

Summerhill at Stony Point Unit Owners Association, Inc.

Balance Sheet as of 9/30/2025

Assets	Operating	Reserve	Total
Cash Assets			
1000 - NCB Operating (2681)	\$374.11		\$374.11
1003 - Petty Cash	\$200.00		\$200.00
1015 - Raymond James Account-Operating	\$132,265.42		\$132,265.42
1051 - NCB Money Market (2699)		\$137,653.31	\$137,653.31
1108 - United Bank Res MM (9899)		\$15,175.45	\$15,175.45
1118 - Raymond James Account-Lodge Reserve		\$117,412.50	\$117,412.50
1123 - NCB Reserve Lodge MM (4875)		\$15,050.47	\$15,050.47
1134 - Raymond James Account-Replacement Reserve		\$628,913.26	\$628,913.26
Total Cash Assets	\$132,839.53	\$914,204.99	\$1,047,044.52
Accounts Receivable			
1200 - Accounts Receivable	\$16,384.87		\$16,384.87
Total Accounts Receivable	\$16,384.87		\$16,384.87
Fixed Assets			
1279 - Lodge	\$96,179.59		\$96,179.59
1282 - Vehicles/Golf Carts	\$5,000.00		\$5,000.00
Total Fixed Assets	\$101,179.59		\$101,179.59
Total Assets	\$250,403.99	\$914,204.99	\$1,164,608.98

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Balance Sheet as of 9/30/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2050 - Prepaid Assessments	\$14,591.39		\$14,591.39
2056 - 1st Citizens Bank Loan		\$168,798.62	\$168,798.62
Total Liabilities	\$14,591.39	\$168,798.62	\$183,390.01
Equity			
3406 - Replacement Reserve Fund		\$590,698.72	\$590,698.72
3422 - Lodge Reserve		\$127,603.66	\$127,603.66
3423 - Raymond James Lodge Reserve Interest- Current Year		\$6,010.41	\$6,010.41
3490 - Reserve Interest Earned- Current Year		\$833.36	\$833.36
3491 - Current Year Loan Interest		(\$5,480.92)	(\$5,480.92)
3493 - Reserve Lodge Interest-Current Year		\$108.65	\$108.65
3494 - Raymond James Interest Earned-CY		\$25,632.49	\$25,632.49
3510 - Initial Capital	\$42,329.00		\$42,329.00
3512 - Raymond James Interest Earned-Op CY	\$4,298.30		\$4,298.30
3519 - Operating Interest-Current Year	\$18.89		\$18.89
3900 - Retained Earnings	\$219,227.98		\$219,227.98
3999 - Net Income	(\$30,061.57)		(\$30,061.57)
Total Equity	\$235,812.60	\$745,406.37	\$981,218.97
Total Liabilities / Equity	\$250,403.99	\$914,204.99	\$1,164,608.98

Summerhill at Stony Point Unit Owners Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Assessments	40,523.22	40,523.75	(.53)	364,709.25	364,713.75	(4.50)	486,285.00
5023 - Condo Repair Income	35.68	83.33	(47.65)	987.09	749.97	237.12	1,000.00
5035 - Returned Check Fee	-	-	-	65.00	-	65.00	-
5040 - Late Fees	56.49	-	56.49	897.35	-	897.35	-
5045 - Assessment-Eq Shared	13,748.24	13,748.00	.24	123,734.04	123,732.00	2.04	164,976.00
5071 - Meal & Event Income	414.00	333.33	80.67	2,247.00	2,999.97	(752.97)	4,000.00
5090 - Miscellaneous Income	-	83.33	(83.33)	95.00	749.97	(654.97)	1,000.00
5095 - Collection Fees	-	-	-	1,092.83	-	1,092.83	-
Total Income	54,777.63	54,771.74	5.89	493,827.56	492,945.66	881.90	657,261.00
Total Income	54,777.63	54,771.74	5.89	493,827.56	492,945.66	881.90	657,261.00

