

Income Statement (Accrual)
Summerset Neighborhood Assoc - (neighbor)
November 2016

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	Month to Date	%	Year to Date	%
INCOME - COMMON AREA				
Resident/Member Income				
Maintenance Fee	18,163.25	27.86	196,110.26	22.46
Maint Fee - Townhomes CA	4,437.75	6.81	46,705.50	5.35
Maint Fee - Reserve	2,910.00	4.46	32,010.00	3.67
Maint Fee - Crescent Court	2,619.00	4.02	28,809.00	3.30
Maint Fee - Manor Flats	1,455.00	2.23	15,557.25	1.78
Maint Fee - Gateway	9,530.25	14.62	104,832.75	12.01
TH 2016 Special Assessment	0.00	0.00	160,989.12	18.44
Subtotal: Resident Member Income	39,115.25	60.00	585,013.88	67.01
Miscellaneous Income				
Capitalization Fee	0.00	0.00	1,431.66	0.16
Late/NSF Fees	0.00	0.00	35.00	0.00
Maint Fee - Builder/Developer	0.00	0.00	11,453.49	1.31
Clubhouse Rental Fee	1,000.00	1.53	8,565.00	0.98
Interest Income	595.80	0.91	2,916.47	0.33
Miscellaneous	0.00	0.00	630.00	0.07
Subtotal: Miscellaneous Income	1,595.80	2.45	25,031.62	2.87
TOTAL INCOME - COMMON AREA	40,711.05	62.45	610,045.50	69.88
General				
Accounting	0.00	0.00	800.00	0.09
Legal	0.00	0.00	246.80	0.03
Miscellaneous Expense	503.58	0.77	2,462.32	0.28
Security	3,615.08	5.55	31,984.42	3.66
Bank Account Fees	0.00	0.00	15.00	0.00
Insurance	1,509.93	2.32	9,251.23	1.06
Subtotal: General	5,628.59	8.63	44,759.77	5.13
Maintenance and Repair				
Miscellaneous Repairs	37.50	0.06	625.00	0.07
Electrical	0.00	0.00	132.62	0.02
Signage	0.00	0.00	409.26	0.05
Landscaping	5,552.69	8.52	39,947.78	4.58
Tree Maintenance	6,965.00	10.68	13,621.00	1.56
Plumbing	0.00	0.00	504.46	0.06
Concrete/Masonry Repair	6,000.00	9.20	6,000.00	0.69
Snow Removal	0.00	0.00	14,917.00	1.71
Street Lights	0.00	0.00	9,048.92	1.04
Supplies	0.00	0.00	721.35	0.08
Sprinkler Systems	390.00	0.60	1,165.00	0.13
Landscape Committes Annual Planting	0.00	0.00	36,847.49	4.22
Design Review Committee & Services	150.00	0.23	1,162.50	0.13
Social Events	0.00	0.00	7,349.80	0.84
Traffic Calming	0.00	0.00	304.92	0.03
Subtotal: Maintenance and Repair	19,095.19	29.29	132,757.10	15.21
Fees				
Management Staff	3,875.00	5.94	42,625.00	4.88
Management Fees	639.00	0.98	7,029.00	0.81

