



GREAT NORTH
PROPERTY MANAGEMENT, INC

Great North Property Mgmt
SL14

Sample Association

03/31/2014

FINANCIAL STATEMENTS PRODUCED FOR MANAGEMENT PURPOSES ONLY

<u>Included Reports</u>	<u>Copies</u>
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c/o Great North Property Mgmt
3 Holland Way Suite 201
Exeter NH 03833

	Operating	Reserve	Total
Current Assets			
Operating	6,906.52	0.00	6,906.52
Reserve Cash	0.00	57,516.59	57,516.59
Reserve Cash	0.00	42,171.45	42,171.45
	-----	-----	-----
Total Cash	6,906.52	99,688.04	106,594.56
Accounts Receivable	2,701.30	0.00	2,701.30
Prepaid Insurance	834.32	0.00	834.32
	-----	-----	-----
Total Current Assets	3,535.62	0.00	3,535.62
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Total Fixed Assets	0.00	0.00	0.00
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Total Assets	<u>10,442.14</u>	<u>99,688.04</u>	<u>110,130.18</u>
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	250.00	0.00	250.00
Prepaid Fees	2,170.48	0.00	2,170.48
	-----	-----	-----
Total Current Liabilities	2,420.48	0.00	2,420.48
	-----	-----	-----
Total Liabilities	2,420.48	0.00	2,420.48
Capital			
Operating Equity	5,343.14	0.00	5,343.14
Reserve Equity	0.00	87,274.95	87,274.95
Net Income Operating	2,678.52	0.00	2,678.52
Net Income Reserve	0.00	12,413.09	12,413.09
	-----	-----	-----
Total Capital	8,021.66	99,688.04	107,709.70
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Total Liabilities & Capital	<u>10,442.14</u>	<u>99,688.04</u>	<u>110,130.18</u>

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	M.T.D. Actual	M.T.D. Budget	M.T.D Variance	Y.T.D. Actual	Y.T.D. Budget	Y.T.D. Variance	Full Yr Budget
40000 Fee Income	14,616.00	14,616	0.00	174,720.00	174,720	0.00	174,720
41010 Late Fee Income	75.00	0	75.00	200.00	0	200.00	0
43010 Operating Interest	0.85	0	0.85	16.58	0	16.58	0
Total Revenues	14,691.85	14,616	75.85	174,936.58	174,720	216.58	174,720
Operating - Expenses							
61010 Accounting	0.00	0	0.00	300.00	500	200.00	500
61020 Legal	0.00	125	125.00	1,242.46	1,500	257.54	1,500
61100 Management Fees	1,074.99	1,075	0.01	12,449.97	12,500	50.03	12,500
61200 Insurance	1,582.73	1,844	261.27	22,785.64	22,150	(635.64)	22,150
61400 Administrative	71.72	163	91.28	1,843.35	2,000	156.65	2,000
62117 Landscaping/Snow Rem	3,847.33	4,000	152.67	53,517.65	54,430	912.35	54,430
62118 Landscaping - Other	0.00	413	413.00	4,500.00	5,000	500.00	5,000
64250 Powerwashing	0.00	0	0.00	2,400.00	2,500	100.00	2,500
64300 Sewer/Septic maint	0.00	413	413.00	4,840.00	5,000	160.00	5,000
64400 Dryer Vent Cleaning	0.00	0	0.00	2,390.00	2,400	10.00	2,400
65420 Pest Control	0.00	0	0.00	2,424.00	2,500	76.00	2,500
65450 Maintenance	1,680.00	413	(1,267.00)	4,590.00	5,000	410.00	5,000
66225 Water Testing	250.00	288	38.00	3,349.75	3,500	150.25	3,500
66227 Well/Pump Maintenanc	0.00	187	187.00	2,236.25	2,200	(36.25)	2,200
66440 Electricity	433.70	313	(120.70)	3,691.99	3,800	108.01	3,800
68010 Tax Payments/Refunds	0.00	20	20.00	197.00	240	43.00	240
Total Operating Expe	8,940.47	9,254	313.53	122,758.06	125,220	2,461.94	125,220
Profit/Loss before R	5,751.38	5,362	389.38	52,178.52	49,500	2,678.52	49,500
69100 Reserve Contribution	4,125.00	4,125	0.00	49,500.00	49,500	0.00	49,500
Net Inc After Resrv	1,626.38	1,237	389.38	2,678.52	0	2,678.52	0
Long Term Reserve Activity							
70100 Reserve Contribution	4,125.00	4,125	0.00	49,500.00	49,500	0.00	49,500
70200 Interest on Reserves	33.19	0	33.19	1,043.37	0	1,043.37	0
Reserve Income	4,158.19	4,125	33.19	50,543.37	49,500	1,043.37	49,500
71040 Res Exp - Roofs	0.00	0	0.00	36,217.78	35,000	(1,217.78)	35,000
71500 Res Exp - Well/Water	0.00	0	0.00	1,912.50	3,000	1,087.50	3,000

