

Income Statement (Accrual)
Summerset Neighborhood Assoc - (neighbor)
April 2017

	Month to Date	%	Year to Date	%
INCOME - COMMON AREA				
Resident/Member Income				
Maintenance Fee	18,551.22	28.29	73,768.47	26.38
Maint Fee - Townhomes CA	4,437.75	6.77	17,751.00	6.35
Maint Fee - Reserve	2,910.00	4.44	11,640.00	4.16
Maint Fee - Crescent Court	2,619.00	3.99	10,476.00	3.75
Maint Fee - Manor Flats	1,455.00	2.22	5,820.00	2.08
Maint Fee - Gateway	9,530.25	14.53	38,121.00	13.63
Subtotal: Resident Member Income	39,503.22	60.24	157,576.47	56.35
Miscellaneous Income				
Capitalization Fee	194.00	0.30	582.00	0.21
Maint Fee - Builder/Developer	0.00	0.00	16,465.80	5.89
Clubhouse Rental Fee	750.00	1.14	3,350.00	1.20
Interest Income	658.32	1.00	2,573.57	0.92
Subtotal: Miscellaneous Income	1,602.32	2.44	22,971.37	8.21
TOTAL INCOME - COMMON AREA	41,105.54	62.68	180,547.84	64.56
General				
Miscellaneous Expense	710.80	1.08	3,589.84	1.28
Security	0.00	0.00	6,796.12	2.43
Insurance	268.02	0.41	1,071.81	0.38
Answering Service	0.00	0.00	60.00	0.02
Subtotal: General	978.82	1.49	11,517.77	4.12
Maintenance and Repair				
Signage	0.00	0.00	180.00	0.06
Landscaping	4,173.22	6.36	4,607.92	1.65
Concrete/Masonry Repair	44.97	0.07	7,444.97	2.66
Snow Removal	0.00	0.00	11,949.50	4.27
Street Lights	2,191.22	3.34	9,003.55	3.22
Supplies	1,329.22	2.03	1,329.22	0.48
Landscape Committes Annual Planting	8,666.00	13.21	8,666.00	3.10
Design Review Committee & Services	632.50	0.96	632.50	0.23
Subtotal: Maintenance and Repair	17,037.13	25.98	43,813.66	15.67
Fees				
Management Staff	3,953.00	6.03	15,812.00	5.65
Management Fees	672.00	1.02	2,688.00	0.96
Maintenance Technician	1,244.14	1.90	2,982.89	1.07
Maintenance and Repair				
Rubbish Removal	89.60	0.14	734.92	0.26
Security	231.12	0.35	661.28	0.24
Exercise Equipment Repair	0.00	0.00	508.25	0.18
Supplies	0.00	0.00	902.42	0.32
Community Center Improvements	5,759.00	8.78	5,759.00	2.06
Subtotal: Maintenance and Repair	6,079.72	9.27	8,565.87	3.06

