

Financial Statements

For

**Villas at Northville Hills  
Condominium Association**

Northville, MI

December 31, 2015

Fiscal Year  
Beginning

January 1, 2015



**Associa®**  
**Kramer-Triad Management Group, L.L.C.**

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**Balance Sheet Report**  
**Villas at Northville Hills**

As of December 31, 2015

	<u>Balance Dec 31, 2015</u>	<u>Balance Nov 30, 2015</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1010 - MOB - Operating Checking 9661	66,816.95	63,226.34	3,590.61
1110 - MOB - Debit Card 1547	500.00	500.00	0.00
<b>Total Operating Funds</b>	<b>67,316.95</b>	<b>63,726.34</b>	<b>3,590.61</b>
<b>Reserve Funds</b>			
1315 - PPB - Reserve 0039	185,828.64	185,773.42	55.22
1320 - Flagstar Savings	252,479.24	251,825.54	653.70
1345 - University Bank - Reserve 9552	232,488.37	222,488.37	10,000.00
<b>Total Reserve Funds</b>	<b>670,796.25</b>	<b>660,087.33</b>	<b>10,708.92</b>
<b>Accounts Receivable</b>			
1510 - Accounts Receivable	6,845.00	8,070.00	(1,225.00)
1530 - Allowance for Doubtful accounts	(11,330.00)	(11,330.00)	0.00
<b>Total Accounts Receivable</b>	<b>(4,485.00)</b>	<b>(3,260.00)</b>	<b>(1,225.00)</b>
<b>Total Assets</b>	<b>733,628.20</b>	<b>720,553.67</b>	<b>13,074.53</b>
<b><u>Liabilities</u></b>			
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	75,851.40	9,633.40	66,218.00
<b>Total Prepaid Assessments</b>	<b>75,851.40</b>	<b>9,633.40</b>	<b>66,218.00</b>
<b>Total Liabilities</b>	<b>75,851.40</b>	<b>9,633.40</b>	<b>66,218.00</b>

**Balance Sheet Report  
Villas at Northville Hills**

As of December 31, 2015

	<u>Balance Dec 31, 2015</u>	<u>Balance Nov 30, 2015</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity - Prior Years</b>			
3000 - Owners Equity - Prior Years	559,473.11	559,473.11	0.00
<b>Total Owners Equity - Prior Years</b>	<u>559,473.11</u>	<u>559,473.11</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>559,473.11</u>	<u>559,473.11</u>	<u>0.00</u>
<b>Net Income / (Loss)</b>	<u>98,303.69</u>	<u>151,447.16</u>	<u>(53,143.47)</u>
<b>Total Liabilities and Equity</b>	<u><u>733,628.20</u></u>	<u><u>720,553.67</u></u>	<u><u>13,074.53</u></u>

**Income Statement Report  
Villas at Northville Hills  
Operating**

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	0.00	0.00	0.00	828,000.00	828,000.00	0.00	828,000.00	0.00
<b>Total Assessment Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>828,000.00</b>	<b>828,000.00</b>	<b>0.00</b>	<b>828,000.00</b>	<b>0.00</b>
<b>Rental Income</b>								
4400 - Room Rental Fees	0.00	8.00	(8.00)	100.00	100.00	0.00	100.00	0.00
<b>Total Rental Income</b>	<b>0.00</b>	<b>8.00</b>	<b>(8.00)</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>	<b>0.00</b>
<b>Collections Income</b>								
4705 - NSF Service Fees	0.00	0.00	0.00	175.00	0.00	175.00	0.00	(175.00)
4710 - Late Fees & Interest	150.00	183.00	(33.00)	3,050.00	2,200.00	850.00	2,200.00	(850.00)
4720 - Legal Reimbursements	72.00	300.00	(228.00)	4,467.99	3,600.00	867.99	3,600.00	(867.99)
<b>Total Collections Income</b>	<b>222.00</b>	<b>483.00</b>	<b>(261.00)</b>	<b>7,692.99</b>	<b>5,800.00</b>	<b>1,892.99</b>	<b>5,800.00</b>	<b>(1,892.99)</b>
<b>Other Income</b>								
4810 - Compliance Fines	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>300.00</b>	<b>0.00</b>	<b>300.00</b>	<b>0.00</b>	<b>(300.00)</b>
<b>Total Operating Income</b>	<b>222.00</b>	<b>491.00</b>	<b>(269.00)</b>	<b>836,092.99</b>	<b>833,900.00</b>	<b>2,192.99</b>	<b>833,900.00</b>	<b>(2,192.99)</b>
<b>Expense</b>								
<b>Administrative</b>								
5010 - Bad Debt	0.00	0.00	0.00	1,010.00	0.00	1,010.00	0.00	(1,010.00)
5015 - Bank Charges	0.00	1.00	(1.00)	0.00	12.00	(12.00)	12.00	12.00
5090 - Office Supplies	176.51	54.00	122.51	705.54	650.00	55.54	650.00	(55.54)
5115 - Web Site Maintenance	800.00	104.00	696.00	1,241.60	1,250.00	(8.40)	1,250.00	8.40
5195 - Other Administrative Services	614.72	183.00	431.72	2,566.46	2,200.00	366.46	2,200.00	(366.46)
<b>Total Administrative</b>	<b>1,591.23</b>	<b>342.00</b>	<b>1,249.23</b>	<b>5,523.60</b>	<b>4,112.00</b>	<b>1,411.60</b>	<b>4,112.00</b>	<b>(1,411.60)</b>
<b>Communications</b>								
5200 - Meeting & Social	0.00	75.00	(75.00)	183.17	900.00	(716.83)	900.00	716.83
5210 - Printing & Copying	1,144.07	175.00	969.07	3,071.59	2,100.00	971.59	2,100.00	(971.59)

