

Balance Sheet (Accrual)
Summerset Neighborhood Assoc - (neighbor)
October 2016

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ASSETS

CASH

Checking Account	147,948.54
Checking - Citizens Bank	1,000.01
Operating Reserves - Citizens Bank	150,463.65
Capital Reserves - Citizens Bank	271,700.78
Townhouse Reserves - Citizens Bank	<u>256,297.96</u>
TOTAL CASH	827,410.94

OTHER CURRENT ASSETS

Accounts Receivable	8,642.95
Accounts Receivable - Townhomes	<u>6,865.29</u>
TOTAL OTHER CURRENT ASSETS	15,508.24

TOTAL ASSETS	<u><u>842,919.18</u></u>
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LIABILITIES & CAPITAL

LIABILITES

Prepayment Holding	20,520.63
Reserve Account Transfers	<u>126,750.00</u>
TOTAL LIABILITES	147,270.63

CAPITAL

Net Income (Loss) YTD	243,368.16
Retained Earnings	<u>452,280.39</u>
TOTAL CAPITAL	695,648.55

TOTAL LIABILITIES & CAPITAL	<u><u>842,919.18</u></u>
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Income Statement (Accrual)
Summerset Neighborhood Assoc - (neighbor)
October 2016

	Month to Date	%	Year to Date	%
INCOME - COMMON AREA				
Resident/Member Income				
Maintenance Fee	18,163.25	27.92	177,947.01	22.03
Maint Fee - Townhomes CA	4,437.75	6.82	42,267.75	5.23
Maint Fee - Reserve	2,910.00	4.47	29,100.00	3.60
Maint Fee - Crescent Court	2,619.00	4.03	26,190.00	3.24
Maint Fee - Manor Flats	1,455.00	2.24	14,102.25	1.75
Maint Fee - Gateway	9,530.25	14.65	95,302.50	11.80
TH 2016 Special Assessment	0.00	0.00	160,989.12	19.93
Subtotal: Resident Member Income	39,115.25	60.12	545,898.63	67.58
Miscellaneous Income				
Capitalization Fee	0.00	0.00	1,431.66	0.18
Late/NSF Fees	0.00	0.00	35.00	0.00
Maint Fee - Builder/Developer	0.00	0.00	11,453.49	1.42
Clubhouse Rental Fee	900.00	1.38	7,565.00	0.94
Interest Income	567.59	0.87	2,320.67	0.29
Miscellaneous	0.00	0.00	630.00	0.08
Subtotal: Miscellaneous Income	1,467.59	2.26	23,435.82	2.90
TOTAL INCOME - COMMON AREA	40,582.84	62.38	569,334.45	70.48
General				
Accounting	0.00	0.00	800.00	0.10
Legal	0.00	0.00	246.80	0.03
Miscellaneous Expense	159.24	0.24	1,958.74	0.24
Security	3,288.44	5.05	28,369.34	3.51
Bank Account Fees	0.00	0.00	15.00	0.00
Insurance	6,126.73	9.42	7,741.30	0.96
Subtotal: General	9,574.41	14.72	39,131.18	4.84
Maintenance and Repair				
Miscellaneous Repairs	175.00	0.27	587.50	0.07
Electrical	0.00	0.00	132.62	0.02
Signage	0.00	0.00	409.26	0.05
Landscaping	5,627.59	8.65	34,395.09	4.26
Tree Maintenance	0.00	0.00	6,656.00	0.82
Plumbing	0.00	0.00	504.46	0.06
Snow Removal	0.00	0.00	14,917.00	1.85
Street Lights	0.00	0.00	9,048.92	1.12
Supplies	131.23	0.20	721.35	0.09
Sprinkler Systems	0.00	0.00	775.00	0.10
Landscape Committes Annual Planting	0.00	0.00	36,847.49	4.56
Design Review Committee & Services	37.50	0.06	1,012.50	0.13
Social Events	0.00	0.00	7,349.80	0.91
Traffic Calming	0.00	0.00	304.92	0.04
Subtotal: Maintenance and Repair	5,971.32	9.18	113,661.91	14.07
Fees				
Management Staff	3,875.00	5.96	38,750.00	4.80
Management Fees	639.00	0.98	6,390.00	0.79