Income Statement (Accrual)
Summerset Neighborhood Assoc - (neighbor)
April 2017

	Month to Date	%	Year to Date	%
Pool				
Insurance Pool/Community Center	77.50	0.12	310.27	0.11
Pool Expense Maintenance	1,177.00	1.79	1,177.00	0.42
Subtotal: Pool	1,254.50	1.91	1,487.27	0.53
Utilities				
Cable	262.52	0.40	3,876.99	1.39
Electricity	291.59	0.44	1,208.52	0.43
Water	763.55	1.16	1,553.01	0.56
Natural Gas	281.74	0.43	984.39	0.35
Subtotal: Utilities	1,599.40	2.44	7,622.91	2.73
Janitorial				
Janitorial	652.73	1.00	2,910.92	1.04
Floor/Carpet Cleaning	400.00	0.61	1,040.00	0.37
Subtotal: Janitorial	1,052.73	1.61	3,950.92	1.41
Reserve Funding	5,105.00	7.78	20,420.00	7.30
TOTAL COMMON AREA EXPENSES	38,976.44	59.43	118,861.29	42.50
NET INCOME COMMON AREA	2,129.10	3.25	61,686.55	22.06
INCOME - TOWNHOMES				
Maint Fee - Townhomes	24,476.25	37.32	99,108.75	35.44
TOTAL INCOME - TOWNHOMES	24,476.25	37.32	99,108.75	35.44
Townhomes - Insurance	3,876.16	5.91	15,411.04	5.51
Maintenance and Repair				
Lndscpg - Townhouses	3,708.83	5.66	3,708.83	1.33
Snow Removal - Townhouses	0.00	0.00	10,460.00	3.74
Exterior Maintenance Townhomes	0.00	0.00	1,231.11	0.44
Roof Townhouse	0.00	0.00	11,232.83	4.02
Subtotal: Maintenance and Repair	3,708.83	5.66	26,632.77	9.52
Fees				
Management Staff - Townhomes	1,318.00	2.01	5,272.00	1.89
Management Fees - Townhouses	310.00	0.47	1,240.00	0.44
Maintenance Technician	414.71	0.63	960.96	0.34
Reserve Funding Townhomes	7,823.00	11.93	31,292.00	11.19
TOTAL EXPENSE TOWNHOMES	17,450.70	26.61	80,808.77	28.90
NET INCOME - TOWNHOMES	7,025.55	10.71	18,299.98	6.54
TOTAL NET INCOME	9,154.65	13.96	79,986.53	28.60

Balance Sheet (Accrual)
Summerset Neighborhood Assoc - (neighbor)
April 2017

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ASSETS

CASH

Checking Account	161,954.07
Checking - Citizens Bank	1,000.01
Operating Reserves - Citizens Bank	151,210.63
Capital Reserves - Citizens Bank	342,991.08
Townhouse Reserves - Citizens Bank	<u>313,682.53</u>
TOTAL CASH	970,838.32

OTHER CURRENT ASSETS

Accounts Receivable	<u>16,608.50</u>
TOTAL OTHER CURRENT ASSETS	16,608.50

TOTAL ASSETS 987,446.82

LIABILITIES & CAPITAL

LIABILITES

Accounts Payable	191.00
Prepayment Holding	34,676.56
Reserve Account Transfers	<u>51,712.00</u>
TOTAL LIABILITES	86,579.56

CAPITAL

Net Income (Loss) YTD	79,986.53
Retained Earnings	<u>820,880.73</u>
TOTAL CAPITAL	900,867.26

TOTAL LIABILITIES & CAPITAL 987,446.82

Budget Comparison Cash Flow (Accrual)
Summerset Neighborhood Assoc - (neighbor)
April 2017

