

NEIGHBORHOOD SERVICES CORPORATION

1322 Fretz Drive
Edmond, OK 73003
www.neighborhoodsplus.com

(405) 348-1436 phone
(405) 330-9109 fax
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MONTHLY MANAGER'S REPORT – SEPTEMBER 2010

TO: BOARD OF DIRECTORS - TURTLE CREEK COMMONS HOA

DELIVERY: **Email:** Kay Ayers; Kent Ward; Josh Moore; Trish Lassiter; Marty Anderson -
Kamphuas

DATE: OCTOBER15, 2010

Documents attached

Balance Sheet

Budget vs. Actual Year to Date

Delinquent Accounts

Income Statement

Monthly Check Detail

Monthly Deposit Detail

New Owners List

Bank Statement

1:16 PM
10/13/10
Cash Basis

Turtlecreek Commons
Balance Sheet
As of September 30, 2010

	<u>Sep 30, 10</u>	<u>Aug 31, 10</u>
ASSETS		
Current Assets		
Checking/Savings		
Citizens Checking	5,085.60	1,052.07
Savings - Citizens	<u>57,745.73</u>	<u>60,730.14</u>
Total Checking/Savings	62,831.33	61,782.21
Accounts Receivable		
Accounts Receivable	<u>-2,096.03</u>	<u>-2,924.12</u>
Total Accounts Receiv...	<u>-2,096.03</u>	<u>-2,924.12</u>
Total Current Assets	<u>60,735.30</u>	<u>58,858.09</u>
TOTAL ASSETS	<u>60,735.30</u>	<u>58,858.09</u>
LIABILITIES & EQUITY		
Equity		
Retained Earnings	35,782.82	35,782.82
Net Income	<u>24,952.48</u>	<u>23,075.27</u>
Total Equity	<u>60,735.30</u>	<u>58,858.09</u>
TOTAL LIABILITIES & EQ...	<u>60,735.30</u>	<u>58,858.09</u>

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 10/13/10
 Cash Basis

Turtlecreek Commons Budget vs. Actual January through September 2010

	Jan - Sep 10	Budget	\$ Over Budget	% of Budget
Income				
Homeowners Dues	61,661.19	61,074.00	587.19	101.0%
Interest Income	338.52	262.49	76.03	129.0%
Miscellaneous Income	26.00			
Total Income	<u>62,025.71</u>	<u>61,336.49</u>	<u>689.22</u>	<u>101.1%</u>
Expense				
INSURANCE				
Property Insurance	10,647.72	12,000.01	-1,352.29	88.7%
Total INSURANCE	<u>10,647.72</u>	<u>12,000.01</u>	<u>-1,352.29</u>	<u>88.7%</u>
MANAGEMENT/OVERHEAD				
Legal	90.00	187.51	-97.51	48.0%
Management Fees	2,700.00	2,700.00	0.00	100.0%
Miscellaneous Expense	0.00	149.99	-149.99	0.0%
Office Supplies	157.29	131.26	26.03	119.8%
Postage and Delivery	180.25	75.01	105.24	240.3%
Service Charge - Bank	0.00	0.00	0.00	0.0%
Total MANAGEMENT/OVERHEAD	<u>3,127.54</u>	<u>3,243.77</u>	<u>-116.23</u>	<u>96.4%</u>
PROPERTY/GROUNDS EXPENSE/UPKEEP				
Lawn Contract	11,683.30	10,514.97	1,168.33	111.1%
Lawn/Sod	0.00	750.01	-750.01	0.0%
Seed Spring/Fall	0.00	374.99	-374.99	0.0%
Sprinkler	2,785.00	1,499.99	1,285.01	185.7%
Tree	400.00	3,749.99	-3,349.99	10.7%
Total PROPERTY/GROUNDS EXPENSE/UPKEEP	<u>14,868.30</u>	<u>16,889.95</u>	<u>-2,021.65</u>	<u>88.0%</u>
REPAIRS AND IMPROVEMENTS				
LONG-Term Improvements				
Painting Project	3,800.00			
Total LONG-Term Improvements	<u>3,800.00</u>			
SHORT-Term Projects				
Lighting Repairs	405.00	750.01	-345.01	54.0%
Roof Maintenance	0.00	750.01	-750.01	0.0%
Total SHORT-Term Projects	<u>405.00</u>	<u>1,500.02</u>	<u>-1,095.02</u>	<u>27.0%</u>
Total REPAIRS AND IMPROVEMENTS	<u>4,205.00</u>	<u>1,500.02</u>	<u>2,704.98</u>	<u>280.3%</u>
TAXES				
Property	0.00	100.00	-100.00	0.0%
Total TAXES	<u>0.00</u>	<u>100.00</u>	<u>-100.00</u>	<u>0.0%</u>
UTILITIES				
Gas and Electric	667.48	750.01	-82.53	89.0%
Water	3,557.19	3,749.99	-192.80	94.9%
Total UTILITIES	<u>4,224.67</u>	<u>4,500.00</u>	<u>-275.33</u>	<u>93.9%</u>
Total Expense	<u>37,073.23</u>	<u>38,233.75</u>	<u>-1,160.52</u>	<u>97.0%</u>
Net Income	<u>24,952.48</u>	<u>23,102.74</u>	<u>1,849.74</u>	<u>108.0%</u>