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

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Maintenance and Repair				
Rubbish Removal	0.00	0.00	735.96	0.09
Security	226.83	0.35	1,602.73	0.20
HVAC	0.00	0.00	44.50	0.01
Miscellaneous Repairs	100.00	0.15	2,800.69	0.35
Exercise Equipment Repair	585.00	0.90	3,060.91	0.38
Supplies	403.86	0.62	1,695.35	0.21
Community Center Improvements	0.00	0.00	-100.00	-0.01
Subtotal: Maintenance and Repair	<u>1,315.69</u>	<u>2.02</u>	<u>9,840.14</u>	<u>1.22</u>
Pool				
Insurance Pool/Community Center	310.35	0.48	805.78	0.10
Pool Expense Attendants	358.79	0.55	14,072.86	1.74
Pool Expense Maintenance	2,274.50	3.50	58,769.16	7.27
Pool Furniture New/Replacement	0.00	0.00	11,617.49	1.44
Pool Furniture -Pool Improvements	0.00	0.00	3,038.88	0.38
Subtotal: Pool	<u>2,943.64</u>	<u>4.52</u>	<u>88,304.17</u>	<u>10.93</u>
Utilities				
Cable	258.68	0.40	1,686.24	0.21
Electricity	711.85	1.09	6,674.49	0.83
Water	867.46	1.33	9,303.30	1.15
Natural Gas	596.26	0.92	2,693.49	0.33
Subtotal: Utilities	<u>2,434.25</u>	<u>3.74</u>	<u>20,357.52</u>	<u>2.52</u>
Janitorial				
Janitorial	952.73	1.46	8,827.30	1.09
Floor/Carpet Cleaning	400.00	0.61	1,400.00	0.17
Subtotal: Janitorial	<u>1,352.73</u>	<u>2.08</u>	<u>10,227.30</u>	<u>1.27</u>
Reserve Funding	5,005.00	7.69	50,050.00	6.20
Taxes, Federal Income Tax	0.00	0.00	152.00	0.02
TOTAL COMMON AREA EXPENSES	<u>33,111.04</u>	<u>50.89</u>	<u>376,864.22</u>	<u>46.65</u>
NET INCOME COMMON AREA	<u>7,471.80</u>	<u>11.48</u>	<u>192,470.23</u>	<u>23.83</u>
INCOME - TOWNHOMES				
Maint Fee - Townhomes	24,476.25	37.62	233,126.25	28.86
Capital Fees - Townhouses	0.00	0.00	5,380.00	0.67
TOTAL INCOME - TOWNHOMES	<u>24,476.25</u>	<u>37.62</u>	<u>238,506.25</u>	<u>29.52</u>
Townhomes - Insurance	15,130.28	23.26	35,034.28	4.34
Maintenance and Repair				
Lndscpg - Townhouses	3,519.81	5.41	24,638.67	3.05
Annual Plantings	0.00	0.00	12,699.20	1.57
Snow Removal - Townhouses	0.00	0.00	10,505.00	1.30
Exterior Maintenance Townhomes	1,798.18	2.76	5,492.68	0.68
Roof Townhouse	1,226.60	1.89	6,655.99	0.82
Subtotal: Maintenance and Repair	<u>6,544.59</u>	<u>10.06</u>	<u>59,991.54</u>	<u>7.43</u>

