

Summerhill at Stony Point Unit Owners Association, Inc.

Balance Sheet as of 11/30/2025

Assets	Operating	Reserve	Total
Cash Assets			
1000 - NCB Operating (2681)	\$43,101.87		\$43,101.87
1003 - Petty Cash	\$200.00		\$200.00
1015 - Raymond James Account-Operating	\$104,167.07		\$104,167.07
1051 - NCB Money Market (2699)		\$150,559.09	\$150,559.09
1108 - United Bank Res MM (9899)		\$15,191.94	\$15,191.94
1118 - Raymond James Account-Lodge Reserve		\$117,519.69	\$117,519.69
1123 - NCB Reserve Lodge MM (4875)		\$18,271.53	\$18,271.53
1134 - Raymond James Account-Replacement Reserve		\$631,187.90	\$631,187.90
Total Cash Assets	\$147,468.94	\$932,730.15	\$1,080,199.09
Accounts Receivable			
1200 - Accounts Receivable	\$5,036.91		\$5,036.91
Total Accounts Receivable	\$5,036.91		\$5,036.91
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	\$253,685.44	\$932,730.15	\$1,186,415.59

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Balance Sheet as of 11/30/2025

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2050 - Prepaid Assessments	\$12,313.08		\$12,313.08
2056 - 1st Citizens Bank Loan		\$164,219.44	\$164,219.44
Total Liabilities	\$12,313.08	\$164,219.44	\$176,532.52
Equity			
3406 - Replacement Reserve Fund		\$606,395.99	\$606,395.99
3422 - Lodge Reserve		\$133,437.00	\$133,437.00
3423 - Raymond James Lodge Reserve Interest- Current Year		\$6,117.60	\$6,117.60
3490 - Reserve Interest Earned- Current Year		\$1,136.72	\$1,136.72
3491 - Current Year Loan Interest		(\$6,617.10)	(\$6,617.10)
3493 - Reserve Lodge Interest-Current Year		\$133.37	\$133.37
3494 - Raymond James Interest Earned-CY		\$27,907.13	\$27,907.13
3510 - Initial Capital	\$42,329.00		\$42,329.00
3512 - Raymond James Interest Earned-Op CY	\$6,199.95		\$6,199.95
3519 - Operating Interest-Current Year	\$18.89		\$18.89
3900 - Retained Earnings	\$219,227.98		\$219,227.98
3999 - Net Income	(\$26,403.46)		(\$26,403.46)
Total Equity	\$241,372.36	\$768,510.71	\$1,009,883.07
Total Liabilities / Equity	\$253,685.44	\$932,730.15	\$1,186,415.59

Summerhill at Stony Point Unit Owners Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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)	445,755.69	445,761.25	(5.56)	486,285.00
5023 - Condo Repair Income	128.94	83.33	45.61	1,267.93	916.63	351.30	1,000.00
5035 - Returned Check Fee	-	-	-	65.00	-	65.00	-
5040 - Late Fees	40.44	-	40.44	1,014.50	-	1,014.50	-
5045 - Assessment-Eq Shared	13,748.24	13,748.00	.24	151,230.52	151,228.00	2.52	164,976.00
5071 - Meal & Event Income	-	333.33	(333.33)	2,247.00	3,666.63	(1,419.63)	4,000.00
5090 - Miscellaneous Income	-	83.33	(83.33)	95.00	916.63	(821.63)	1,000.00
5095 - Collection Fees	17.24	-	17.24	1,160.07	-	1,160.07	-
Total Income	54,458.08	54,771.74	(313.66)	602,835.71	602,489.14	346.57	657,261.00
Total Income	54,458.08	54,771.74	(313.66)	602,835.71	602,489.14	346.57	657,261.00

