

NEIGHBORHOOD SERVICES CORPORATION

1322 Fretz Drive
Edmond, OK 73003
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MONTHLY MANAGER'S REPORT – AUGUST 2010

TO: BOARD OF DIRECTORS - TURTLE CREEK COMMONS HOA

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

DATE: SEPTEMBER15, 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

9:19 AM
09/07/10
Cash Basis

Turtlecreek Commons
Balance Sheet
As of August 31, 2010

	<u>Aug 31, 10</u>	<u>Aug 30, 10</u>
ASSETS		
Current Assets		
Checking/Savings		
Citizens Checking	1,052.07	2,600.40
Savings - Citizens	60,730.14	60,730.14
Total Checking/Savings	61,782.21	63,330.54
Accounts Receivable		
Accounts Receivable	-2,924.12	-2,924.12
Total Accounts Receiva...	-2,924.12	-2,924.12
Total Current Assets	58,858.09	60,406.42
TOTAL ASSETS	<u>58,858.09</u>	<u>60,406.42</u>
LIABILITIES & EQUITY		
Equity		
Retained Earnings	35,782.82	35,782.82
Net Income	23,075.27	24,623.60
Total Equity	58,858.09	60,406.42
TOTAL LIABILITIES & EQUI...	<u>58,858.09</u>	<u>60,406.42</u>

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09/07/10

Cash Basis

**Turtlecreek Commons
Budget vs. Actual
January through August 2010**

	Jan - Aug 10	Budget	\$ Over Budget	% of Budget
Income				
Homeowners Dues	55,128.07	54,288.00	840.07	101.5%
Interest Income	321.60	233.32	88.28	137.8%
Miscellaneous Income	26.00			
Total Income	<u>55,475.67</u>	<u>54,521.32</u>	<u>954.35</u>	<u>101.8%</u>
Expense				
INSURANCE				
Property Insurance	9,464.64	10,666.68	-1,202.04	88.7%
Total INSURANCE	<u>9,464.64</u>	<u>10,666.68</u>	<u>-1,202.04</u>	<u>88.7%</u>
MANAGEMENT/OVERHEAD				
Legal	90.00	166.68	-76.68	54.0%
Management Fees	1,800.00	2,400.00	-600.00	75.0%
Miscellaneous Expense	0.00	133.32	-133.32	0.0%
Office Supplies	157.29	116.68	40.61	134.8%
Postage and Delivery	180.25	66.68	113.57	270.3%
Service Charge - Bank	0.00	0.00	0.00	0.0%
Total MANAGEMENT/OVERHEAD	<u>2,227.54</u>	<u>2,883.36</u>	<u>-655.82</u>	<u>77.3%</u>
PROPERTY/GROUNDS EXPENSE/UPKEEP				
Lawn Contract	10,514.97	9,346.64	1,168.33	112.5%
Lawn/Sod	0.00	666.68	-666.68	0.0%
Seed Spring/Fall	0.00	333.32	-333.32	0.0%
Sprinkler	2,785.00	1,333.32	1,451.68	208.9%
Tree	400.00	3,333.32	-2,933.32	12.0%
Total PROPERTY/GROUNDS EXPENSE/UPKEEP	<u>13,699.97</u>	<u>15,013.28</u>	<u>-1,313.31</u>	<u>91.3%</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	666.68	-261.68	60.7%
Roof Maintenance	0.00	666.68	-666.68	0.0%
Total SHORT-Term Projects	<u>405.00</u>	<u>1,333.36</u>	<u>-928.36</u>	<u>30.4%</u>
Total REPAIRS AND IMPROVEMENTS	<u>4,205.00</u>	<u>1,333.36</u>	<u>2,871.64</u>	<u>315.4%</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	583.26	666.68	-83.42	87.5%
Water	2,219.99	3,333.32	-1,113.33	66.6%
Total UTILITIES	<u>2,803.25</u>	<u>4,000.00</u>	<u>-1,196.75</u>	<u>70.1%</u>
Total Expense	<u>32,400.40</u>	<u>33,996.68</u>	<u>-1,596.28</u>	<u>95.3%</u>
Net Income	<u>23,075.27</u>	<u>20,524.64</u>	<u>2,550.63</u>	<u>112.4%</u>