SL14 Sample Association
Income Statement
03/31/2014

c/o Great North Property Mgmt
3 Holland Way Suite 201
Exeter NH 03833

	M.T.D. Actual	M.T.D. Budget	M.T.D Variance	Y.T.D. Actual	Y.T.D. Budget	Y.T.D. Variance	Full Yr Budget
Reserve Expenses	0.00	0	0.00	38,130.28	38,000	(130.28)	38,000
Subtotal-Reserves	4,158.19	4,125	33.19	12,413.09	11,500	913.09	11,500
Net Income	5,784.57	5,362	422.57	15,091.61	11,500	3,591.61	11,500

For Accounts 60000 to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
61010	Accounting			Beginning Balance			300.00
				Ending Balance			300.00
61020	Legal			Beginning Balance			1,242.46
				Ending Balance			1,242.46
61100	Management Fees			Beginning Balance			11,374.98
	MGMT Fee Exeter	AVC 00381664	03/01/2014	Great North Exeter	1,025.00		
	GN Connect Fee	AVC 00381665	03/01/2014	Great North Exeter	49.99		
				Account Total	1,074.99	0.00	1,074.99
				Ending Balance			12,449.97
61200	Insurance			Beginning Balance			21,202.91
	1077353-03/14	AVC 00383612	03/03/2014	Liberty Mutual Insur	2,057.00		
	Amort PPD Ins	JE 00083471	03/31/2014	Amort PPD Ins		474.27	
				Account Total	2,057.00	474.27	1,582.73
				Ending Balance			22,785.64
61400	Administrative			Beginning Balance			1,771.63
	Trade Name App	AVC 00382663	03/01/2014	St of New Hampshire	50.00		
		AVC 00384758	03/14/2014	GNPM- Exeter	21.72		
				Account Total	71.72	0.00	71.72
				Ending Balance			1,843.35
62117	Landscaping/Snow Removal			Beginning Balance			49,670.32
		REV 00082000	03/01/2014	RC Snow Removal	3,597.33		
		AVC 00385261	03/19/2014	Land Contractor	250.00		
				Account Total	3,847.33	0.00	3,847.33
				Ending Balance			53,517.65
62118	Landscaping - Other			Beginning Balance			4,500.00
				Ending Balance			4,500.00
62200	Snow Removal contract			Beginning Balance			0.00
		REV 00081998	03/01/2014	Adj Ppd Snow Removal	3,597.33		
		REV 00082000	03/01/2014	RC Snow Removal		3,597.33	
				Account Total	3,597.33	3,597.33	0.00
				Ending Balance			0.00
64250	Powerwashing			Beginning Balance			2,400.00
				Ending Balance			2,400.00
64300	Sewer/Septic maint			Beginning Balance			4,840.00
				Ending Balance			4,840.00
64400	Dryer Vent Cleaning			Beginning Balance			2,390.00
				Ending Balance			2,390.00
65420	Pest Control			Beginning Balance			2,424.00
				Ending Balance			2,424.00
65450	Maintenance			Beginning Balance			2,910.00
	Repair Lamp Post	AVC 00383773	03/04/2014	Local Electrician	180.00		
	Repair Siding	AVC 00385170	03/12/2014	Contractor	1,500.00		
				Account Total	1,680.00	0.00	1,680.00
				Ending Balance			4,590.00
66225	Water Testing			Beginning Balance			3,099.75
	8562	AVC 00400232	03/10/2014	Epping Well & Pump C	250.00		
		March Monthly Testing					
				Account Total	250.00	0.00	250.00
				Ending Balance			3,349.75
66227	Well/Pump Maintenance			Beginning Balance			2,236.25
				Ending Balance			2,236.25
66440	Electricity			Beginning Balance			3,258.29
	2093758-2/10-3/11/14	AVC 00385699	03/13/2014	Unitil	55.17		
		2093758-2/10-3/11/14					
	2092342-2/10-3/11/14	AVC 00385700	03/13/2014	Unitil	30.00		
		2092342-2/10-3/11/14					