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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Maintenance and Repair				
Rubbish Removal	90.96	0.14	826.92	0.09
Security	100.31	0.15	1,703.04	0.20
HVAC	0.00	0.00	44.50	0.01
Miscellaneous Repairs	187.50	0.29	2,988.19	0.34
Exercise Equipment Repair	0.00	0.00	3,060.91	0.35
Supplies	0.00	0.00	1,695.35	0.19
Community Center Improvements	0.00	0.00	-100.00	-0.01
Subtotal: Maintenance and Repair	<u>378.77</u>	<u>0.58</u>	<u>10,218.91</u>	<u>1.17</u>
Pool				
Insurance Pool/Community Center	77.59	0.12	883.37	0.10
Pool Expense Attendants	0.00	0.00	14,072.86	1.61
Pool Expense Maintenance	995.10	1.53	59,764.26	6.85
Pool Furniture New/Replacement	0.00	0.00	11,617.49	1.33
Pool Furniture -Pool Improvements	0.00	0.00	3,038.88	0.35
Subtotal: Pool	<u>1,072.69</u>	<u>1.65</u>	<u>89,376.86</u>	<u>10.24</u>
Utilities				
Cable	526.31	0.81	2,212.55	0.25
Electricity	377.65	0.58	7,052.14	0.81
Water	720.41	1.11	10,023.71	1.15
Natural Gas	198.18	0.30	2,891.67	0.33
Subtotal: Utilities	<u>1,822.55</u>	<u>2.80</u>	<u>22,180.07</u>	<u>2.54</u>
Janitorial				
Janitorial	652.73	1.00	9,480.03	1.09
Floor/Carpet Cleaning	-150.00	-0.23	1,250.00	0.14
Subtotal: Janitorial	<u>502.73</u>	<u>0.77</u>	<u>10,730.03</u>	<u>1.23</u>
Reserve Funding	5,005.00	7.68	55,055.00	6.31
Taxes, Federal Income Tax	0.00	0.00	152.00	0.02
TOTAL COMMON AREA EXPENSES	<u>38,019.52</u>	<u>58.32</u>	<u>414,883.74</u>	<u>47.52</u>
NET INCOME COMMON AREA	<u>2,691.53</u>	<u>4.13</u>	<u>195,161.76</u>	<u>22.35</u>
INCOME - TOWNHOMES				
Maint Fee - Townhomes	24,476.25	37.55	257,602.50	29.51
Capital Fees - Townhouses	0.00	0.00	5,380.00	0.62
TOTAL INCOME - TOWNHOMES	<u>24,476.25</u>	<u>37.55</u>	<u>262,982.50</u>	<u>30.12</u>
Townhomes - Insurance	3,782.56	5.80	38,816.84	4.45
Maintenance and Repair				
Lndscpg - Townhouses	3,519.81	5.40	28,158.48	3.23
Annual Plantings	0.00	0.00	12,699.20	1.45
Snow Removal - Townhouses	0.00	0.00	10,505.00	1.20
Exterior Maintenance Townhomes	1,777.88	2.73	7,270.56	0.83
Roof Townhouse	5,955.70	9.14	12,611.69	1.44
Subtotal: Maintenance and Repair	<u>11,253.39</u>	<u>17.26</u>	<u>71,244.93</u>	<u>8.16</u>

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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Fees				
Management Staff - Townhomes	1,292.00	1.98	14,212.00	1.63
Management Fees - Townhouses	296.25	0.45	3,258.75	0.37
Reserve Funding Townhomes	<u>7,670.00</u>	<u>11.77</u>	<u>84,370.00</u>	<u>9.66</u>
TOTAL EXPENSE TOWNHOMES	<u>24,294.20</u>	<u>37.27</u>	<u>211,902.52</u>	<u>24.27</u>
NET INCOME - TOWNHOMES	<u>182.05</u>	<u>0.28</u>	<u>51,079.98</u>	<u>5.85</u>
TOTAL NET INCOME	<u><u>2,873.58</u></u>	<u><u>4.41</u></u>	<u><u>246,241.74</u></u>	<u><u>28.21</u></u>

Balance Sheet (Accrual)
Summerset Neighborhood Assoc - (neighbor)
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ASSETS

CASH

Checking Account	68,582.95
Checking - Citizens Bank	1,000.01
Operating Reserves - Citizens Bank	150,586.98
Capital Reserves - Citizens Bank	345,525.24
Townhouse Reserves - Citizens Bank	<u>264,180.97</u>
TOTAL CASH	829,876.15

OTHER CURRENT ASSETS

Accounts Receivable	20,352.36
Accounts Receivable - Townhomes	<u>3,138.93</u>
TOTAL OTHER CURRENT ASSETS	23,491.29