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME - COMMON AREA									
Resident/Member Income									
Maintenance Fee	18,551.22	18,260.00	291.22	1.59	73,768.47	73,040.00	728.47	1.00	219,120.00
Maint Fee - Townhomes CA	4,437.75	4,583.00	-145.25	-3.17	17,751.00	18,332.00	-581.00	-3.17	54,996.00
Maint Fee - Reserve	2,910.00	2,910.00	0.00	0.00	11,640.00	11,640.00	0.00	0.00	34,920.00
Maint Fee - Crescent Court	2,619.00	2,619.00	0.00	0.00	10,476.00	10,476.00	0.00	0.00	31,428.00
Maint Fee - Manor Flats	1,455.00	1,455.00	0.00	0.00	5,820.00	5,820.00	0.00	0.00	17,460.00
Maint Fee - Gateway	9,530.25	9,530.00	0.25	0.00	38,121.00	38,120.00	1.00	0.00	114,360.00
Subtotal: Resident Member Inc	39,503.22	39,357.00	146.22	0.37	157,576.47	157,428.00	148.47	0.09	472,284.00
Miscellaneous Income									
Capitalization Fee	194.00	0.00	194.00	0	582.00	194.00	388.00	200.0	776.00
Maint Fee - Builder/Developer	0.00	0.00	0.00	0	16,465.80	2,500.00	13,965.80	558.6	2,500.00
Clubhouse Rental Fee	750.00	600.00	150.00	25.00	3,350.00	2,400.00	950.00	39.58	7,200.00
Interest Income	658.32	0.00	658.32	0	2,573.57	0.00	2,573.57	0	0.00
Subtotal: Miscellaneous Incom	1,602.32	600.00	1,002.32	167.0	22,971.37	5,094.00	17,877.37	350.9	10,476.00
TOTAL INCOME - COMMON AREA	41,105.54	39,957.00	1,148.54	2.87	180,547.84	162,522.00	18,025.84	11.09	482,760.00
General									
Accounting	0.00	1,000.00	1,000.00	100.0	0.00	1,000.00	1,000.00	100.0	1,000.00
Legal	0.00	100.00	100.00	100.0	0.00	400.00	400.00	100.0	1,200.00
Miscellaneous Expense	710.80	400.00	-310.80	-77.70	3,589.84	1,600.00	-1,989.84	-124.3	4,800.00
Security	0.00	4,400.00	4,400.00	100.0	6,796.12	17,600.00	10,803.88	61.39	52,800.00
Bank Account Fees	0.00	0.00	0.00	0	0.00	30.00	30.00	100.0	75.00
Insurance	268.02	275.00	6.98	2.54	1,071.81	1,100.00	28.19	2.56	10,140.00
Answering Service	0.00	60.00	60.00	100.0	60.00	120.00	60.00	50.00	120.00
Subtotal: General	978.82	6,235.00	5,256.18	84.30	11,517.77	21,850.00	10,332.23	47.29	70,135.00
Maintenance and Repair									
Special Projects	0.00	1,835.00	1,835.00	100.0	0.00	7,340.00	7,340.00	100.0	22,020.00
Electrical	0.00	100.00	100.00	100.0	0.00	200.00	200.00	100.0	500.00
Signage	0.00	200.00	200.00	100.0	180.00	200.00	20.00	10.00	600.00