General Ledger SL14 Sample Association For Dates 03/01/2014 to 03/31/2014

For Accounts 60000 to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
2094930-2/10-3/11/14	AVC	00385701	03/13/2014	Unitil	28.60		
2034420-2/10-3/11/14	AVC	00385702	03/13/2014	Unitil	291.55		
2096794-2/10-3/11/14	AVC	00385703	03/13/2014	Unitil	28.38		
				Account Total	433.70	0.00	433.70
				Ending Balance			3,691.99
68010	Tax Payments/Refunds			Beginning Balance			197.00
				Ending Balance			197.00
69100	Reserve Contribution VOID AWDS RES	AVC 00381852	03/01/2014	Beginning Balance			45,375.00
				Assoc Reserve Tran	4,125.00		
				Account Total	4,125.00	0.00	4,125.00
				Ending Balance			49,500.00
70100R	Reserve Contribution Income	JE 00083472	03/31/2014	Beginning Balance			-45,375.00
				Reserve Transfer		4,125.00	
				Account Total	0.00	4,125.00	-4,125.00
				Ending Balance			-49,500.00
70200R	Interest on Reserves	JBR AWDS2-033114	03/31/2014	Beginning Balance			-1,010.18
				Bank Reconciliation		33.19	
				Account Total	0.00	33.19	-33.19
				Ending Balance			-1,043.37
71040R	Res Exp - Roofs			Beginning Balance			36,217.78
				Ending Balance			36,217.78
71500R	Res Exp - Well/Water			Beginning Balance			1,912.50
				Ending Balance			1,912.50
				Entity Totals	17,137.07	8,229.79	159,844.97



GREAT NORTH
PROPERTY MANAGEMENT, INC

SAMPLE FINANCIALS
YOUR ACTUAL INVOICE COPIES WOULD BE HERE

Delinquent & Prepaid Resident Report SL14 Sample Association 03/31/2014

SL

Unit Space	R Type	Sts Co-Resident	Resident	Move In CC	Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
SL-14 - SAMPLE ASSOCIATION											
1225	01	C	Unit Owner A				-261.00				-261.00
1436	01	C	Unit Owner B				286.00	25.00	261.00		
1438	02	C	Unit Owner C		07/15/2013		-562.00		-261.00	-301.00	
1S07	02	C	Unit Owner D		01/01/2013		286.00	25.00	261.00		
4S26	01	C	Unit Owner E				2,129.30	25.00	864.00	286.00	954.30
4S30	01	C	Unit Owner F				-261.00	-261.00			
5S21	01	C	Unit Owner G				-261.00				-261.00
6c28	01	C	Unit Owner H				-54.48			-54.48	
6c30	01	C	Unit Owner I				-261.00				-261.00
6C32	02	C	Unit Owner J		09/03/2013		-249.00				-249.00
7c04	01	C	Unit Owner K				-261.00			-261.00	
Entity Totals							2,701.30	75.00	1,386.00	286.00	954.30
Delinquent Prepays							-2,170.48	-261.00	-261.00	-616.48	-1,032.00
Net							530.82	-186.00	1,125.00	-330.48	-77.70
Net Distribution											
01	Monthly Assessments						-343.48	-261.00	783.00	-355.48	-510.00
05	Late Fee						125.00	75.00	0.00	25.00	25.00
15	Legal Expense						749.30	0.00	342.00	0.00	407.30

SL

Unit	Resident	Note Code	Created	Completed	Notes
SL-14 Sample Association					
1436	01 Owner B, Unit 36 Coles Way	01 1st Notice	04/17/2014	03/31/2014	
1S07	02 Owner D, Unit 7 Snug Harbor Lane	01 1st Notice	04/17/2014	03/31/2014	
4S26	01 Owner E, Unit 26 Snug Harbor Lane	LEGL Legal with Atty	07/03/2014	03/31/2014	In Legal with Atty

