

Summerhill at Stony Point Unit Owners Association, Inc.

Balance Sheet as of 3/31/2026

Assets	Operating	Reserve	Total
Cash Assets			
1000 - NCB Operating (2681)	\$41,428.40		\$41,428.40
1015 - Raymond James Account-Operating	\$105,220.40		\$105,220.40
1051 - NCB Money Market (2699)		\$135,113.73	\$135,113.73
1108 - United Bank Res MM (9899)		\$15,224.43	\$15,224.43
1118 - Raymond James Account-Lodge Reserve		\$119,864.80	\$119,864.80
1123 - NCB Reserve Lodge MM (4875)		\$27,319.31	\$27,319.31
1134 - Raymond James Account-Replacement Reserve		\$635,896.65	\$635,896.65
Total Cash Assets	\$146,648.80	\$933,418.92	\$1,080,067.72
Accounts Receivable			
1200 - Accounts Receivable	\$21,484.49		\$21,484.49
Total Accounts Receivable	\$21,484.49		\$21,484.49
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	\$269,312.88	\$933,418.92	\$1,202,731.80

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Balance Sheet as of 3/31/2026

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
2050 - Prepaid Assessments	\$15,837.17		\$15,837.17
2056 - 1st Citizens Bank Loan		\$154,932.32	\$154,932.32
Total Liabilities	\$15,837.17	\$154,932.32	\$170,769.49
Equity			
3406 - Replacement Reserve Fund		\$631,111.73	\$631,111.73
3422 - Lodge Reserve		\$142,424.17	\$142,424.17
3423 - Raymond James Lodge Reserve Interest- Current Year		\$2,289.60	\$2,289.60
3490 - Reserve Interest Earned- Current Year		\$354.91	\$354.91
3491 - Current Year Loan Interest		(\$1,596.21)	(\$1,596.21)
3493 - Reserve Lodge Interest-Current Year		\$47.89	\$47.89
3494 - Raymond James Interest Earned-CY		\$3,854.51	\$3,854.51
3510 - Initial Capital	\$42,329.00		\$42,329.00
3512 - Raymond James Interest Earned-Op CY	\$1,040.14		\$1,040.14
3900 - Retained Earnings	\$192,966.59		\$192,966.59
3999 - Net Income	\$17,139.98		\$17,139.98
Total Equity	\$253,475.71	\$778,486.60	\$1,031,962.31
Total Liabilities / Equity	\$269,312.88	\$933,418.92	\$1,202,731.80

Summerhill at Stony Point Unit Owners Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Assessments	43,506.55	43,506.67	(.12)	130,519.65	130,520.01	(.36)	522,080.00
5023 - Condo Repair Income	201.18	83.33	117.85	531.78	249.99	281.79	1,000.00
5040 - Late Fees	43.42	-	43.42	234.04	-	234.04	-
5045 - Assessment-Eq Shared	12,257.52	12,257.50	.02	36,772.56	36,772.50	.06	147,090.00
5071 - Meal & Event Income	391.00	333.33	57.67	1,014.00	999.99	14.01	4,000.00
5090 - Miscellaneous Income	-	83.33	(83.33)	231.00	249.99	(18.99)	1,000.00
5095 - Collection Fees	1,992.61	-	1,992.61	2,192.84	-	2,192.84	-
Total Income	58,392.28	56,264.16	2,128.12	171,495.87	168,792.48	2,703.39	675,170.00
Total Income	58,392.28	56,264.16	2,128.12	171,495.87	168,792.48	2,703.39	675,170.00