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

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Fees				
Management Staff - Townhomes	1,292.00	1.99	12,920.00	1.60
Management Fees - Townhouses	296.25	0.46	2,962.50	0.37
Reserve Funding Townhomes	<u>7,670.00</u>	<u>11.79</u>	<u>76,700.00</u>	<u>9.49</u>
TOTAL EXPENSE TOWNHOMES	<u>30,933.12</u>	<u>47.55</u>	<u>187,608.32</u>	<u>23.22</u>
NET INCOME - TOWNHOMES	<u>-6,456.87</u>	<u>-9.92</u>	<u>50,897.93</u>	<u>6.30</u>
TOTAL NET INCOME	<u><u>1,014.93</u></u>	<u><u>1.56</u></u>	<u><u>243,368.16</u></u>	<u><u>30.13</u></u>

**Budget Comparison Cash Flow (Accrual)
Summerset Neighborhood Assoc - (neighbor)
October 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	177,947.01	173,390.00	4,557.01	2.63	208,068.00
Maint Fee - Townhomes CA	4,437.75	4,001.00	436.75	10.92	42,267.75	40,010.00	2,257.75	5.64	48,012.00
Maint Fee - Reserve	2,910.00	2,910.00	0.00	0.00	29,100.00	29,100.00	0.00	0.00	34,920.00
Maint Fee - Crescent Court	2,619.00	2,619.00	0.00	0.00	26,190.00	26,190.00	0.00	0.00	31,428.00
Maint Fee - Manor Flats	1,455.00	1,455.00	0.00	0.00	14,102.25	14,550.00	-447.75	-3.08	17,460.00
Maint Fee - Gateway	9,530.25	9,530.00	0.25	0.00	95,302.50	95,300.00	2.50	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	545,898.63	378,540.00	167,358.63	44.21	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	900.00	600.00	300.00	50.00	7,565.00	6,000.00	1,565.00	26.08	7,200.00
Interest Income	567.59	0.00	567.59	0	2,320.67	0.00	2,320.67	0	0.00
Miscellaneous	0.00	0.00	0.00	0	630.00	0.00	630.00	0	0.00
Subtotal: Miscellaneous Incom	1,467.59	600.00	867.59	144.6	23,435.82	13,553.00	9,882.82	72.92	14,753.00
TOTAL INCOME - COMMON AREA	40,582.84	38,454.00	2,128.84	5.54	569,334.45	392,093.00	177,241.45	45.20	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	1,000.00	753.20	75.32	1,200.00
Miscellaneous Expense	159.24	400.00	240.76	60.19	1,958.74	4,000.00	2,041.26	51.03	4,800.00
Security	3,288.44	5,600.00	2,311.56	41.28	28,369.34	56,000.00	27,630.66	49.34	67,200.00
Bank Account Fees	0.00	0.00	0.00	0	15.00	45.00	30.00	66.67	45.00
Insurance	6,126.73	6,443.00	316.27	4.91	7,741.30	12,448.00	4,706.70	37.81	13,038.00
Answering Service	0.00	0.00	0.00	0	0.00	60.00	60.00	100.0	60.00
Subtotal: General	9,574.41	12,543.00	2,968.59	23.67	39,131.18	74,553.00	35,421.82	47.51	87,343.00
Maintenance and Repair									
Miscellaneous Repairs	175.00	200.00	25.00	12.50	587.50	2,000.00	1,412.50	70.63	2,400.00
Electrical	0.00	200.00	200.00	100.0	132.62	2,000.00	1,867.38	93.37	2,400.00
Signage	0.00	100.00	100.00	100.0	409.26	1,000.00	590.74	59.07	1,200.00
Landscaping	5,627.59	5,328.00	-299.59	-5.62	34,395.09	42,624.00	8,228.91	19.31	42,624.00
Tree Maintenance	0.00	3,000.00	3,000.00	100.0	6,656.00	5,000.00	-1,656.00	-33.12	5,000.00
Plumbing	0.00	150.00	150.00	100.0	504.46	1,500.00	995.54	66.37	1,800.00
Concrete/Masonry Repair	0.00	8,000.00	8,000.00	100.0	0.00	8,000.00	8,000.00	100.0	8,000.00
Snow Removal	0.00	0.00	0.00	0	14,917.00	18,000.00	3,083.00	17.13	29,000.00
Street Lights	0.00	0.00	0.00	0	9,048.92	15,000.00	5,951.08	39.67	18,000.00
Supplies	131.23	200.00	68.77	34.39	721.35	2,000.00	1,278.65	63.93	2,400.00
Sprinkler Systems	0.00	800.00	800.00	100.0	775.00	1,600.00	825.00	51.56	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	37.50	0.00	-37.50	0	1,012.50	0.00	-1,012.50	0	0.00
Design Review Committee and Se	0.00	300.00	300.00	100.0	0.00	3,000.00	3,000.00	100.0	3,600.00
Social Events	0.00	1,000.00	1,000.00	100.0	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	5,971.32	19,278.00	13,306.68	69.03	113,661.91	145,461.00	31,799.09	21.86	162,761.00
Fees									
Management Staff	3,875.00	3,875.00	0.00	0.00	38,750.00	38,750.00	0.00	0.00	46,500.00
Management Fees	639.00	639.00	0.00	0.00	6,390.00	6,390.00	0.00	0.00	7,668.00
Maintenance and Repair									
Rubbish Removal	0.00	48.00	48.00	100.0	735.96	710.00	-25.96	-3.66	806.00
Security	226.83	150.00	-76.83	-51.22	1,602.73	2,900.00	1,297.27	44.73	3,200.00