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09/07/10

Turtlecreek Commons
Delinquency List
As of August 31, 2010

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Klem, Jeffrey D1816	0.00	134.60	0.86	5.09	0.00	140.55
Livingston, Joshua & Angela D1820LIEN	0.00	151.04	1.38	49.11	0.00	201.53
Moore, Kara	0.00	117.55	0.00	0.00	0.00	117.55
Youmans, Janice T1816	0.00	114.43	0.00	0.00	0.00	114.43
TOTAL	<u>0.00</u>	<u>517.62</u>	<u>2.24</u>	<u>54.20</u>	<u>0.00</u>	<u>574.06</u>

9:20 AM
 09/07/10
 Cash Basis

Turtlecreek Commons
 Income Statement
 August 2010

	<u>Aug 10</u>	<u>Jan - Aug 10</u>
Income		
Homeowners Dues	6,545.07	55,128.07
Interest Income	26.81	321.60
Miscellaneous Income	0.00	26.00
Total Income	<u>6,571.88</u>	<u>55,475.67</u>
Expense		
INSURANCE		
Property Insurance	1,183.08	9,464.64
Total INSURANCE	<u>1,183.08</u>	<u>9,464.64</u>
MANAGEMENT/OVERHEAD		
Legal	0.00	90.00
Management Fees	0.00	1,800.00
Office Supplies	0.00	157.29
Postage and Delivery	0.00	180.25
Total MANAGEMENT/OVERHEAD	<u>0.00</u>	<u>2,227.54</u>
PROPERTY/GROUNDS EXPENSE/UPKEEP		
Lawn Contract	1,168.33	10,514.97
Sprinkler	200.00	2,785.00
Tree	0.00	400.00
Total PROPERTY/GROUNDS EXPENSE/UPK...	<u>1,368.33</u>	<u>13,699.97</u>
REPAIRS AND IMPROVEMENTS		
LONG-Term Improvements		
Painting Project	0.00	3,800.00
Total LONG-Term Improvements	<u>0.00</u>	<u>3,800.00</u>
SHORT-Term Projects		
Lighting Repairs	405.00	405.00
Total SHORT-Term Projects	<u>405.00</u>	<u>405.00</u>
Total REPAIRS AND IMPROVEMENTS	<u>405.00</u>	<u>4,205.00</u>
UTILITIES		
Gas and Electric	95.43	583.26
Water	1,208.95	2,219.99
Total UTILITIES	<u>1,304.38</u>	<u>2,803.25</u>
Total Expense	<u>4,260.79</u>	<u>32,400.40</u>
Net Income	<u>2,311.09</u>	<u>23,075.27</u>

9:20 AM
09/07/10

Turtlecreek Commons
Monthly Check Detail
August 2010

Type	Num	Date	Name	Memo	Account	Paid Amount
Check	EFT	8/12/2010	City of Edmond	41365000...	Citizens Checking	
				1811 Dee...	Gas and Electric	-14.00
				1811 Dee...	Water	-509.58
				1811 Dee...	Water	-3.00
				1326 Hun...	Gas and Electric	-16.13
				1326 Hun...	Water	-345.81
				1326 Hun...	Gas and Electric	-25.00
				1325 Gre...	Gas and Electric	-15.30
				1325 Gre...	Water	-350.56
				1325 Gre...	Gas and Electric	-25.00
TOTAL						-1,304.38
Check	1060	8/9/2010	Faith Electric	Invoice 20...	Citizens Checking	
				lighting re...	Lighting Repairs	-225.00
TOTAL						-225.00
Check	1061	8/9/2010	State Farm Insurance	02307385...	Citizens Checking	
				02307385...	Property Insurance	-1,183.08
TOTAL						-1,183.08
Check	1062	8/31/2010	J.K. Landscaping, Inc.		Citizens Checking	
				Monthly la...	Lawn Contract	-1,168.33
				sprinkler r...	Sprinkler	-200.00
TOTAL						-1,368.33
Check	1063	8/31/2010	Faith Electric	Invoice 22...	Citizens Checking	
				lighting re...	Lighting Repairs	-180.00
TOTAL						-180.00