TOTAL ASSETS 853,367.44

LIABILITIES & CAPITAL

LIABILITES

Prepayment Holding	15,420.31
Reserve Account Transfers	<u>139,425.00</u>
TOTAL LIABILITES	154,845.31

CAPITAL

Net Income (Loss) YTD	246,241.74
Retained Earnings	<u>452,280.39</u>
TOTAL CAPITAL	698,522.13

TOTAL LIABILITIES & CAPITAL 853,367.44

**Budget Comparison Cash Flow (Accrual)
Summerset Neighborhood Assoc - (neighbor)
November 2016**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME - COMMON AREA									
Resident/Member Income									
Maintenance Fee	18,163.25	17,339.00	824.25	4.75	196,110.26	190,729.00	5,381.26	2.82	208,068.00
Maint Fee - Townhomes CA	4,437.75	4,001.00	436.75	10.92	46,705.50	44,011.00	2,694.50	6.12	48,012.00
Maint Fee - Reserve	2,910.00	2,910.00	0.00	0.00	32,010.00	32,010.00	0.00	0.00	34,920.00
Maint Fee - Crescent Court	2,619.00	2,619.00	0.00	0.00	28,809.00	28,809.00	0.00	0.00	31,428.00
Maint Fee - Manor Flats	1,455.00	1,455.00	0.00	0.00	15,557.25	16,005.00	-447.75	-2.80	17,460.00
Maint Fee - Gateway	9,530.25	9,530.00	0.25	0.00	104,832.75	104,830.00	2.75	0.00	114,360.00
TH 2016 Special Assessment	0.00	0.00	0.00	0	160,989.12	0.00	160,989.12	0	0.00
Subtotal: Resident Member Inc	39,115.25	37,854.00	1,261.25	3.33	585,013.88	416,394.00	168,619.88	40.50	454,248.00
Miscellaneous Income									
Capitalization Fee	0.00	0.00	0.00	0	1,431.66	1,553.00	-121.34	-7.81	1,553.00
Late/NSF Fees	0.00	0.00	0.00	0	35.00	0.00	35.00	0	0.00
Maint Fee - Builder/Developer	0.00	0.00	0.00	0	11,453.49	6,000.00	5,453.49	90.89	6,000.00
Clubhouse Rental Fee	1,000.00	600.00	400.00	66.67	8,565.00	6,600.00	1,965.00	29.77	7,200.00
Interest Income	595.80	0.00	595.80	0	2,916.47	0.00	2,916.47	0	0.00
Miscellaneous	0.00	0.00	0.00	0	630.00	0.00	630.00	0	0.00
Subtotal: Miscellaneous Incom	1,595.80	600.00	995.80	165.9	25,031.62	14,153.00	10,878.62	76.86	14,753.00
TOTAL INCOME - COMMON AREA	40,711.05	38,454.00	2,257.05	5.87	610,045.50	430,547.00	179,498.50	41.69	469,001.00
General									
Accounting	0.00	0.00	0.00	0	800.00	1,000.00	200.00	20.00	1,000.00
Legal	0.00	100.00	100.00	100.0	246.80	1,100.00	853.20	77.56	1,200.00
Miscellaneous Expense	503.58	400.00	-103.58	-25.90	2,462.32	4,400.00	1,937.68	44.04	4,800.00
Security	3,615.08	5,600.00	1,984.92	35.45	31,984.42	61,600.00	29,615.58	48.08	67,200.00
Bank Account Fees	0.00	0.00	0.00	0	15.00	45.00	30.00	66.67	45.00
Insurance	1,509.93	295.00	-1,214.93	-411.8	9,251.23	12,743.00	3,491.77	27.40	13,038.00
Answering Service	0.00	0.00	0.00	0	0.00	60.00	60.00	100.0	60.00