HVAC	0.00	200.00	200.00	100.0	44.50	2,600.00	2,555.50	98.29	3,000.00
Miscellaneous Repairs	100.00	200.00	100.00	50.00	2,800.69	2,000.00	-800.69	-40.03	2,400.00
Exercise Equipment Repair	585.00	300.00	-285.00	-95.00	3,060.91	3,000.00	-60.91	-2.03	3,600.00
Exterminating	0.00	300.00	300.00	100.0	0.00	900.00	900.00	100.0	900.00
Supplies	403.86	225.00	-178.86	-79.49	1,695.35	2,250.00	554.65	24.65	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	1,315.69	1,423.00	107.31	7.54	9,840.14	19,360.00	9,519.86	49.17	21,606.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Pool									
Insurance Pool/Community Cente	310.35	89.00	-221.35	-248.7	805.78	841.00	35.22	4.19	1,019.00
Pool Expense Attendants	358.79	0.00	-358.79	0	14,072.86	18,500.00	4,427.14	23.93	18,500.00
Pool Expense Maintenance	2,274.50	1,220.00	-1,054.50	-86.43	58,769.16	12,750.00	-46,019.16	-360.9	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	2,943.64	1,309.00	-1,634.64	-124.8	88,304.17	43,091.00	-45,213.17	-104.9	43,269.00
Utilities									
Cable	258.68	315.00	56.32	17.88	1,686.24	3,150.00	1,463.76	46.47	3,780.00
Electricity	711.85	300.00	-411.85	-137.2	6,674.49	7,000.00	325.51	4.65	7,600.00
Water	867.46	325.00	-542.46	-166.9	9,303.30	9,365.00	61.70	0.66	10,015.00
Natural Gas	596.26	600.00	3.74	0.62	2,693.49	5,100.00	2,406.51	47.19	6,300.00
Subtotal: Utilities	2,434.25	1,540.00	-894.25	-58.07	20,357.52	24,615.00	4,257.48	17.30	27,695.00
Janitorial									
Janitorial	952.73	700.00	-252.73	-36.10	8,827.30	8,100.00	-727.30	-8.98	9,500.00
Jan Supplies	0.00	50.00	50.00	100.0	0.00	500.00	500.00	100.0	600.00
Floor/Carpet Cleaning	400.00	0.00	-400.00	0	1,400.00	1,600.00	200.00	12.50	1,600.00
Subtotal: Janitorial	1,352.73	750.00	-602.73	-80.36	10,227.30	10,200.00	-27.30	-0.27	11,700.00
Reserve Funding	5,005.00	5,005.00	0.00	0.00	50,050.00	50,050.00	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	33,111.04	46,362.00	13,250.96	28.58	376,864.22	412,470.00	35,605.78	8.63	468,602.00
NET INCOME COMMON AREA	7,471.80	-7,908.00	15,379.80	-194.4	192,470.23	-20,377.00	212,847.23	-1,044	399.00
INCOME - TOWNHOMES									
Maint Fee - Townhomes	24,476.25	22,069.00	2,407.25	10.91	233,126.25	220,690.00	12,436.25	5.64	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	238,506.25	222,104.00	16,402.25	7.38	266,242.00
Townhomes - Insurance	15,130.28	3,880.00	-11,250.28	-289.9	35,034.28	37,429.00	2,394.72	6.40	45,189.00
Maintenance and Repair									
Lndscpg - Townhouses	3,519.81	3,520.00	0.19	0.01	24,638.67	24,640.00	1.33	0.01	28,160.00
Annual Plantings	0.00	8,000.00	8,000.00	100.0	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	2,000.00	2,000.00	100.0	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	0.00	0.00	0	10,505.00	12,000.00	1,495.00	12.46	20,000.00
Exterior Maintenance Townhomes	1,798.18	500.00	-1,298.18	-259.6	5,492.68	20,500.00	15,007.32	73.21	21,500.00
Roof Townhouse	1,226.60	1,000.00	-226.60	-22.66	6,655.99	10,000.00	3,344.01	33.44	12,000.00
Subtotal: Maintenance and Rep	6,544.59	15,020.00	8,475.41	56.43	59,991.54	93,340.00	33,348.46	35.73	107,860.00
Fees									
Management Staff - Townhomes	1,292.00	1,292.00	0.00	0.00	12,920.00	12,920.00	0.00	0.00	15,504.00
Management Fees - Townhouses	296.25	296.00	-0.25	-0.08	2,962.50	2,960.00	-2.50	-0.08	3,552.00
Reserve Funding Townhomes	7,670.00	7,670.00	0.00	0.00	76,700.00	76,700.00	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	30,933.12	28,158.00	-2,775.12	-9.86	187,608.32	225,349.00	37,740.68	16.75	266,145.00
NET INCOME - TOWNHOMES	-6,456.87	-6,089.00	-367.87	6.04	50,897.93	-3,245.00	54,142.93	-1,668	97.00
TOTAL NET INCOME	1,014.93	-13,997.00	15,011.93	-107.2	243,368.16	-23,622.00	266,990.16	-1,130	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	-127.33	0.00	-127.33	0	-150,463.65	0.00	-150,463.65	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	-5,232.34	0.00	-5,232.34	0	-271,700.78	0.00	-271,700.78	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)
October 2016