9:21 AM
09/07/10

Turtlecreek Commons
Monthly Deposit Detail
August 2010

Type	Date	Name	Account	Amount
Deposit	8/6/2010		Citizens Checking	3,251.00
Payment	8/4/2010	Patterson, Dorothy D...	Undeposited Funds	-149.00
Payment	8/4/2010	Humphries, Marion ...	Undeposited Funds	-141.00
Payment	8/4/2010	Sims, DaleD1813	Undeposited Funds	-142.00
Payment	8/4/2010	Ward, Kent and Mar...	Undeposited Funds	-142.00
Payment	8/4/2010	Moore, Josh T1818	Undeposited Funds	-136.00
Payment	8/4/2010	Brundridge, Frank D...	Undeposited Funds	-148.00
Payment	8/4/2010	Schmicker, Robert &...	Undeposited Funds	-142.00
Payment	8/4/2010	Schmicker, Robert &...	Undeposited Funds	-134.00
Payment	8/4/2010	Klem, Jeffrey D1816	Undeposited Funds	-134.00
Payment	8/4/2010	Plunk, HaroldT1814	Undeposited Funds	-141.00
Payment	8/4/2010	Harper, Rick DG1319	Undeposited Funds	-141.00
Payment	8/4/2010	Williams, Cary H1815	Undeposited Funds	-142.00
Payment	8/4/2010	Horn, Jerry & Anna ...	Undeposited Funds	-142.00
Payment	8/4/2010	Thomas, Darla H1813	Undeposited Funds	-141.00
Payment	8/4/2010	Olderbak, WayneG1...	Undeposited Funds	-142.00
Payment	8/4/2010	Pearce, Beverly H14...	Undeposited Funds	-141.00
Payment	8/4/2010	Elledge, Dorothy H1...	Undeposited Funds	-140.00
Payment	8/4/2010	Hall, Janet M.	Undeposited Funds	-142.00
Payment	8/4/2010	Austin, Christopher	Undeposited Funds	-142.00
Payment	8/4/2010	Ayers, KayD1821	Undeposited Funds	-136.00
Payment	8/5/2010	Lassiter, TrishG1327	Undeposited Funds	-142.00
Payment	8/5/2010	Latimer, Gail H1400	Undeposited Funds	-142.00
Payment	8/5/2010	Harbison, Donald & ...	Undeposited Funds	-149.00
TOTAL				-3,251.00
Deposit	8/13/2010		Citizens Checking	430.42
Payment	8/10/2010	Weathers, Luana D...	Undeposited Funds	-142.00
Payment	8/10/2010	Livingston, Joshua &...	Undeposited Funds	-148.00
Payment	8/12/2010	Bailey, Matthew G13...	Undeposited Funds	-140.42
TOTAL				-430.42
Deposit	8/19/2010		Citizens Checking	282.38
Payment	8/17/2010	Anderson-Kamphau...	Undeposited Funds	-133.38
Payment	8/17/2010	Morrow Family Trust	Undeposited Funds	-149.00
TOTAL				-282.38
Deposit	8/21/2010		Savings - Citizens	19.88
			Interest Income	-19.88
TOTAL				-19.88
Deposit	8/27/2010		Citizens Checking	141.00
Payment	8/24/2010	Thomas, Darla H1813	Undeposited Funds	-141.00
TOTAL				-141.00

CITIZENS BANK of EDMOND

PO BOX 30
EDMOND, OK 73083-0030



*****AUTO**SCH 5-DIGIT 73003
312 0.6060 AV 0.335 1 1 312
TURTLECREEK COMMONS HOME OWNERS
ASSOCIATION, INC.
1322 FRETZ DR
EDMOND OK 73003-5713

Date 8/31/10 Page 1
Account Number 8018510
Enclosures 7

---- 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	7
Account Number	8018510	Statement Dates	8/01/10 thru 8/31/10
Previous Balance	14,376.39	Days in the statement period	31
4 Deposits/Credits	4,104.80	Average Ledger	13,094
5 Checks/Debits	15,880.79	Average Collected	12,674
Service Charge	.00		
Interest Paid	.00		
Ending Balance	2,600.40		

Deposits and Additions

Date	Description	Amount
8/06	DDA REGULAR DEPOSIT	3,251.00 ✓
8/13	DDA REGULAR DEPOSIT	430.42 ✓
8/19	DDA REGULAR DEPOSIT	282.38 ✓
8/27	DDA REGULAR DEPOSIT	141.00 ✓

Checks and withdrawals

Date	Description	Amount
✓ 8/16	UCS DRAFT CITY OF EDMOND 736005189 08/16/10 ID #-41365000002	1,304.38
✓ 8/27	TRACE #-103900035801744 PER KAY BYEA @7 8018510D- 1048333D	12,000.00