Operating Expense

Admin & Insurance

6003 - Facility Staff	6,579.00	6,800.00	221.00	61,055.59	61,200.00	144.41	81,600.00
6005 - Payroll Taxes	503.30	625.00	121.70	4,807.33	5,625.00	817.67	7,500.00
6010 - Audit & Tax Prep.	-	-	-	-	-	-	5,200.00
6020 - Management & Accounting	3,567.54	3,567.58	.04	32,107.86	32,108.22	.36	42,811.00
6025 - Payroll Service Fee	147.55	150.00	2.45	1,284.71	1,350.00	65.29	1,800.00
6030 - Insurance	-	-	-	42,854.00	42,000.00	(854.00)	42,000.00
6040 - Legal & Professional	33.00	500.00	467.00	9,356.52	4,500.00	(4,856.52)	6,000.00
6050 - Printing & Reproduction	203.75	63.00	(140.75)	888.96	567.00	(321.96)	750.00
6060 - Postage/Mailing	145.88	29.17	(116.71)	713.89	262.53	(451.36)	350.00
6095 - Clubhouse Supplies	-	133.33	133.33	1,244.76	1,199.97	(44.79)	1,600.00
6130 - Delinquent Collection Fees	-	-	-	282.00	-	(282.00)	-
6150 - Misc. Administration	-	-	-	215.95	-	(215.95)	-
6160 - Bank Charges	-	-	-	70.00	-	(70.00)	-
6190 - Licenses & Fees	-	-	-	-	75.00	75.00	150.00
6200 - Clubhouse Cleaning	600.00	750.00	150.00	6,225.00	6,750.00	525.00	9,000.00
6205 - Clubhouse Cable/Internet/Phone	238.22	250.00	11.78	2,848.50	2,250.00	(598.50)	3,000.00
6210 - Clubhouse Maintenance	2,311.42	416.67	(1,894.75)	8,021.17	3,750.03	(4,271.14)	5,000.00
6216 - Clubhouse Expense	161.86	83.33	(78.53)	1,248.05	749.97	(498.08)	1,000.00
6220 - Social Committee	13.17	333.00	319.83	1,381.88	2,997.00	1,615.12	4,000.00
6221 - Social Meals & Events	-	333.33	333.33	2,814.25	2,999.97	185.72	4,000.00
6223 - Website	-	42.00	42.00	-	378.00	378.00	500.00
Total Admin & Insurance	14,504.69	14,076.41	(428.28)	177,420.42	168,762.69	(8,657.73)	216,261.00

Maintenance & Repair

7005 - Maintenance Supplies	381.89	500.00	118.11	2,993.62	4,500.00	1,506.38	6,000.00
7007 - Building Repairs	-	83.33	83.33	445.00	749.97	304.97	1,000.00
7047 - Termite Bond	-	183.00	183.00	-	1,647.00	1,647.00	2,200.00
7050 - Roof Repair	740.00	750.00	10.00	7,840.00	6,750.00	(1,090.00)	9,000.00

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Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7085 - Repairs Exterior	3,037.67	1,416.67	(1,621.00)	16,469.12	12,750.03	(3,719.09)	17,000.00
Total Maintenance & Repair	4,159.56	2,933.00	(1,226.56)	27,747.74	26,397.00	(1,350.74)	35,200.00
Utilities							
7200 - Electricity	545.09	516.67	(28.42)	4,419.71	4,650.03	230.32	6,200.00
7217 - Street Light Repairs	-	83.33	83.33	1,092.65	749.97	(342.68)	1,000.00
7220 - Trash Collection	2,863.24	2,750.00	(113.24)	25,120.46	24,750.00	(370.46)	33,000.00
7225 - Pest Control	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
7245 - Water, Sewer & Gas	9,063.80	5,250.00	(3,813.80)	52,904.10	47,250.00	(5,654.10)	63,000.00
Total Utilities	12,472.13	8,725.00	(3,747.13)	83,536.92	78,525.00	(5,011.92)	104,700.00
Landscaping							
7300 - Lawn Maintenance	5,000.00	5,150.00	150.00	45,000.00	46,350.00	1,350.00	61,800.00
7330 - Other Grounds	-	833.33	833.33	4,848.25	7,499.97	2,651.72	10,000.00
7345 - Gutter Cleaning	-	-	-	-	-	-	4,000.00
7360 - Landscape Improvements	-	416.67	416.67	844.97	3,750.03	2,905.06	5,000.00
7370 - Tree Removal	-	416.67	416.67	6,200.00	3,750.03	(2,449.97)	5,000.00
7380 - Irrigation System Maint	-	350.00	350.00	4,790.00	2,550.00	(2,240.00)	3,000.00
7410 - Snow Removal	-	-	-	19,531.71	5,000.00	(14,531.71)	5,000.00
Total Landscaping	5,000.00	7,166.67	2,166.67	81,214.93	68,900.03	(12,314.90)	93,800.00
Reserves							
7840 - Operating Contingency	-	167.00	167.00	-	1,503.00	1,503.00	2,000.00
7850 - Debt Service	2,857.68	2,858.00	.32	25,719.12	25,722.00	2.88	34,300.00
8025 - Reserve-Replacement	11,333.33	11,333.33	-	101,999.97	101,999.97	-	136,000.00
8026 - Reserve-Lodge	2,916.67	2,916.67	-	26,250.03	26,250.03	-	35,000.00
Total Reserves	17,107.68	17,275.00	167.32	153,969.12	155,475.00	1,505.88	207,300.00
Total Expense	53,244.06	50,176.08	(3,067.98)	523,889.13	498,059.72	(25,829.41)	657,261.00
Operating Net Total	1,533.57	4,595.66	(3,062.09)	(30,061.57)	(5,114.06)	(24,947.51)	-
Net Total	1,533.57	4,595.66	(3,062.09)	(30,061.57)	(5,114.06)	(24,947.51)	-