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Turtlecreek Commons
Delinquency List
As of September 30, 2010

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Bailey, Matthew G1331	0.00	142.49	0.00	0.00	0.00	142.49
Harbison, Donald & Mary D1818	0.00	138.64	0.00	0.00	0.00	138.64
Klem, Jeffrey D1816	0.00	136.52	6.55	0.00	0.00	143.07
Latimer, Gail H1400	0.00	142.49	0.00	0.00	0.00	142.49
Livingston, Joshua & Angela D182...	0.00	151.43	53.53	0.00	0.00	204.96
Moore, Kara	0.00	61.77	0.00	0.00	0.00	61.77
TOTAL	<u>0.00</u>	<u>773.34</u>	<u>60.08</u>	<u>0.00</u>	<u>0.00</u>	<u>833.42</u>

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Cash Basis

Turtlecreek Commons
Income Statement
September 2010

	<u>Sep 10</u>	<u>Jan - Se...</u>
Income		
Homeowners Dues	6,533.12	61,661.19
Interest Income	16.92	338.52
Miscellaneous Income	0.00	26.00
Total Income	<u>6,550.04</u>	<u>62,025.71</u>
Expense		
INSURANCE		
Property Insurance	<u>1,183.08</u>	<u>10,647.72</u>
Total INSURANCE	<u>1,183.08</u>	<u>10,647.72</u>
MANAGEMENT/OVERHEAD		
Legal	0.00	90.00
Management Fees	900.00	2,700.00
Office Supplies	0.00	157.29
Postage and Delivery	0.00	180.25
Total MANAGEMENT/OVERHEAD	<u>900.00</u>	<u>3,127.54</u>
PROPERTY/GROUNDS EXPENSE/UPKEEP		
Lawn Contract	1,168.33	11,683.30
Sprinkler	0.00	2,785.00
Tree	0.00	400.00
Total PROPERTY/GROUNDS EXPENSE/U...	<u>1,168.33</u>	<u>14,868.30</u>
REPAIRS AND IMPROVEMENTS		
LONG-Term Improvements		
Painting Project	<u>0.00</u>	<u>3,800.00</u>
Total LONG-Term Improvements	<u>0.00</u>	<u>3,800.00</u>
SHORT-Term Projects		
Lighting Repairs	<u>0.00</u>	<u>405.00</u>
Total SHORT-Term Projects	<u>0.00</u>	<u>405.00</u>
Total REPAIRS AND IMPROVEMENTS	<u>0.00</u>	<u>4,205.00</u>
UTILITIES		
Gas and Electric	84.22	667.48
Water	1,337.20	3,557.19
Total UTILITIES	<u>1,421.42</u>	<u>4,224.67</u>
Total Expense	<u>4,672.83</u>	<u>37,073.23</u>
Net Income	<u>1,877.21</u>	<u>24,952.48</u>