Operating Expense

Admin & Insurance

6003 - Facility Staff	5,881.05	6,800.00	918.95	74,395.44	74,800.00	404.56	81,600.00
6005 - Payroll Taxes	447.29	625.00	177.71	5,823.19	6,875.00	1,051.81	7,500.00
6010 - Audit & Tax Prep.	-	-	-	-	5,200.00	5,200.00	5,200.00
6020 - Management & Accounting	3,567.54	3,567.58	.04	39,242.94	39,243.38	.44	42,811.00
6025 - Payroll Service Fee	144.96	150.00	5.04	1,502.15	1,650.00	147.85	1,800.00
6030 - Insurance	-	-	-	42,854.00	42,000.00	(854.00)	42,000.00
6040 - Legal & Professional	-	500.00	500.00	9,554.52	5,500.00	(4,054.52)	6,000.00
6050 - Printing & Reproduction	21.90	63.00	41.10	924.36	693.00	(231.36)	750.00
6060 - Postage/Mailing	24.29	29.17	4.88	775.20	320.87	(454.33)	350.00
6095 - Clubhouse Supplies	618.53	133.33	(485.20)	2,030.85	1,466.63	(564.22)	1,600.00
6130 - Delinquent Collection Fees	307.01	-	(307.01)	701.01	-	(701.01)	-
6150 - Misc. Administration	-	-	-	215.95	-	(215.95)	-
6160 - Bank Charges	-	-	-	70.00	-	(70.00)	-
6190 - Licenses & Fees	50.00	-	(50.00)	50.00	150.00	100.00	150.00
6200 - Clubhouse Cleaning	675.00	750.00	75.00	7,575.00	8,250.00	675.00	9,000.00
6205 - Clubhouse Cable/Internet/Phone	239.41	250.00	10.59	3,327.13	2,750.00	(577.13)	3,000.00
6210 - Clubhouse Maintenance	-	416.67	416.67	8,651.77	4,583.37	(4,068.40)	5,000.00
6216 - Clubhouse Expense	199.22	83.33	(115.89)	1,510.44	916.63	(593.81)	1,000.00
6220 - Social Committee	257.26	333.00	75.74	1,852.36	3,663.00	1,810.64	4,000.00
6221 - Social Meals & Events	395.00	333.33	(61.67)	3,209.25	3,666.63	457.38	4,000.00
6223 - Website	-	42.00	42.00	-	462.00	462.00	500.00
Total Admin & Insurance	12,828.46	14,076.41	1,247.95	204,265.56	202,190.51	(2,075.05)	216,261.00

Maintenance & Repair

7005 - Maintenance Supplies	400.03	500.00	99.97	4,051.84	5,500.00	1,448.16	6,000.00
7007 - Building Repairs	-	83.33	83.33	1,918.50	916.63	(1,001.87)	1,000.00
7047 - Termite Bond	2,200.00	2,200.00	-	2,200.00	2,200.00	-	2,200.00
7050 - Roof Repair	-	750.00	750.00	9,725.00	8,250.00	(1,475.00)	9,000.00

Summerhill at Stony Point Unit Owners Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7085 - Repairs Exterior	249.89	1,416.67	1,166.78	16,923.29	15,583.37	(1,339.92)	17,000.00
Total Maintenance & Repair	2,849.92	4,950.00	2,100.08	34,818.63	32,450.00	(2,368.63)	35,200.00
Utilities							
7200 - Electricity	457.81	516.67	58.86	5,323.57	5,683.37	359.80	6,200.00
7217 - Street Light Repairs	1,358.75	83.33	(1,275.42)	2,771.40	916.63	(1,854.77)	1,000.00
7220 - Trash Collection	2,898.61	2,750.00	(148.61)	30,881.46	30,250.00	(631.46)	33,000.00
7225 - Pest Control	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
7245 - Water, Sewer & Gas	5,972.12	5,250.00	(722.12)	68,584.14	57,750.00	(10,834.14)	63,000.00
Total Utilities	10,687.29	8,725.00	(1,962.29)	107,560.57	95,975.00	(11,585.57)	104,700.00
Landscaping							
7300 - Lawn Maintenance	5,000.00	5,150.00	150.00	55,000.00	56,650.00	1,650.00	61,800.00
7330 - Other Grounds	-	833.33	833.33	4,848.25	9,166.63	4,318.38	10,000.00
7345 - Gutter Cleaning	-	-	-	-	-	-	4,000.00
7360 - Landscape Improvements	2,250.00	416.67	(1,833.33)	3,094.97	4,583.37	1,488.40	5,000.00
7370 - Tree Removal	-	416.67	416.67	6,200.00	4,583.37	(1,616.63)	5,000.00
7380 - Irrigation System Maint	450.00	-	(450.00)	5,735.00	3,000.00	(2,735.00)	3,000.00
7410 - Snow Removal	-	-	-	19,531.71	5,000.00	(14,531.71)	5,000.00
Total Landscaping	7,700.00	6,816.67	(883.33)	94,409.93	82,983.37	(11,426.56)	93,800.00
Reserves							
7840 - Operating Contingency	-	167.00	167.00	-	1,837.00	1,837.00	2,000.00
7850 - Debt Service	2,857.68	2,858.00	.32	31,434.48	31,438.00	3.52	34,300.00
8025 - Reserve-Replacement	11,333.33	11,333.33	-	124,666.63	124,666.63	-	136,000.00
8026 - Reserve-Lodge	2,916.67	2,916.67	-	32,083.37	32,083.37	-	35,000.00
Total Reserves	17,107.68	17,275.00	167.32	188,184.48	190,025.00	1,840.52	207,300.00
Total Expense	51,173.35	51,843.08	669.73	629,239.17	603,623.88	(25,615.29)	657,261.00
Operating Net Total	3,284.73	2,928.66	356.07	(26,403.46)	(1,134.74)	(25,268.72)	-
Net Total	3,284.73	2,928.66	356.07	(26,403.46)	(1,134.74)	(25,268.72)	-