67	(269.62)	11,982.09	8,500.02	(3,482.07)	17,000.00
<b>Total Maintenance &amp; Repair</b>	<b>2,179.76</b>	<b>2,933.00</b>	<b>753.24</b>	<b>21,205.88</b>	<b>17,598.00</b>	<b>(3,607.88)</b>	<b>35,200.00</b>

# Summerhill at Stony Point Unit Owners Association, Inc.

## Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Utilities</b>							
7200 - Electricity	384.91	516.67	131.76	2,497.52	3,100.02	602.50	6,200.00
7217 - Street Light Repairs	-	83.33	83.33	-	499.98	499.98	1,000.00
7220 - Trash Collection	2,859.58	2,750.00	(109.58)	16,537.19	16,500.00	(37.19)	33,000.00
7225 - Pest Control	-	125.00	125.00	-	750.00	750.00	1,500.00
7245 - Water, Sewer & Gas	5,982.65	5,250.00	(732.65)	31,476.84	31,500.00	23.16	63,000.00
<b>Total Utilities</b>	<b>9,227.14</b>	<b>8,725.00</b>	<b>(502.14)</b>	<b>50,511.55</b>	<b>52,350.00</b>	<b>1,838.45</b>	<b>104,700.00</b>
<b>Landscaping</b>							
7300 - Lawn Maintenance	5,000.00	5,150.00	150.00	30,000.00	30,900.00	900.00	61,800.00
7330 - Other Grounds	-	833.33	833.33	1,108.25	4,999.98	3,891.73	10,000.00
7345 - Gutter Cleaning	-	-	-	-	-	-	4,000.00
7360 - Landscape Improvements	-	416.67	416.67	844.97	2,500.02	1,655.05	5,000.00
7370 - Tree Removal	-	416.67	416.67	1,200.00	2,500.02	1,300.02	5,000.00
7380 - Irrigation System Maint	2,105.00	500.00	(1,605.00)	4,340.00	1,500.00	(2,840.00)	3,000.00
7410 - Snow Removal	-	-	-	19,531.71	5,000.00	(14,531.71)	5,000.00
<b>Total Landscaping</b>	<b>7,105.00</b>	<b>7,316.67</b>	<b>211.67</b>	<b>57,024.93</b>	<b>47,400.02</b>	<b>(9,624.91)</b>	<b>93,800.00</b>
<b>Reserves</b>							
7840 - Operating Contingency	-	167.00	167.00	-	1,002.00	1,002.00	2,000.00
7850 - Debt Service	2,857.68	2,858.00	.32	17,146.08	17,148.00	1.92	34,300.00
8025 - Reserve-Replacement	11,333.33	11,333.33	-	67,999.98	67,999.98	-	136,000.00
8026 - Reserve-Lodge	2,916.67	2,916.67	-	17,500.02	17,500.02	-	35,000.00
<b>Total Reserves</b>	<b>17,107.68</b>	<b>17,275.00</b>	<b>167.32</b>	<b>102,646.08</b>	<b>103,650.00</b>	<b>1,003.92</b>	<b>207,300.00</b>
<b>Total Expense</b>	<b>48,953.75</b>	<b>50,338.58</b>	<b>1,384.83</b>	<b>323,487.32</b>	<b>305,531.48</b>	<b>(17,955.84)</b>	<b>657,261.00</b>
<b>Operating Net Total</b>	<b>5,651.46</b>	<b>4,433.16</b>	<b>1,218.30</b>	<b>5,041.34</b>	<b>23,098.96</b>	<b>(18,057.62)</b>	<b>-</b>
<b>Net Total</b>	<b>5,651.46</b>	<b>4,433.16</b>	<b>1,218.30</b>	<b>5,041.34</b>	<b>23,098.96</b>	<b>(18,057.62)</b>	<b>-</b>