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Turtlecreek Commons
Monthly Check Detail
September 2010

Type	Num	Date	Name	Memo	Account	Paid Amo...
Check	EFT	9/14/2010	City of Edmond	41365000-0...	Citizens Check...	
				1811 Deerm...	Gas and Electric	-14.75
				1811 Deerm...	Water	-628.33
				1811 Deerm...	Water	-3.00
				1326 Hunter...	Gas and Electric	-15.84
				1326 Hunter...	Water	-279.31
				1326 Hunter...	Gas and Electric	-19.80
				1325 Greenf...	Gas and Electric	-14.03
				1325 Greenf...	Water	-426.56
				1325 Greenf...	Gas and Electric	-19.80
TOTAL						-1,421.42
Check	10...	9/14/2010	State Farm Ins...	0230738526...	Citizens Check...	
				0230738526...	Property Insur...	-1,183.08
TOTAL						-1,183.08
Check	10...	9/14/2010	Neighborhood ...	Invoice 4246	Citizens Check...	
				3rd Quarter ...	Management F...	-900.00
TOTAL						-900.00
Check	10...	9/30/2010	J.K. Landscapi...		Citizens Check...	
				Monthly law...	Lawn Contract	-1,168.33
TOTAL						-1,168.33

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Turtlecreek Commons
Monthly Deposit Detail
September 2010

Type	Date	Name	Account	Amount
Deposit	9/10/2010		Citizens Che...	5,364.36
Paym...	9/10/2010	Capasso, CatherineH1...	Undeposited ...	-142.00
Paym...	9/10/2010	Schmicker, Robert &D...	Undeposited ...	-142.00
Paym...	9/10/2010	Schmicker, Robert & D...	Undeposited ...	-134.00
Paym...	9/10/2010	Austin, Christopher	Undeposited ...	-142.00
Paym...	9/10/2010	Ayers, KayD1821	Undeposited ...	-136.00
Paym...	9/10/2010	Eledge, Dorothy H1402	Undeposited ...	-140.00
Paym...	9/10/2010	Olderbak, WayneG1329	Undeposited ...	-142.00
Paym...	9/10/2010	Horn, Jerry & Anna H1...	Undeposited ...	-142.00
Paym...	9/10/2010	Wolf, Patsy G1333	Undeposited ...	-142.00
Paym...	9/10/2010	Youmans, Janice T1816	Undeposited ...	-429.36
Paym...	9/10/2010	Brundridge, Frank D18...	Undeposited ...	-148.00
Paym...	9/10/2010	Patterson, Dorothy D1...	Undeposited ...	-149.00
Paym...	9/10/2010	Morrow Family Trust	Undeposited ...	-149.00
Paym...	9/10/2010	Pearce, Beverly H1404	Undeposited ...	-141.00
Paym...	9/10/2010	Anderson-Kamphaus, ...	Undeposited ...	-141.00
Paym...	9/10/2010	Humphries, Marion H1...	Undeposited ...	-141.00
Paym...	9/10/2010	Ward, Kent and Marsh...	Undeposited ...	-142.00
Paym...	9/10/2010	Hill, SusanH1812	Undeposited ...	-142.00
Paym...	9/10/2010	Williams, Cary H1815	Undeposited ...	-142.00
Paym...	9/10/2010	Caldwell, Milan H1322	Undeposited ...	-140.00
Paym...	9/10/2010	Caldwell, Milan H1817	Undeposited ...	-140.00
Paym...	9/10/2010	Caldwell, Milan H1330	Undeposited ...	-140.00
Paym...	9/10/2010	Caldwell, Milan H1332	Undeposited ...	-140.00
Paym...	9/10/2010	Caldwell, Milan H1821	Undeposited ...	-140.00
Paym...	9/10/2010	Caldwell, Milan H1825	Undeposited ...	-140.00
Paym...	9/10/2010	Van Horn, Victoria T18...	Undeposited ...	-136.00
Paym...	9/10/2010	Van Horn, Victoria 181...	Undeposited ...	-136.00
Paym...	9/10/2010	Powell, Joyce H1318	Undeposited ...	-140.00
Paym...	9/10/2010	Sims, DaleD1813	Undeposited ...	-142.00
Paym...	9/10/2010	Plunk, HaroldT1814	Undeposited ...	-141.00
Paym...	9/10/2010	Harper, Rick DG1319	Undeposited ...	-141.00
Paym...	9/10/2010	Moore, Josh T1818	Undeposited ...	-136.00
Paym...	9/10/2010	Hall, Janet M.	Undeposited ...	-142.00
Paym...	9/10/2010	Klem, Jeffrey D1816	Undeposited ...	-134.00
Paym...	9/10/2010	Livingston, Joshua & A...	Undeposited ...	-148.00
Paym...	9/10/2010	Lassiter, TrishG1327	Undeposited ...	-142.00
TOTAL				-5,364.36
Deposit	9/20/2010		Savings - Citi...	15.59
			Interest Inco...	-15.59
TOTAL				-15.59
Deposit	9/30/2010		Citizens Che...	142.00
Paym...	9/20/2010	Weathers, Luana DH1...	Undeposited ...	-142.00
TOTAL				-142.00
Deposit	9/30/2010		Citizens Che...	200.00
Paym...	9/30/2010	Moore, Kara	Undeposited ...	-200.00