	<u>Balance Forward</u>	<u>Debit</u>	<u>Credit</u>	<u>Ending Balance</u>
1105 Checking Account	129,899.66	18,048.88		147,948.54
1106 Checking - Citizens Bank	1,000.01			1,000.01
1107 Operating Reserves - Citizens Bank	150,336.32	127.33		150,463.65
1113 Capital Reserves - Citizens Bank	266,468.44	5,232.34		271,700.78
1116 Townhouse Reserves - Citizens Bank	248,415.04	7,882.92		256,297.96
1310 Accounts Receivable	17,090.05		8,447.10	8,642.95
1318 Accounts Receivable - Townhomes	19,653.53		12,788.24	6,865.29
2240 Accounts Payable	-90.97	90.97		0.00
2250 Prepayment Holding	-24,063.46	3,542.83		-20,520.63
2254 Reserve Account Transfers	-114,075.00		12,675.00	-126,750.00
2711 Retained Earnings	-452,280.39			-452,280.39
3050 Maintenance Fee	-159,783.76		18,163.25	-177,947.01
3051 Maint Fee - Townhomes CA	-37,830.00		4,437.75	-42,267.75
3052 Maint Fee - Reserve	-26,190.00		2,910.00	-29,100.00
3053 Maint Fee - Crescent Court	-23,571.00		2,619.00	-26,190.00
3054 Maint Fee - Manor Flats	-12,647.25		1,455.00	-14,102.25
3055 Maint Fee - Gateway	-85,772.25		9,530.25	-95,302.50
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	-6,665.00		900.00	-7,565.00
3066 Interest Income	-1,753.08		567.59	-2,320.67
3067 Miscellaneous	-630.00			-630.00
6020 Accounting	800.00			800.00
6025 Legal	246.80			246.80
6030 Miscellaneous Expense	1,799.50	159.24		1,958.74
6035 Security	25,080.90	3,288.44		28,369.34
6040 Bank Account Fees	15.00			15.00
6050 Insurance	1,614.57	6,126.73		7,741.30
6110 Miscellaneous Repairs	412.50	175.00		587.50
6115 Electrical	132.62			132.62
6120 Signage	409.26			409.26
6125 Landscaping	28,767.50	5,627.59		34,395.09
6127 Tree Maintenance	6,656.00			6,656.00
6130 Plumbing	504.46			504.46
6140 Snow Removal	14,917.00			14,917.00
6145 Street Lights	9,048.92			9,048.92
6150 Supplies	590.12	131.23		721.35
6156 Sprinkler Systems	775.00			775.00
6157 Landscape Committes Annual Planting	36,847.49			36,847.49
6158 Design Review Committee & Services	975.00	37.50		1,012.50
6165 Social Events	7,349.80			7,349.80
6170 Traffic Calming	304.92			304.92
6205 Management Staff	34,875.00	3,875.00		38,750.00
6210 Management Fees	5,751.00	639.00		6,390.00
6310 Rubbish Removal	735.96			735.96
6315 Security	1,375.90	226.83		1,602.73
6320 HVAC	44.50			44.50
6325 Miscellaneous Repairs	2,700.69	100.00		2,800.69
6327 Exercise Equipment Repair	2,475.91	585.00		3,060.91
6335 Supplies	1,291.49	403.86		1,695.35
6336 Community Center Improvements	-100.00			-100.00
6410 Insurance Pool/Community Center	495.43	310.35		805.78
6415 Pool Expense Attendants	13,714.07	358.79		14,072.86
6420 Pool Expense Maintenance	56,494.66	2,274.50		58,769.16