Landscaping	4,173.22	5,488.00	1,314.78	23.96	4,607.92	10,976.00	6,368.08	58.02	43,904.00
Tree Maintenance	0.00	2,000.00	2,000.00	100.0	0.00	2,000.00	2,000.00	100.0	5,000.00
Plumbing	0.00	150.00	150.00	100.0	0.00	600.00	600.00	100.0	1,800.00
Concrete/Masonry Repair	44.97	0.00	-44.97	0	7,444.97	0.00	-7,444.97	0	8,000.00
Snow Removal	0.00	0.00	0.00	0	11,949.50	18,000.00	6,050.50	33.61	29,000.00
Street Lights	2,191.22	0.00	-2,191.22	0	9,003.55	6,000.00	-3,003.55	-50.06	18,000.00
Supplies	1,329.22	200.00	-1,129.22	-564.6	1,329.22	800.00	-529.22	-66.15	2,400.00
Landscape Committes Annual Pla	8,666.00	6,685.00	-1,981.00	-29.63	8,666.00	6,685.00	-1,981.00	-29.63	26,770.00
Design Review Committee & Serv	632.50	300.00	-332.50	-110.8	632.50	1,200.00	567.50	47.29	3,600.00
Social Events	0.00	0.00	0.00	0	0.00	0.00	0.00	0	10,000.00
Traffic Calming	0.00	0.00	0.00	0	0.00	0.00	0.00	0	10,000.00
Subtotal: Maintenance and Rep	17,037.13	16,958.00	-79.13	-0.47	43,813.66	54,001.00	10,187.34	18.87	181,594.00
Fees									
Management Staff	3,953.00	3,953.00	0.00	0.00	15,812.00	15,812.00	0.00	0.00	47,436.00
Management Fees	672.00	672.00	0.00	0.00	2,688.00	2,688.00	0.00	0.00	8,064.00
Maintenance Technician	1,244.14	1,755.00	510.86	29.11	2,982.89	7,020.00	4,037.11	57.51	21,060.00
Maintenance and Repair									
Rubbish Removal	89.60	90.00	0.40	0.44	734.92	360.00	-374.92	-104.1	1,080.00
Security	231.12	150.00	-81.12	-54.08	661.28	700.00	38.72	5.53	2,200.00
HVAC	0.00	250.00	250.00	100.0	0.00	1,000.00	1,000.00	100.0	3,000.00
Exercise Equipment Repair	0.00	325.00	325.00	100.0	508.25	1,300.00	791.75	60.90	3,900.00
Exterminating	0.00	0.00	0.00	0	0.00	0.00	0.00	0	900.00
Supplies	0.00	225.00	225.00	100.0	902.42	900.00	-2.42	-0.27	2,700.00
Community Center Improvements	5,759.00	0.00	-5,759.00	0	5,759.00	2,000.00	-3,759.00	-187.9	2,000.00
Subtotal: Maintenance and Rep	6,079.72	1,040.00	-5,039.72	-484.5	8,565.87	6,260.00	-2,305.87	-36.83	15,780.00
Pool									
Insurance Pool/Community Cente	77.50	85.00	7.50	8.82	310.27	340.00	29.73	8.74	1,051.00
Pool Expense Attendants	0.00	0.00	0.00	0	0.00	0.00	0.00	0	18,500.00
Pool Expense Maintenance	1,177.00	0.00	-1,177.00	0	1,177.00	0.00	-1,177.00	0	8,630.00