Subtotal: General	5,628.59	6,395.00	766.41	11.98	44,759.77	80,948.00	36,188.23	44.71	87,343.00
Maintenance and Repair									
Miscellaneous Repairs	37.50	200.00	162.50	81.25	625.00	2,200.00	1,575.00	71.59	2,400.00
Electrical	0.00	200.00	200.00	100.0	132.62	2,200.00	2,067.38	93.97	2,400.00
Signage	0.00	100.00	100.00	100.0	409.26	1,100.00	690.74	62.79	1,200.00
Landscaping	5,552.69	0.00	-5,552.69	0	39,947.78	42,624.00	2,676.22	6.28	42,624.00
Tree Maintenance	6,965.00	0.00	-6,965.00	0	13,621.00	5,000.00	-8,621.00	-172.4	5,000.00
Plumbing	0.00	150.00	150.00	100.0	504.46	1,650.00	1,145.54	69.43	1,800.00
Concrete/Masonry Repair	6,000.00	0.00	-6,000.00	0	6,000.00	8,000.00	2,000.00	25.00	8,000.00
Snow Removal	0.00	5,000.00	5,000.00	100.0	14,917.00	23,000.00	8,083.00	35.14	29,000.00
Street Lights	0.00	3,000.00	3,000.00	100.0	9,048.92	18,000.00	8,951.08	49.73	18,000.00
Supplies	0.00	200.00	200.00	100.0	721.35	2,200.00	1,478.65	67.21	2,400.00
Sprinkler Systems	390.00	0.00	-390.00	0	1,165.00	1,600.00	435.00	27.19	1,600.00
Landscape Committes Annual Pla	0.00	0.00	0.00	0	36,847.49	26,737.00	-10,110.49	-37.81	26,737.00
Design Review Committee & Serv	150.00	0.00	-150.00	0	1,162.50	0.00	-1,162.50	0	0.00
Design Review Committee and Se	0.00	300.00	300.00	100.0	0.00	3,300.00	3,300.00	100.0	3,600.00
Social Events	0.00	0.00	0.00	0	7,349.80	7,000.00	-349.80	-5.00	8,000.00
Traffic Calming	0.00	0.00	0.00	0	304.92	10,000.00	9,695.08	96.95	10,000.00
Subtotal: Maintenance and Rep	19,095.19	9,150.00	-9,945.19	-108.6	132,757.10	154,611.00	21,853.90	14.13	162,761.00
Fees									
Management Staff	3,875.00	3,875.00	0.00	0.00	42,625.00	42,625.00	0.00	0.00	46,500.00
Management Fees	639.00	639.00	0.00	0.00	7,029.00	7,029.00	0.00	0.00	7,668.00
Maintenance and Repair									
Rubbish Removal	90.96	48.00	-42.96	-89.50	826.92	758.00	-68.92	-9.09	806.00
Security	100.31	150.00	49.69	33.13	1,703.04	3,050.00	1,346.96	44.16	3,200.00
HVAC	0.00	200.00	200.00	100.0	44.50	2,800.00	2,755.50	98.41	3,000.00
Miscellaneous Repairs	187.50	200.00	12.50	6.25	2,988.19	2,200.00	-788.19	-35.83	2,400.00
Exercise Equipment Repair	0.00	300.00	300.00	100.0	3,060.91	3,300.00	239.09	7.25	3,600.00
Exterminating	0.00	0.00	0.00	0	0.00	900.00	900.00	100.0	900.00
Supplies	0.00	225.00	225.00	100.0	1,695.35	2,475.00	779.65	31.50	2,700.00
Community Center Improvements	0.00	0.00	0.00	0	-100.00	5,000.00	5,100.00	102.0	5,000.00
Subtotal: Maintenance and Rep	378.77	1,123.00	744.23	66.27	10,218.91	20,483.00	10,264.09	50.11	21,606.00