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Turtlecreek Commons
Monthly Deposit Detail
September 2010

<u>Type</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Amount</u>
TOTAL				-200.00

CITIZENS BANK of EDMOND

PO BOX 30
EDMOND, OK 73083-0030



*****AUTO**SCH 5-DIGIT 73003
39 0.4460 AV 0.335 1 1 39
TURTLECREEK COMMONS HOME OWNERS
ASSOCIATION, INC.
1322 FRETZ DR
EDMOND OK 73003-5713

Date 9/20/10
Account Number
Enclosures

Page 1
1048333

---- CHECKING ACCOUNTS ----

You can save on your prescriptions now with the
RX Advantage Card! Ask us about the works Benefit today!

MONEY MARKET		Number of Enclosures	0
ACCOUNT Number	1048333	Statement Dates	8/23/10 thru 9/20/10
Previous Balance	48,730.14	Days in the statement period	29
1 Deposits/Credits	12,000.00	Average Ledger	57,005
1 Checks/Debits	3,000.00	Average Collected	57,005
Service Charge	.00	Interest Earned	15.59
Interest Paid	15.59	Annual Percentage Yield Earned	0.34%
Ending Balance	57,745.73	2010 Interest Paid	198.11

Deposits and Additions		Amount
Date	Description	
8/27	PER KAY BYEA @7 8018510D- 1048333D	12,000.00
9/20	INTEREST PAID 29 DAYS	15.59

Checks and Withdrawals		Amount
Date	Description	
9/01	Per Kay by Chase at BLVD 1048333D- 8018510D	3,000.00

Daily Balance Information			
Date	Balance	Date	Balance
8/23	48,730.14	9/01	57,730.14
8/27	60,730.14	9/20	57,745.73

Interest Rate Summary

8/22	.30%
8/27	.35%

(405) 341-6650

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

CITIZENS BANK of EDMOND

PO BOX 30
EDMOND, OK 73083-0030



*****AUTO**SCH 5-DIGIT 73003
519 0.7700 AV 0.335 2 1 48
TURTLECREEK COMMONS HOME OWNERS
ASSOCIATION, INC.
1322 FRETZ DR
EDMOND OK 73003-5713

Date 9/30/10 Page 1
Account Number 8018510
Enclosures 5

---- CHECKING ACCOUNTS ----

You can save on your prescriptions now with the
RX Advantage Card! Ask us about the Works Benefit today!