Budget Comparison Cash Flow (Accrual)
Summerset Neighborhood Assoc - (neighbor)
April 2017

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Pool Supplies	0.00	1,625.00	1,625.00	100.0	0.00	1,625.00	1,625.00	100.0	2,225.00
Pool Furniture New/Replacement	0.00	0.00	0.00	0	0.00	0.00	0.00	0	3,000.00
Pool Furniture -Pool Improvement	0.00	0.00	0.00	0	0.00	0.00	0.00	0	3,000.00
Subtotal: Pool	1,254.50	1,710.00	455.50	26.64	1,487.27	1,965.00	477.73	24.31	36,406.00
Utilities									
Cable	262.52	315.00	52.48	16.66	3,876.99	1,260.00	-2,616.99	-207.7	3,780.00
Electricity	291.59	400.00	108.41	27.10	1,208.52	1,800.00	591.48	32.86	6,700.00
Water	763.55	325.00	-438.55	-134.9	1,553.01	1,300.00	-253.01	-19.46	10,675.00
Natural Gas	281.74	450.00	168.26	37.39	984.39	2,550.00	1,565.61	61.40	6,520.00
Subtotal: Utilities	1,599.40	1,490.00	-109.40	-7.34	7,622.91	6,910.00	-712.91	-10.32	27,675.00
Janitorial									
Janitorial	652.73	900.00	247.27	27.47	2,910.92	3,300.00	389.08	11.79	10,000.00
Jan Supplies	0.00	50.00	50.00	100.0	0.00	100.00	100.00	100.0	500.00
Floor/Carpet Cleaning	400.00	0.00	-400.00	0	1,040.00	400.00	-640.00	-160.0	1,600.00
Subtotal: Janitorial	1,052.73	950.00	-102.73	-10.81	3,950.92	3,800.00	-150.92	-3.97	12,100.00
Reserve Funding	5,105.00	5,105.00	0.00	0.00	20,420.00	20,420.00	0.00	0.00	61,260.00
Reserve Funding Study	0.00	0.00	0.00	0	0.00	0.00	0.00	0	1,000.00
TOTAL COMMON AREA EXPENSES	38,976.44	39,868.00	891.56	2.24	118,861.29	140,726.00	21,864.71	15.54	482,510.00
NET INCOME COMMON AREA	2,129.10	89.00	2,040.10	2,292.	61,686.55	21,796.00	39,890.55	183.0	250.00
INCOME - TOWNHOMES									
Maint Fee - Townhomes	24,476.25	25,279.00	-802.75	-3.18	99,108.75	101,116.00	-2,007.25	-1.99	303,348.00
Capital Fees - Townhouses	0.00	0.00	0.00	0	0.00	802.00	-802.00	-100.0	3,208.00
TOTAL INCOME - TOWNHOMES	24,476.25	25,279.00	-802.75	-3.18	99,108.75	101,918.00	-2,809.25	-2.76	306,556.00
Townhomes - Insurance	3,876.16	3,600.00	-276.16	-7.67	15,411.04	14,200.00	-1,211.04	-8.53	47,500.00
Maintenance and Repair									
Lndscpg - Townhouses	3,708.83	3,709.00	0.17	0.00	3,708.83	7,418.00	3,709.17	50.00	29,672.00
Annual Plantings	0.00	0.00	0.00	0	0.00	0.00	0.00	0	16,000.00
Concrete/Masonry Repairs - Town	0.00	1,000.00	1,000.00	100.0	0.00	1,000.00	1,000.00	100.0	6,000.00
Tree Maintenance-TH	0.00	0.00	0.00	0	0.00	2,000.00	2,000.00	100.0	4,000.00
Snow Removal - Townhouses	0.00	0.00	0.00	0	10,460.00	15,000.00	4,540.00	30.27	23,000.00
Exterior Maintenance Townhomes	0.00	1,000.00	1,000.00	100.0	1,231.11	2,500.00	1,268.89	50.76	25,900.00
Roof Townhouse	0.00	2,750.00	2,750.00	100.0	11,232.83	11,000.00	-232.83	-2.12	33,000.00
Subtotal: Maintenance and Rep	3,708.83	8,459.00	4,750.17	56.16	26,632.77	38,918.00	12,285.23	31.57	137,572.00
Fees									
Management Staff - Townhomes	1,318.00	1,318.00	0.00	0.00	5,272.00	5,272.00	0.00	0.00	15,816.00
Management Fees - Townhouses	310.00	310.00	0.00	0.00	1,240.00	1,240.00	0.00	0.00	3,720.00
Maintenance Technician	414.71	585.00	170.29	29.11	960.96	2,340.00	1,379.04	58.93	7,020.00
Reserve Funding Townhomes	7,823.00	7,823.00	0.00	0.00	31,292.00	31,292.00	0.00	0.00	93,876.00
Reserve Funding Study Townhom	0.00	0.00	0.00	0	0.00	0.00	0.00	0	1,000.00
TOTAL EXPENSE TOWNHOMES	17,450.70	22,095.00	4,644.30	21.02	80,808.77	93,262.00	12,453.23	13.35	306,504.00
NET INCOME - TOWNHOMES	7,025.55	3,184.00	3,841.55	120.6	18,299.98	8,656.00	9,643.98	111.41	52.00
TOTAL NET INCOME	9,154.65	3,273.00	5,881.65	179.7	79,986.53	30,452.00	49,534.53	162.6	302.00
ADJUSTMENTS									
Operating Reserves - Citizens Ba	-124.18	0.00	-124.18	0	-496.10	0.00	-496.10	0	0.00
Capital Reserves - Citizens Bank	-5,386.46	0.00	-5,386.46	0	-8,374.28	0.00	-8,374.28	0	0.00
Townhouse Reserves - Citizens.B	-8,075.68	0.00	-8,075.68	0	-41,604.45	0.00	-41,604.45	0	0.00
Accounts Receivable	-1,973.75	0.00	-1,973.75	0	-11,421.42	0.00	-11,421.42	0	0.00
Accounts Receivable - Townhome	0.00	0.00	0.00	0	1,242.44	0.00	1,242.44	0	0.00
Accounts Payable	5,840.00	0.00	5,840.00	0	81.00	0.00	81.00	0	0.00
Prepayment Holding	565.92	0.00	565.92	0	19,269.49	0.00	19,269.49	0	0.00