Budget Comparison Cash Flow (Accrual)
Summerset Neighborhood Assoc - (neighbor)
November 2016

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Pool									
Insurance Pool/Community Cente	77.59	89.00	11.41	12.82	883.37	930.00	46.63	5.01	1,019.00
Pool Expense Attendants	0.00	0.00	0.00	0	14,072.86	18,500.00	4,427.14	23.93	18,500.00
Pool Expense Maintenance	995.10	0.00	-995.10	0	59,764.26	12,750.00	-47,014.26	-368.7	12,750.00
Pool Furniture New/Replacement	0.00	0.00	0.00	0	11,617.49	4,000.00	-7,617.49	-190.4	4,000.00
Pool Furniture -Pool Improvement	0.00	0.00	0.00	0	3,038.88	7,000.00	3,961.12	56.59	7,000.00
Subtotal: Pool	1,072.69	89.00	-983.69	-1,105	89,376.86	43,180.00	-46,196.86	-106.9	43,269.00
Utilities									
Cable	526.31	315.00	-211.31	-67.08	2,212.55	3,465.00	1,252.45	36.15	3,780.00
Electricity	377.65	300.00	-77.65	-25.88	7,052.14	7,300.00	247.86	3.40	7,600.00
Water	720.41	325.00	-395.41	-121.6	10,023.71	9,690.00	-333.71	-3.44	10,015.00
Natural Gas	198.18	600.00	401.82	66.97	2,891.67	5,700.00	2,808.33	49.27	6,300.00
Subtotal: Utilities	1,822.55	1,540.00	-282.55	-18.35	22,180.07	26,155.00	3,974.93	15.20	27,695.00
Janitorial									
Janitorial	652.73	700.00	47.27	6.75	9,480.03	8,800.00	-680.03	-7.73	9,500.00
Jan Supplies	0.00	50.00	50.00	100.0	0.00	550.00	550.00	100.0	600.00
Floor/Carpet Cleaning	-150.00	0.00	150.00	0	1,250.00	1,600.00	350.00	21.88	1,600.00
Subtotal: Janitorial	502.73	750.00	247.27	32.97	10,730.03	10,950.00	219.97	2.01	11,700.00
Reserve Funding	5,005.00	5,005.00	0.00	0.00	55,055.00	55,055.00	0.00	0.00	60,060.00
Taxes, Federal Income Tax	0.00	0.00	0.00	0	152.00	0.00	-152.00	0	0.00
TOTAL COMMON AREA EXPENSES	38,019.52	28,566.00	-9,453.52	-33.09	414,883.74	441,036.00	26,152.26	5.93	468,602.00
NET INCOME COMMON AREA	2,691.53	9,888.00	-7,196.47	-72.78	195,161.76	-10,489.00	205,650.76	-1,960	399.00
INCOME - TOWNHOMES									
Maint Fee - Townhomes	24,476.25	22,069.00	2,407.25	10.91	257,602.50	242,759.00	14,843.50	6.11	264,828.00
Capital Fees - Townhouses	0.00	0.00	0.00	0	5,380.00	1,414.00	3,966.00	280.4	1,414.00