**Income Statement Report  
Villas at Northville Hills  
Operating**

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Communications</b>								
5215 - Postage	424.51	123.00	301.51	1,296.03	1,475.00	(178.97)	1,475.00	178.97
<b>Total Communications</b>	<b>1,568.58</b>	<b>373.00</b>	<b>1,195.58</b>	<b>4,550.79</b>	<b>4,475.00</b>	<b>75.79</b>	<b>4,475.00</b>	<b>(75.79)</b>
<b>Payroll &amp; Benefits</b>								
5390 - Workers Compensation	0.00	0.00	0.00	200.00	200.00	0.00	200.00	0.00
<b>Total Payroll &amp; Benefits</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	<b>200.00</b>	<b>0.00</b>	<b>200.00</b>	<b>0.00</b>
<b>Insurance</b>								
5460 - Property Insurance Premiums	0.00	4,604.00	(4,604.00)	60,221.83	55,250.00	4,971.83	55,250.00	(4,971.83)
<b>Total Insurance</b>	<b>0.00</b>	<b>4,604.00</b>	<b>(4,604.00)</b>	<b>60,221.83</b>	<b>55,250.00</b>	<b>4,971.83</b>	<b>55,250.00</b>	<b>(4,971.83)</b>
<b>Utilities</b>								
6000 - Electric Service	284.23	470.00	(185.77)	4,471.83	5,644.00	(1,172.17)	5,644.00	1,172.17
6005 - Gas Service	97.62	211.00	(113.38)	1,545.69	2,530.00	(984.31)	2,530.00	984.31
6025 - Water Service - Irrigation	0.00	2,437.00	(2,437.00)	40,467.71	29,251.00	11,216.71	29,251.00	(11,216.71)
6030 - Water & Sewer Service	0.00	0.00	0.00	112,834.38	85,655.77	27,178.61	85,655.77	(27,178.61)
6050 - Telephone Service	254.15	233.00	21.15	3,025.09	2,796.00	229.09	2,796.00	(229.09)
<b>Total Utilities</b>	<b>636.00</b>	<b>3,351.00</b>	<b>(2,715.00)</b>	<b>162,344.70</b>	<b>125,876.77</b>	<b>36,467.93</b>	<b>125,876.77</b>	<b>(36,467.93)</b>
<b>Landscaping</b>								
6100 - Lawn Contract	8,625.00	0.00	8,625.00	44,850.00	45,000.00	(150.00)	45,000.00	150.00
6110 - Spring Clean Up	0.00	0.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00
6115 - Lawn Aeration & Restoration	0.00	0.00	0.00	1,235.00	3,000.00	(1,765.00)	3,000.00	1,765.00
6120 - Holiday Decor/Lighting	0.00	0.00	0.00	1,600.00	1,600.00	0.00	1,600.00	0.00
6125 - Chemical/Fertilizations Lawn	0.00	0.00	0.00	11,395.44	14,600.00	(3,204.56)	14,600.00	3,204.56
6130 - Planting Repair	600.00	0.00	600.00	28,307.97	12,000.00	16,307.97	12,000.00	(16,307.97)
6135 - Fall Clean Up	5,634.00	0.00	5,634.00	5,634.00	5,600.00	34.00	5,600.00	(34.00)
6140 - Edging/Weeding	0.00	0.00	0.00	14,320.00	18,280.00	(3,960.00)	18,280.00	3,960.00
6145 - Mulch	0.00	0.00	0.00	20,160.00	31,500.00	(11,340.00)	31,500.00	11,340.00
6155 - Flowers & Beautification	0.00	0.00	0.00	10,520.90	15,625.00	(5,104.10)	15,625.00	5,104.10