SL14 Sample Association
 For All Vendors

Voucher	Invoice	GL Date	Inv Date	Due Date	Disc Date	Discount	Current	1-30 days	31-60 days	61-90 days
EPPW&P Epping Well & Pump Co.,			Terms: 30 Due 30 Days							
00400232	8632	03/10/2014	03/01/2014	03/31/2014	03/01/2014			250.00		
			Vendor Totals				250.00	250.00	0.00	0.00
			Entity Totals				250.00	250.00	0.00	0.00

AP Check History Report Sample Association 03/01/2014 - 03/31/2014
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Bank SL14 - Sample Operating

For All Check Numbers

Check	Vendor	Name Voucher Invoice	Type	Chk Date Proc Date	Void Date	Recon Date	Inv Amount	Payments	Disc Taken	Amount
000148	MGTP	Great North Exeter 00381664 000272521 00381665 000272522	C	03/05/2014 03/01/2014 03/01/2014		03/18/2014		1,074.99 1,025.00 49.99	0.00 0.00 0.00	1,074.99
100016	SCOGLE	St of New Hampshire 00382663 030114-7548	C	03/06/2014 03/01/2014		03/18/2014		50.00 50.00	0.00 0.00	50.00
100017	LIBMUT	Liberty Mutual Insurance 00383612 030314-4570	C	03/12/2014 03/03/2014		03/31/2014		2,057.00 2,057.00	0.00 0.00	2,057.00
100018	TSCALO	Local Electrician 00383773 030414-	C	03/13/2014 03/04/2014		03/31/2014		180.00 180.00	0.00 0.00	180.00
100019	GNP	GNPM - Exeter 00384758 031414-AWDS	C	03/19/2014 03/14/2014		03/31/2014		21.72 21.72	0.00 0.00	21.72
100020	MWGCON	Contractor 00385170 031214-	C	03/21/2014 03/12/2014		03/31/2014		1,500.00 1,500.00	0.00 0.00	1,500.00
100021	MUIRS	Land Contractor 00385261 1395	C	03/24/2014 03/19/2014		03/31/2014		250.00 250.00	0.00 0.00	250.00
100022	UNITIL	Unitil 00385699 031314-3758 00385700 031314-2342 00385701 031314-4930 00385702 031314-4420 00385703 031314-6794	C	03/25/2014 03/13/2014 03/13/2014 03/13/2014 03/13/2014		04/22/2014		433.70 55.17 30.00 28.60 291.55 28.38	0.00 0.00 0.00 0.00 0.00 0.00	433.70
Bank Totals for all Check Types Except D								5,567.41	0.00	5,567.41
Total Number of Checks				8						

Bank Balance As Of 03/31/2014	7,717.25
Outstanding Checks AP	-810.73
Adjusted Bank Balance	<hr/> 6,906.52
Book Balance As Of 03/31/2014	6,905.67
Interest Income	0.85
Bank Charges	0.00
Adjusted Book Balance	<hr/> 6,906.52



GREAT NORTH
PROPERTY MANAGEMENT, INC

SAMPLE FINANCIALS
COPY OF ACTUAL OPERATING BANK STATEMENT
WOULD BE HERE

Bank Reconciliation SL14R Sample Reserves 03/31/2014
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Bank Balance As Of 03/31/2014	58,266.59
Journal Entries GL	-750.00
Adjusted Bank Balance	<hr/> 57,516.59
Book Balance As Of 03/31/2014	57,516.59
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	<hr/> 57,516.59



GREAT NORTH
PROPERTY MANAGEMENT, INC

SAMPLE FINANCIALS
COPY OF ACTUAL RESERVE BANK STATEMENT
WOULD BE HERE

Bank Balance As Of 03/31/2014	41,421.45
Journal Entries GL	750.00
Adjusted Bank Balance	<hr/> 42,171.45
Book Balance As Of 03/31/2014	42,138.26
Interest Income	33.19
Bank Charges	0.00
Adjusted Book Balance	<hr/> 42,171.45



GREAT NORTH
PROPERTY MANAGEMENT, INC

**SAMPLE FINANCIALS
COPY OF ACTUAL RESERVE SECONDARY ACCOUNT
BANK STATEMENT WOULD BE HERE**