Trial Balance (Accrual)
Summerset Neighborhood Assoc - (neighbor)
April 2017

	Balance Forward	Debit	Credit	Ending Balance
1105 Checking Account	149,025.57	12,928.50		161,954.07
1106 Checking - Citizens Bank	1,000.01			1,000.01
1107 Operating Reserves - Citizens Bank	151,086.45	124.18		151,210.63
1113 Capital Reserves - Citizens Bank	337,604.62	5,386.46		342,991.08
1116 Townhouse Reserves - Citizens Bank	305,606.85	8,075.68		313,682.53
1310 Accounts Receivable	14,634.75	1,973.75		16,608.50
2240 Accounts Payable	5,649.00		5,840.00	-191.00
2250 Prepayment Holding	-34,110.64		565.92	-34,676.56
2254 Reserve Account Transfers	-38,784.00		12,928.00	-51,712.00
2711 Retained Earnings	-820,880.73			-820,880.73
3050 Maintenance Fee	-55,217.25		18,551.22	-73,768.47
3051 Maint Fee - Townhomes CA	-13,313.25		4,437.75	-17,751.00
3052 Maint Fee - Reserve	-8,730.00		2,910.00	-11,640.00
3053 Maint Fee - Crescent Court	-7,857.00		2,619.00	-10,476.00
3054 Maint Fee - Manor Flats	-4,365.00		1,455.00	-5,820.00
3055 Maint Fee - Gateway	-28,590.75		9,530.25	-38,121.00
3060 Capitalization Fee	-388.00		194.00	-582.00
3063 Maint Fee - Builder/Developer	-16,465.80			-16,465.80
3064 Clubhouse Rental Fee	-2,600.00		750.00	-3,350.00
3066 Interest Income	-1,915.25		658.32	-2,573.57
6030 Miscellaneous Expense	2,879.04	710.80		3,589.84
6035 Security	6,796.12			6,796.12
6050 Insurance	803.79	268.02		1,071.81
6060 Answering Service	60.00			60.00
6120 Signage	180.00			180.00
6125 Landscaping	434.70	4,173.22		4,607.92
6135 Concrete/Masonry Repair	7,400.00	44.97		7,444.97
6140 Snow Removal	11,949.50			11,949.50
6145 Street Lights	6,812.33	2,191.22		9,003.55
6150 Supplies	0.00	1,329.22		1,329.22
6157 Landscape Committes Annual Planting	0.00	8,666.00		8,666.00
6158 Design Review Committee & Services	0.00	632.50		632.50
6205 Management Staff	11,859.00	3,953.00		15,812.00
6210 Management Fees	2,016.00	672.00		2,688.00
6215 Maintenance Technician	1,738.75	1,244.14		2,982.89
6310 Rubbish Removal	645.32	89.60		734.92
6315 Security	430.16	231.12		661.28
6327 Exercise Equipment Repair	508.25			508.25
6335 Supplies	902.42			902.42
6336 Community Center Improvements	0.00	5,759.00		5,759.00
6410 Insurance Pool/Community Center	232.77	77.50		310.27
6420 Pool Expense Maintenance	0.00	1,177.00		1,177.00
6510 Cable	3,614.47	262.52		3,876.99
6515 Electricity	916.93	291.59		1,208.52
6520 Water	789.46	763.55		1,553.01
6525 Natural Gas	702.65	281.74		984.39
6610 Janitorial	2,258.19	652.73		2,910.92
6622 Floor/Carpet Cleaning	640.00	400.00		1,040.00
6633 Reserve Funding	15,315.00	5,105.00		20,420.00
6655 Maint Fee - Townhomes	-74,632.50		24,476.25	-99,108.75
6665 Townhomes - Insurance	11,534.88	3,876.16		15,411.04
6710 Lndscpg - Townhouses	0.00	3,708.83		3,708.83
6720 Snow Removal - Townhouses	10,460.00			10,460.00
6725 Exterior Maintenance Townhomes	1,231.11			1,231.11
6730 Roof Townhouse	11,232.83			11,232.83
6805 Management Staff - Townhomes	3,954.00	1,318.00		5,272.00

Trial Balance (Accrual)
Summerset Neighborhood Assoc - (neighbor)
April 2017

	<u>Balance Forward</u>	<u>Debit</u>	<u>Credit</u>	<u>Ending Balance</u>
6810 Management Fees - Townhouses	930.00	310.00		1,240.00
6815 Maintenance Technician	546.25	414.71		960.96
6830 Reserve Funding Townhomes	23,469.00	7,823.00		31,292.00
	<u>0.00</u>	<u>84,915.71</u>	<u>84,915.71</u>	<u>0.00</u>