TOTAL INCOME - TOWNHOMES	24,476.25	22,069.00	2,407.25	10.91	262,982.50	244,173.00	18,809.50	7.70	266,242.00
Townhomes - Insurance	3,782.56	3,880.00	97.44	2.51	38,816.84	41,309.00	2,492.16	6.03	45,189.00
Maintenance and Repair									
Lndscpg - Townhouses	3,519.81	3,520.00	0.19	0.01	28,158.48	28,160.00	1.52	0.01	28,160.00
Annual Plantings	0.00	0.00	0.00	0	12,699.20	16,000.00	3,300.80	20.63	16,000.00
Concrete/Masonry Repairs - Town	0.00	0.00	0.00	0	0.00	6,000.00	6,000.00	100.0	6,000.00
Tree Maintenance-TH	0.00	0.00	0.00	0	0.00	4,000.00	4,000.00	100.0	4,000.00
Exterminating Townhomes	0.00	0.00	0.00	0	0.00	200.00	200.00	100.0	200.00
Snow Removal - Townhouses	0.00	4,000.00	4,000.00	100.0	10,505.00	16,000.00	5,495.00	34.34	20,000.00
Exterior Maintenance Townhomes	1,777.88	500.00	-1,277.88	-255.5	7,270.56	21,000.00	13,729.44	65.38	21,500.00
Roof Townhouse	5,955.70	1,000.00	-4,955.70	-495.5	12,611.69	11,000.00	-1,611.69	-14.65	12,000.00
Subtotal: Maintenance and Rep	11,253.39	9,020.00	-2,233.39	-24.76	71,244.93	102,360.00	31,115.07	30.40	107,860.00
Fees									
Management Staff - Townhomes	1,292.00	1,292.00	0.00	0.00	14,212.00	14,212.00	0.00	0.00	15,504.00
Management Fees - Townhouses	296.25	296.00	-0.25	-0.08	3,258.75	3,256.00	-2.75	-0.08	3,552.00
Reserve Funding Townhomes	7,670.00	7,670.00	0.00	0.00	84,370.00	84,370.00	0.00	0.00	92,040.00
Reserve Funding Study Townhom	0.00	0.00	0.00	0	0.00	2,000.00	2,000.00	100.0	2,000.00
TOTAL EXPENSE TOWNHOMES	24,294.20	22,158.00	-2,136.20	-9.64	211,902.52	247,507.00	35,604.48	14.39	266,145.00
NET INCOME - TOWNHOMES	182.05	-89.00	271.05	-304.5	51,079.98	-3,334.00	54,413.98	-1,632	97.00
TOTAL NET INCOME	2,873.58	9,799.00	-6,925.42	-70.67	246,241.74	-13,823.00	260,064.74	-1,881	496.00
ADJUSTMENTS									
Checking - Citizens Bank	0.00	0.00	0.00	0	-1,000.01	0.00	-1,000.01	0	0.00
Operating Reserves - Citizens Ba	-123.33	0.00	-123.33	0	-150,586.98	0.00	-150,586.98	0	0.00
Reserves	0.00	0.00	0.00	0	174,057.71	0.00	174,057.71	0	0.00
Capital Reserves - Citizens Bank	-73,824.46	0.00	-73,824.46	0	-345,525.24	0.00	-345,525.24	0	0.00
Townhouse Reserve Account	0.00	0.00	0.00	0	178,584.92	0.00	178,584.92	0	0.00

