

Summerhill at Stony Point Unit Owners Association, Inc.

Balance Sheet as of 10/31/2025

Assets	Operating	Reserve	Total
Cash Assets			
1000 - NCB Operating (2681)	\$41,210.38		\$41,210.38
1003 - Petty Cash	\$200.00		\$200.00
1015 - Raymond James Account-Operating	\$104,091.34		\$104,091.34
1051 - NCB Money Market (2699)		\$146,849.35	\$146,849.35
1108 - United Bank Res MM (9899)		\$15,183.56	\$15,183.56
1118 - Raymond James Account-Lodge Reserve		\$117,463.45	\$117,463.45
1123 - NCB Reserve Lodge MM (4875)		\$15,342.59	\$15,342.59
1134 - Raymond James Account-Replacement Reserve		\$630,027.44	\$630,027.44
Total Cash Assets	\$145,501.72	\$924,866.39	\$1,070,368.11
Accounts Receivable			
1200 - Accounts Receivable	\$5,574.36		\$5,574.36
Total Accounts Receivable	\$5,574.36		\$5,574.36
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	\$252,255.67	\$924,866.39	\$1,177,122.06

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Balance Sheet as of 10/31/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2050 - Prepaid Assessments	\$14,243.77		\$14,243.77
2056 - 1st Citizens Bank Loan		\$166,503.60	\$166,503.60
Total Liabilities	\$14,243.77	\$166,503.60	\$180,747.37
Equity			
3406 - Replacement Reserve Fund		\$599,971.20	\$599,971.20
3422 - Lodge Reserve		\$130,520.33	\$130,520.33
3423 - Raymond James Lodge Reserve Interest- Current Year		\$6,061.36	\$6,061.36
3490 - Reserve Interest Earned- Current Year		\$985.71	\$985.71
3491 - Current Year Loan Interest		(\$6,043.58)	(\$6,043.58)
3493 - Reserve Lodge Interest-Current Year		\$121.10	\$121.10
3494 - Raymond James Interest Earned-CY		\$26,746.67	\$26,746.67
3510 - Initial Capital	\$42,329.00		\$42,329.00
3512 - Raymond James Interest Earned-Op CY	\$6,124.22		\$6,124.22
3519 - Operating Interest-Current Year	\$18.89		\$18.89
3900 - Retained Earnings	\$219,227.98		\$219,227.98
3999 - Net Income	(\$29,688.19)		(\$29,688.19)
Total Equity	\$238,011.90	\$758,362.79	\$996,374.69
Total Liabilities / Equity	\$252,255.67	\$924,866.39	\$1,177,122.06

Summerhill at Stony Point Unit Owners Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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)	405,232.47	405,237.50	(5.03)	486,285.00
5023 - Condo Repair Income	151.90	83.33	68.57	1,138.99	833.30	305.69	1,000.00
5035 - Returned Check Fee	-	-	-	65.00	-	65.00	-
5040 - Late Fees	76.71	-	76.71	974.06	-	974.06	-
5045 - Assessment-Eq Shared	13,748.24	13,748.00	.24	137,482.28	137,480.00	2.28	164,976.00
5071 - Meal & Event Income	-	333.33	(333.33)	2,247.00	3,333.30	(1,086.30)	4,000.00
5090 - Miscellaneous Income	-	83.33	(83.33)	95.00	833.30	(738.30)	1,000.00
5095 - Collection Fees	25.00	-	25.00	1,142.83	-	1,142.83	-
Total Income	54,525.07	54,771.74	(246.67)	548,377.63	547,717.40	660.23	657,261.00
Total Income	54,525.07	54,771.74	(246.67)	548,377.63	547,717.40	660.23	657,261.00