Checks in serial Number order

Date	Check No.	Amount	Date	Check No.	Amount
✓ 8/18	1060	225.00	8/17	1061*	1,183.08
✓ 8/02	1059*	1,168.33			

*Indicates skip in Check Number

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/01	14,376.39	8/13	16,889.48	8/18	14,177.02
8/02	13,208.06	8/16	15,585.10	8/19	14,459.40
8/06	16,459.06	8/17	14,402.02	8/27	2,600.40

REC 9/3/10 KE 731

(405) 341-6650

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

CITIZENS BANK OF EDMOND		DEPOSIT
DATE: 8-10-10		See List
NAME: Turtle Creek		
ACCOUNT NUMBER: 8018510		AMOUNT: \$ 3251.00
⑆5040⑉00114⑆		20

Amount \$3,251.00 Date 8/6/2010

CITIZENS BANK OF EDMOND		DEPOSIT
DATE: 8-13-10		See List
NAME: Turtle Creek		
ACCOUNT NUMBER: 8018510		AMOUNT: \$ 430.42
⑆5040⑉00114⑆		20

Amount \$430.42 Date 8/13/2010

CITIZENS BANK OF EDMOND		DEPOSIT
DATE: 8-19-10		See List
NAME: Turtle Creek		
ACCOUNT NUMBER: 8018510		AMOUNT: \$ 282.38
⑆5040⑉00114⑆		20

Amount \$282.38 Date 8/19/2010

CITIZENS BANK OF EDMOND		DEPOSIT
DATE: 8-27-10		See List
NAME: Turtle Creek		
ACCOUNT NUMBER: 8018510		AMOUNT: \$ 141.00
⑆5040⑉00114⑆		20

Amount \$141.00 Date 8/27/2010

Citizens Bank of Edmond		1060
Turtle Creek Commons Homeowners Association, Inc.		Amount: \$225.00
1321 N. First Street		Date: 8/18/10
Edmond, OK 73034		
405-341-4148		
Pay to the Order of:	Tyba Electric	\$ 225.00
⑆10300⑉2251⑆ 1060 ⑆8018510⑆		

Check 0 Amount \$225.00 Date 8/18/2010

Citizens Bank of Edmond		1059
Turtle Creek Commons Homeowners Association, Inc.		Amount: \$1,168.33
1321 N. First Street		Date: 8/2/10
Edmond, OK 73034		
405-341-4148		
Pay to the Order of:	J.K. Landscaping, Inc.	\$ 1,168.33
⑆10300⑉2251⑆ 1059 ⑆8018510⑆		

Check 1059 Amount \$1,168.33 Date 8/2/2010

Citizens Bank of Edmond		1061
Turtle Creek Commons Homeowners Association, Inc.		Amount: \$1,183.08
1321 N. First Street		Date: 8/17/10
Edmond, OK 73034		
405-341-4148		
Pay to the Order of:	State Farm Insurance	\$ 1,183.08
⑆10300⑉2251⑆ 1061 ⑆8018510⑆		

Check 1061 Amount \$1,183.08 Date 8/17/2010

CITIZENS BANK of EDMOND

PO BOX 30
EDMOND, OK 73083-0030



*****AUTO**SCH 5-DIGIT 73003
102 0.4460 AV 0.335 1 1 102
TURTLECREEK COMMONS HOME OWNERS
ASSOCIATION, INC.
1322 FRETZ DR
EDMOND OK 73003-5713

Date 8/20/10 Page 1
Account Number 1048333
Enclosures

---- 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	7/21/10 thru 8/22/10
Previous Balance	48,710.26	Days in the statement period	33
Deposits/Credits	.00	Average Ledger	48,710
Checks/Debits	.00	Average Collected	48,710
Service Charge	.00	Interest Earned	19.88
Interest Paid	19.88	Annual Percentage Yield Earned	0.45%
Ending Balance	48,730.14	2010 Interest Paid	182.52

Deposits and Additions

Date	Description	Amount
8/22	INTEREST PAID 33 DAYS	19.88

Daily Balance Information

Date	Balance	Date	Balance
7/21	48,710.26	8/22	48,730.14

Interest Rate Summary

7/20	.60%
7/28	.50%
8/05	.40%
8/18	.30%

Rec 8/31/10