FREE BUSINESS CHECKING		Number of Enclosures	5
Account Number	8018510	Statement Dates	9/01/10 thru 9/30/10
Previous Balance	2,600.40	Days in the statement period	30
3 Deposits/Credits	8,564.36	Average Ledger	6,416
5 Checks/Debits	5,052.83	Average Collected	5,898
Service Charge	.00		
Interest Paid	.00		
Ending Balance	6,111.93		

Deposits and Additions

Date	Description	Amount
9/01	Per Kay by Chase at BLVD 1048333D- 8018510D	3,000.00
9/10	DDA REGULAR DEPOSIT	5,364.36
9/23	CREDIT PAYLEASE.COM 1050568743 09/23/10 ID #- TRACE #-104000012650299	200.00

Checks and Withdrawals

Date	Description	Amount
9/16	UCS DRAFT CITY OF EDMOND 736005189 09/16/10 ID #-41365000002 TRACE #-103900033112590	1,421.42

Checks in Serial Number Order

Date	Check No.	Amount	Date	Check No.	Amount
9/07		180.00	9/02	1062*	1,368.33
9/21		1,183.08	9/17	1065*	900.00

*Indicates skip in Check Number

Daily Balance Information

Date	Balance	Date	Balance
9/01	5,600.40	9/07	4,052.07
9/02	4,232.07	9/10	9,416.43
		9/16	7,995.01
		9/17	7,095.01

Date 9/30/10
Account Number
Enclosures

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8018510
5

FREE BUSINESS CHECKING

8018510 (Continued)

Daily Balance Information
Date Balance
9/21 5,911.93

Date Balance
9/23 6,111.93

CITIZENS BANK OF EDWARDS
 DEPOSIT
 DATE 9/10/10
 NAME Turtlecreek
 ACCOUNT NUMBER 8018510
 #5040=00114
 20
 See List
 536436

Amount \$5,364.36 Date 9/10/2010

1063
 Citizens Bank of Edwards
 1322 E. First Street
 Edwards, CO 72603
 970-841-4500
 Date 9/7/2010
 Pay to the Order of Faith Electric
 \$ **180.00
 Faith Electric
 4922 North Collins Road
 Edwards, CO 72604
 970-841-0041
 #103002254# 1063 #8018510#

Check 0 Amount \$180.00 Date 9/7/2010

1064
 Citizens Bank of Edwards
 1322 E. First Street
 Edwards, CO 72603
 970-841-4500
 Date 9/21/2010
 Pay to the Order of State Farm Insurance
 \$ **1,183.08
 State Farm Insurance
 Insurance Support Center
 Dallas, TX 75268-2001
 #103002254# 1064 #8018510#
 69202010
 00 0285755526

Check 0 Amount \$1,183.08 Date 9/21/2010

1062
 Citizens Bank of Edwards
 1322 E. First Street
 Edwards, CO 72603
 970-841-4500
 Date 9/2/2010
 Pay to the Order of J.K. Landscaping, Inc.
 \$ **1,368.33
 J.K. Landscaping, Inc.
 Jay Howard
 PO Box 5044
 Edwards, CO 72603-0444
 #103002254# 1062 #8018510#

Check 1062 Amount \$1,368.33 Date 9/2/2010

1065
 Citizens Bank of Edwards
 1322 E. First Street
 Edwards, CO 72603
 970-841-4500
 Date 9/17/2010
 Pay to the Order of Neighborhood Services Corporation
 \$ **900.00
 Neighborhood Services Corporation
 1322 First Street
 Edwards, CO 72603
 #103002254# 1065 #8018510#

Check 1065 Amount \$900.00 Date 9/17/2010