Trial Balance (Accrual)
Summerset Neighborhood Assoc - (neighbor)
November 2016

	Balance Forward	Debit	Credit	Ending Balance
1105 Checking Account	147,948.54		79,365.59	68,582.95
1106 Checking - Citizens Bank	1,000.01			1,000.01
1107 Operating Reserves - Citizens Bank	150,463.65	123.33		150,586.98
1113 Capital Reserves - Citizens Bank	271,700.78	73,824.46		345,525.24
1116 Townhouse Reserves - Citizens Bank	256,297.96	7,883.01		264,180.97
1310 Accounts Receivable	8,642.95	11,709.41		20,352.36
1318 Accounts Receivable - Townhomes	6,865.29		3,726.36	3,138.93
2250 Prepayment Holding	-20,520.63	5,100.32		-15,420.31
2254 Reserve Account Transfers	-126,750.00		12,675.00	-139,425.00
2711 Retained Earnings	-452,280.39			-452,280.39
3050 Maintenance Fee	-177,947.01		18,163.25	-196,110.26
3051 Maint Fee - Townhomes CA	-42,267.75		4,437.75	-46,705.50
3052 Maint Fee - Reserve	-29,100.00		2,910.00	-32,010.00
3053 Maint Fee - Crescent Court	-26,190.00		2,619.00	-28,809.00
3054 Maint Fee - Manor Flats	-14,102.25		1,455.00	-15,557.25
3055 Maint Fee - Gateway	-95,302.50		9,530.25	-104,832.75
3056 TH 2016 Special Assessment	-160,989.12			-160,989.12
3060 Capitalization Fee	-1,431.66			-1,431.66
3062 Late/NSF Fees	-35.00			-35.00
3063 Maint Fee - Builder/Developer	-11,453.49			-11,453.49
3064 Clubhouse Rental Fee	-7,565.00		1,000.00	-8,565.00
3066 Interest Income	-2,320.67		595.80	-2,916.47
3067 Miscellaneous	-630.00			-630.00
6020 Accounting	800.00			800.00
6025 Legal	246.80			246.80
6030 Miscellaneous Expense	1,958.74	503.58		2,462.32
6035 Security	28,369.34	3,615.08		31,984.42
6040 Bank Account Fees	15.00			15.00
6050 Insurance	7,741.30	1,509.93		9,251.23
6110 Miscellaneous Repairs	587.50	37.50		625.00
6115 Electrical	132.62			132.62
6120 Signage	409.26			409.26
6125 Landscaping	34,395.09	5,552.69		39,947.78
6127 Tree Maintenance	6,656.00	6,965.00		13,621.00
6130 Plumbing	504.46			504.46
6135 Concrete/Masonry Repair	0.00	6,000.00		6,000.00
6140 Snow Removal	14,917.00			14,917.00
6145 Street Lights	9,048.92			9,048.92
6150 Supplies	721.35			721.35
6156 Sprinkler Systems	775.00	390.00		1,165.00
6157 Landscape Committes Annual Planting	36,847.49			36,847.49
6158 Design Review Committee & Services	1,012.50	150.00		1,162.50
6165 Social Events	7,349.80			7,349.80
6170 Traffic Calming	304.92			304.92
6205 Management Staff	38,750.00	3,875.00		42,625.00
6210 Management Fees	6,390.00	639.00		7,029.00
6310 Rubbish Removal	735.96	90.96		826.92
6315 Security	1,602.73	100.31		1,703.04
6320 HVAC	44.50			44.50
6325 Miscellaneous Repairs	2,800.69	187.50		2,988.19
6327 Exercise Equipment Repair	3,060.91			3,060.91
6335 Supplies	1,695.35			1,695.35
6336 Community Center Improvements	-100.00			-100.00
6410 Insurance Pool/Community Center	805.78	77.59		883.37
6415 Pool Expense Attendants	14,072.86			14,072.86
6420 Pool Expense Maintenance	58,769.16	995.10		59,764.26

Trial Balance (Accrual)
Summerset Neighborhood Assoc - (neighbor)
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	<u>Balance Forward</u>	<u>Debit</u>	<u>Credit</u>	<u>Ending Balance</u>
6425 Pool Furniture New/Replacement	11,617.49			11,617.49
6426 Pool Furniture -Pool Improvements	3,038.88			3,038.88
6510 Cable	1,686.24	526.31		2,212.55
6515 Electricity	6,674.49	377.65		7,052.14
6520 Water	9,303.30	720.41		10,023.71
6525 Natural Gas	2,693.49	198.18		2,891.67
6610 Janitorial	8,827.30	652.73		9,480.03
6622 Floor/Carpet Cleaning	1,400.00		150.00	1,250.00
6633 Reserve Funding	50,050.00	5,005.00		55,055.00
6637 Taxes, Federal Income Tax	152.00			152.00
6655 Maint Fee - Townhomes	-233,126.25		24,476.25	-257,602.50
6656 Capital Fees - Townhouses	-5,380.00			-5,380.00
6665 Townhomes - Insurance	35,034.28	3,782.56		38,816.84
6710 Lndscpg - Townhouses	24,638.67	3,519.81		28,158.48
6711 Annual Plantings	12,699.20			12,699.20
6720 Snow Removal - Townhouses	10,505.00			10,505.00
6725 Exterior Maintenance Townhomes	5,492.68	1,777.88		7,270.56
6730 Roof Townhouse	6,655.99	5,955.70		12,611.69
6805 Management Staff - Townhomes	12,920.00	1,292.00		14,212.00
6810 Management Fees - Townhouses	2,962.50	296.25		3,258.75
6830 Reserve Funding Townhomes	76,700.00	7,670.00		84,370.00
	<u>0.00</u>	<u>161,104.25</u>	<u>161,104.25</u>	<u>0.00</u>