**Income Statement Report  
Villas at Northville Hills  
Operating**

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Landscaping</b>								
6160 - Shrub/Tree Trimming	0.00	0.00	0.00	17,115.00	18,600.00	(1,485.00)	18,600.00	1,485.00
6165 - Tree & Shrub Maintenance	0.00	710.00	(710.00)	5,461.08	8,522.00	(3,060.92)	8,522.00	3,060.92
6199 - Landscape Other	0.00	250.00	(250.00)	3,565.00	3,000.00	565.00	3,000.00	(565.00)
<b>Total Landscaping</b>	<b>14,859.00</b>	<b>960.00</b>	<b>13,899.00</b>	<b>166,164.39</b>	<b>179,327.00</b>	<b>(13,162.61)</b>	<b>179,327.00</b>	<b>13,162.61</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	12,386.27	16,000.00	(3,613.73)	16,000.00	3,613.73
6299 - Storm Water	0.00	0.00	0.00	5,448.49	5,500.00	(51.51)	5,500.00	51.51
<b>Total Irrigation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,834.76</b>	<b>21,500.00</b>	<b>(3,665.24)</b>	<b>21,500.00</b>	<b>3,665.24</b>
<b>Operations</b>								
6300 - Permits & Licenses	0.00	7.00	(7.00)	86.00	86.00	0.00	86.00	0.00
6305 - Rubbish Removal - Landscape	0.00	0.00	0.00	25,760.00	33,120.00	(7,360.00)	33,120.00	7,360.00
<b>Total Operations</b>	<b>0.00</b>	<b>7.00</b>	<b>(7.00)</b>	<b>25,846.00</b>	<b>33,206.00</b>	<b>(7,360.00)</b>	<b>33,206.00</b>	<b>7,360.00</b>
<b>Contracted Services</b>								
6430 - Janitorial Services	230.00	292.00	(62.00)	3,110.00	3,500.00	(390.00)	3,500.00	390.00
6434 - Pest Control	39.00	39.00	0.00	468.00	468.00	0.00	468.00	0.00
6438 - Pool Operations & Maintenance	0.00	679.00	(679.00)	8,570.25	8,150.00	420.25	8,150.00	(420.25)
6440 - Safety & Security	0.00	0.00	0.00	475.00	3,000.00	(2,525.00)	3,000.00	2,525.00
<b>Total Contracted Services</b>	<b>269.00</b>	<b>1,010.00</b>	<b>(741.00)</b>	<b>12,623.25</b>	<b>15,118.00</b>	<b>(2,494.75)</b>	<b>15,118.00</b>	<b>2,494.75</b>
<b>Repair &amp; Maintenance</b>								
6515 - Building Repair & Maintenance	8,530.00	2,083.00	6,447.00	29,635.52	25,000.00	4,635.52	25,000.00	(4,635.52)
6520 - Building Supplies	(214.62)	108.00	(322.62)	1,162.50	1,300.00	(137.50)	1,300.00	137.50
6525 - Clubhouse Repair & Maintenance	0.00	333.00	(333.00)	1,691.21	4,000.00	(2,308.79)	4,000.00	2,308.79
6570 - Fitness Equipment Repair & Maintenance	0.00	42.00	(42.00)	107.26	500.00	(392.74)	500.00	392.74
6580 - Foundation & Drainage	6,100.00	0.00	6,100.00	12,315.00	0.00	12,315.00	0.00	(12,315.00)
6680 - Painting Services & Supplies	0.00	0.00	0.00	37,992.11	32,000.00	5,992.11	32,000.00	(5,992.11)
6700 - Pool Water/Fitness Center	0.00	0.00	0.00	723.28	300.00	423.28	300.00	(423.28)