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

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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	1,427.56	258.68		1,686.24
6515 Electricity	5,962.64	711.85		6,674.49
6520 Water	8,435.84	867.46		9,303.30
6525 Natural Gas	2,097.23	596.26		2,693.49
6610 Janitorial	7,874.57	952.73		8,827.30
6622 Floor/Carpet Cleaning	1,000.00	400.00		1,400.00
6633 Reserve Funding	45,045.00	5,005.00		50,050.00
6637 Taxes, Federal Income Tax	152.00			152.00
6655 Maint Fee - Townhomes	-208,650.00		24,476.25	-233,126.25
6656 Capital Fees - Townhouses	-5,380.00			-5,380.00
6665 Townhomes - Insurance	19,904.00	15,130.28		35,034.28
6710 Lndscpg - Townhouses	21,118.86	3,519.81		24,638.67
6711 Annual Plantings	12,699.20			12,699.20
6720 Snow Removal - Townhouses	10,505.00			10,505.00
6725 Exterior Maintenance Townhomes	3,694.50	1,798.18		5,492.68
6730 Roof Townhouse	5,429.39	1,226.60		6,655.99
6805 Management Staff - Townhomes	11,628.00	1,292.00		12,920.00
6810 Management Fees - Townhouses	2,666.25	296.25		2,962.50
6830 Reserve Funding Townhomes	69,030.00	7,670.00		76,700.00
	<u>0.00</u>	<u>98,969.43</u>	<u>98,969.43</u>	<u>0.00</u>