Operating Expense

Admin & Insurance

6003 - Facility Staff	7,458.80	6,800.00	(658.80)	68,514.39	68,000.00	(514.39)	81,600.00
6005 - Payroll Taxes	568.57	625.00	56.43	5,375.90	6,250.00	874.10	7,500.00
6010 - Audit & Tax Prep.	-	5,200.00	5,200.00	-	5,200.00	5,200.00	5,200.00
6020 - Management & Accounting	3,567.54	3,567.58	.04	35,675.40	35,675.80	.40	42,811.00
6025 - Payroll Service Fee	72.48	150.00	77.52	1,357.19	1,500.00	142.81	1,800.00
6030 - Insurance	-	-	-	42,854.00	42,000.00	(854.00)	42,000.00
6040 - Legal & Professional	198.00	500.00	302.00	9,554.52	5,000.00	(4,554.52)	6,000.00
6050 - Printing & Reproduction	13.50	63.00	49.50	902.46	630.00	(272.46)	750.00
6060 - Postage/Mailing	37.02	29.17	(7.85)	750.91	291.70	(459.21)	350.00
6095 - Clubhouse Supplies	167.56	133.33	(34.23)	1,412.32	1,333.30	(79.02)	1,600.00
6130 - Delinquent Collection Fees	87.00	-	(87.00)	394.00	-	(394.00)	-
6150 - Misc. Administration	-	-	-	215.95	-	(215.95)	-
6160 - Bank Charges	-	-	-	70.00	-	(70.00)	-
6190 - Licenses & Fees	-	75.00	75.00	-	150.00	150.00	150.00
6200 - Clubhouse Cleaning	675.00	750.00	75.00	6,900.00	7,500.00	600.00	9,000.00
6205 - Clubhouse Cable/Internet/Phone	239.22	250.00	10.78	3,087.72	2,500.00	(587.72)	3,000.00
6210 - Clubhouse Maintenance	630.60	416.67	(213.93)	8,651.77	4,166.70	(4,485.07)	5,000.00
6216 - Clubhouse Expense	63.17	83.33	20.16	1,311.22	833.30	(477.92)	1,000.00
6220 - Social Committee	213.22	333.00	119.78	1,595.10	3,330.00	1,734.90	4,000.00
6221 - Social Meals & Events	-	333.33	333.33	2,814.25	3,333.30	519.05	4,000.00
6223 - Website	-	42.00	42.00	-	420.00	420.00	500.00
Total Admin & Insurance	13,991.68	19,351.41	5,359.73	191,437.10	188,114.10	(3,323.00)	216,261.00

Maintenance & Repair

7005 - Maintenance Supplies	658.19	500.00	(158.19)	3,651.81	5,000.00	1,348.19	6,000.00
7007 - Building Repairs	1,473.50	83.33	(1,390.17)	1,918.50	833.30	(1,085.20)	1,000.00
7047 - Termite Bond	-	-	-	-	-	-	2,200.00
7050 - Roof Repair	1,885.00	750.00	(1,135.00)	9,725.00	7,500.00	(2,225.00)	9,000.00

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Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7085 - Repairs Exterior	204.28	1,416.67	1,212.39	16,673.40	14,166.70	(2,506.70)	17,000.00
Total Maintenance & Repair	4,220.97	2,750.00	(1,470.97)	31,968.71	27,500.00	(4,468.71)	35,200.00
Utilities							
7200 - Electricity	446.05	516.67	70.62	4,865.76	5,166.70	300.94	6,200.00
7217 - Street Light Repairs	320.00	83.33	(236.67)	1,412.65	833.30	(579.35)	1,000.00
7220 - Trash Collection	2,862.39	2,750.00	(112.39)	27,982.85	27,500.00	(482.85)	33,000.00
7225 - Pest Control	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
7245 - Water, Sewer & Gas	9,707.92	5,250.00	(4,457.92)	62,612.02	52,500.00	(10,112.02)	63,000.00
Total Utilities	13,336.36	8,725.00	(4,611.36)	96,873.28	87,250.00	(9,623.28)	104,700.00
Landscaping							
7300 - Lawn Maintenance	5,000.00	5,150.00	150.00	50,000.00	51,500.00	1,500.00	61,800.00
7330 - Other Grounds	-	833.33	833.33	4,848.25	8,333.30	3,485.05	10,000.00
7345 - Gutter Cleaning	-	-	-	-	-	-	4,000.00
7360 - Landscape Improvements	-	416.67	416.67	844.97	4,166.70	3,321.73	5,000.00
7370 - Tree Removal	-	416.67	416.67	6,200.00	4,166.70	(2,033.30)	5,000.00
7380 - Irrigation System Maint	495.00	450.00	(45.00)	5,285.00	3,000.00	(2,285.00)	3,000.00
7410 - Snow Removal	-	-	-	19,531.71	5,000.00	(14,531.71)	5,000.00
Total Landscaping	5,495.00	7,266.67	1,771.67	86,709.93	76,166.70	(10,543.23)	93,800.00
Reserves							
7840 - Operating Contingency	-	167.00	167.00	-	1,670.00	1,670.00	2,000.00
7850 - Debt Service	2,857.68	2,858.00	.32	28,576.80	28,580.00	3.20	34,300.00
8025 - Reserve-Replacement	11,333.33	11,333.33	-	113,333.30	113,333.30	-	136,000.00
8026 - Reserve-Lodge	2,916.67	2,916.67	-	29,166.70	29,166.70	-	35,000.00
Total Reserves	17,107.68	17,275.00	167.32	171,076.80	172,750.00	1,673.20	207,300.00
Total Expense	54,151.69	55,368.08	1,216.39	578,065.82	551,780.80	(26,285.02)	657,261.00
Operating Net Total	373.38	(596.34)	969.72	(29,688.19)	(4,063.40)	(25,624.79)	-
Net Total	373.38	(596.34)	969.72	(29,688.19)	(4,063.40)	(25,624.79)	-