Operating Expense

Admin & Insurance

6003 - Facility Staff	6,770.25	7,250.00	479.75	20,541.21	21,750.00	1,208.79	87,000.00
6005 - Payroll Taxes	546.43	650.00	103.57	1,688.62	1,950.00	261.38	7,800.00
6010 - Audit & Tax Prep.	-	-	-	-	-	-	6,000.00
6020 - Management & Accounting	3,710.00	3,710.00	-	11,130.00	11,130.00	-	44,520.00
6025 - Payroll Service Fee	217.44	158.33	(59.11)	565.09	474.99	(90.10)	1,900.00
6030 - Insurance	-	-	-	-	-	-	46,000.00
6040 - Legal & Professional	200.00	416.67	216.67	369.00	1,250.01	881.01	5,000.00
6050 - Printing & Reproduction	34.70	63.00	28.30	105.35	189.00	83.65	750.00
6060 - Postage/Mailing	50.64	33.33	(17.31)	140.99	99.99	(41.00)	400.00
6130 - Delinquent Collection Fees	153.51	-	(153.51)	712.04	-	(712.04)	-
6150 - Misc. Administration	1,035.00	41.67	(993.33)	1,035.00	125.01	(909.99)	500.00
6160 - Bank Charges	(50.00)	-	50.00	(50.00)	-	50.00	-
6190 - Licenses & Fees	25.00	25.00	-	25.00	25.00	-	100.00
6200 - Clubhouse Cleaning	600.00	750.00	150.00	1,875.00	2,250.00	375.00	9,000.00
6205 - Clubhouse Cable/Internet/Phone	240.26	333.33	93.07	1,257.69	999.99	(257.70)	4,000.00
6210 - Clubhouse Maintenance	1,820.00	750.00	(1,070.00)	2,149.40	2,250.00	100.60	9,000.00
6216 - Clubhouse Expense	409.37	266.67	(142.70)	920.71	800.01	(120.70)	3,200.00
6220 - Social Committee	148.17	333.00	184.83	293.90	999.00	705.10	4,000.00
6221 - Social Meals & Events	-	333.33	333.33	405.93	999.99	594.06	4,000.00
6223 - Website	-	42.00	42.00	19.00	126.00	107.00	500.00
Total Admin & Insurance	15,910.77	15,156.33	(754.44)	43,183.93	45,418.99	2,235.06	233,670.00

Maintenance & Repair

7005 - Maintenance Supplies	262.72	416.67	153.95	660.79	1,250.01	589.22	5,000.00
7007 - Building Repairs	-	83.33	83.33	-	249.99	249.99	1,000.00
7047 - Termite Bond	-	-	-	-	-	-	2,400.00
7050 - Roof Repair	1,422.50	833.33	(589.17)	1,422.50	2,499.99	1,077.49	10,000.00
7085 - Repairs Exterior	721.17	1,833.33	1,112.16	2,871.17	5,499.99	2,628.82	22,000.00
Total Maintenance & Repair	2,406.39	3,166.66	760.27	4,954.46	9,499.98	4,545.52	40,400.00

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Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Utilities							
7200 - Electricity	556.34	500.00	(56.34)	1,750.41	1,500.00	(250.41)	6,000.00
7217 - Street Light Repairs	-	83.33	83.33	-	249.99	249.99	1,000.00
7220 - Trash Collection	3,226.74	2,333.33	(893.41)	8,199.12	6,999.99	(1,199.13)	28,000.00
7245 - Water, Sewer & Gas	5,476.54	6,000.00	523.46	15,714.54	18,000.00	2,285.46	72,000.00
Total Utilities	9,259.62	8,916.66	(342.96)	25,664.07	26,749.98	1,085.91	107,000.00
Landscaping							
7300 - Lawn Maintenance	5,000.00	5,150.00	150.00	15,000.00	15,450.00	450.00	61,800.00
7330 - Other Grounds	(1,880.00)	666.67	2,546.67	-	2,000.01	2,000.01	8,000.00
7360 - Landscape Improvements	1,880.00	166.67	(1,713.33)	1,880.00	500.01	(1,379.99)	2,000.00
7370 - Tree Removal	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
7380 - Irrigation System Maint	430.00	-	(430.00)	430.00	-	(430.00)	5,000.00
7410 - Snow Removal	-	1,000.00	1,000.00	11,670.40	5,000.00	(6,670.40)	5,000.00
Total Landscaping	5,430.00	7,483.34	2,053.34	28,980.40	24,450.02	(4,530.38)	87,800.00
Reserves							
7850 - Debt Service	2,857.68	2,858.00	.32	8,573.04	8,574.00	.96	34,300.00
8025 - Reserve-Replacement	11,333.33	11,333.33	-	33,999.99	33,999.99	-	136,000.00
8026 - Reserve-Lodge	3,000.00	3,000.00	-	9,000.00	9,000.00	-	36,000.00
Total Reserves	17,191.01	17,191.33	.32	51,573.03	51,573.99	.96	206,300.00
Total Expense	50,197.79	51,914.32	1,716.53	154,355.89	157,692.96	3,337.07	675,170.00
Operating Net Total	8,194.49	4,349.84	3,844.65	17,139.98	11,099.52	6,040.46	-
Net Total	8,194.49	4,349.84	3,844.65	17,139.98	11,099.52	6,040.46	-