## Income Statement Report Villas at Northville Hills

### Operating

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Repair &amp; Maintenance</b>								
6725 - Roof & Gutter Repair	0.00	667.00	(667.00)	6,757.50	8,000.00	(1,242.50)	8,000.00	1,242.50
6750 - Snow Removal & Supplies	13,258.20	12,940.00	318.20	58,051.20	64,700.00	(6,648.80)	64,700.00	6,648.80
6760 - Concrete & Asphalt Maintenance	4,250.00	0.00	4,250.00	85,546.88	90,000.00	(4,453.12)	90,000.00	4,453.12
6765 - Tennis Court Repair & Maintenance	24.00	0.00	24.00	158.20	400.00	(241.80)	400.00	241.80
6795 - Other Supplies/Repair & Maintenance	0.00	208.00	(208.00)	0.00	2,499.00	(2,499.00)	2,499.00	2,499.00
<b>Total Repair &amp; Maintenance</b>	<b>31,947.58</b>	<b>16,381.00</b>	<b>15,566.58</b>	<b>234,140.66</b>	<b>228,699.00</b>	<b>5,441.66</b>	<b>228,699.00</b>	<b>(5,441.66)</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	0.00	0.00	2,050.00	1,850.00	200.00	1,850.00	(200.00)
7020 - Legal Services	97.00	579.00	(482.00)	2,818.00	6,950.00	(4,132.00)	6,950.00	4,132.00
7040 - Management Fees	3,036.00	3,036.00	0.00	36,432.00	36,432.00	0.00	36,432.00	0.00
<b>Total Professional Services</b>	<b>3,133.00</b>	<b>3,615.00</b>	<b>(482.00)</b>	<b>41,300.00</b>	<b>45,232.00</b>	<b>(3,932.00)</b>	<b>45,232.00</b>	<b>3,932.00</b>
<b>Taxes</b>								
9000 - Federal Income Tax	70.00	0.00	70.00	313.00	0.00	313.00	0.00	(313.00)
<b>Total Taxes</b>	<b>70.00</b>	<b>0.00</b>	<b>70.00</b>	<b>313.00</b>	<b>0.00</b>	<b>313.00</b>	<b>0.00</b>	<b>(313.00)</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	10,000.00	10,000.00	0.00	120,000.00	120,000.00	0.00	120,000.00	0.00
9110 - Excess Income Expense	0.00	902.23	(902.23)	0.00	902.23	(902.23)	902.23	902.23
<b>Total Other Expenses</b>	<b>10,000.00</b>	<b>10,902.23</b>	<b>(902.23)</b>	<b>120,000.00</b>	<b>120,902.23</b>	<b>(902.23)</b>	<b>120,902.23</b>	<b>902.23</b>
<b>Total Operating Expense</b>	<b>64,074.39</b>	<b>41,545.23</b>	<b>22,529.16</b>	<b>851,062.98</b>	<b>833,898.00</b>	<b>17,164.98</b>	<b>833,898.00</b>	<b>(17,164.98)</b>
<b>Total Operating Income / (Loss)</b>	<b>(63,852.39)</b>	<b>(41,054.23)</b>	<b>(22,798.16)</b>	<b>(14,969.99)</b>	<b>2.00</b>	<b>(14,971.99)</b>	<b>2.00</b>	<b>14,971.99</b>

**Income Statement Report**  
**Villas at Northville Hills**  
**Reserves**

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	10,000.00	10,000.00	0.00	120,000.00	120,000.00	0.00	120,000.00	0.00
4910 - Interest Earned - Reserve Accounts	708.92	100.00	608.92	2,039.89	1,200.00	839.89	1,200.00	(839.89)
4925 - Excess Income	0.00	902.23	(902.23)	0.00	902.23	(902.23)	902.23	902.23
<b>Total Investment Income</b>	<b>10,708.92</b>	<b>11,002.23</b>	<b>(293.31)</b>	<b>122,039.89</b>	<b>122,102.23</b>	<b>(62.34)</b>	<b>122,102.23</b>	<b>62.34</b>
<b>Total Reserves Income</b>	<b>10,708.92</b>	<b>11,002.23</b>	<b>(293.31)</b>	<b>122,039.89</b>	<b>122,102.23</b>	<b>(62.34)</b>	<b>122,102.23</b>	<b>62.34</b>
<b>Expense</b>								
<b>Reserve Expenses</b>								
9908 - RES - Bylaws	0.00	417.00	(417.00)	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
9928 - RES - Well / Pump Station Expenses	0.00	2,917.00	(2,917.00)	8,766.21	35,000.00	(26,233.79)	35,000.00	26,233.79
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>3,334.00</b>	<b>(3,334.00)</b>	<b>8,766.21</b>	<b>40,000.00</b>	<b>(31,233.79)</b>	<b>40,000.00</b>	<b>31,233.79</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>3,334.00</b>	<b>(3,334.00)</b>	<b>8,766.21</b>	<b>40,000.00</b>	<b>(31,233.79)</b>	<b>40,000.00</b>	<b>31,233.79</b>
<b>Total Reserves Income / (Loss)</b>	<b>10,708.92</b>	<b>7,668.23</b>	<b>3,040.69</b>	<b>113,273.68</b>	<b>82,102.23</b>	<b>31,171.45</b>	<b>82,102.23</b>	<b>(31,171.45)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(53,143.47)</b>	<b>(33,386.00)</b>	<b>(19,757.47)</b>	<b>98,303.69</b>	<b>82,104.23</b>	<b>16,199.46</b>	<b>82,104.23</b>	<b>(16,199.46)</b>