

**Income Statement (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**October 2017**

|                                     | Month to Date    | %            | Year to Date      | %            |
|-------------------------------------|------------------|--------------|-------------------|--------------|
| <b>INCOME - COMMON AREA</b>         |                  |              |                   |              |
| <b>Resident/Member Income</b>       |                  |              |                   |              |
| Maintenance Fee                     | 18,405.75        | 27.37        | 184,048.39        | 26.83        |
| Maint Fee - Townhomes CA            | 4,728.75         | 7.03         | 45,687.00         | 6.66         |
| Maint Fee - Reserve                 | 2,910.00         | 4.33         | 29,100.00         | 4.24         |
| Maint Fee - Crescent Court          | 2,619.00         | 3.89         | 26,190.00         | 3.82         |
| Maint Fee - Manor Flats             | 1,455.00         | 2.16         | 14,550.00         | 2.12         |
| Maint Fee - Gateway                 | 9,530.25         | 14.17        | 95,302.50         | 13.89        |
| Subtotal: Resident Member Income    | 39,648.75        | 58.95        | 394,877.89        | 57.57        |
| <b>Miscellaneous Income</b>         |                  |              |                   |              |
| Capitalization Fee                  | 194.00           | 0.29         | 970.00            | 0.14         |
| Maint Fee - Builder/Developer       | 0.00             | 0.00         | 16,465.80         | 2.40         |
| Clubhouse Rental Fee                | 1,300.00         | 1.93         | 8,875.00          | 1.29         |
| Interest Income                     | 0.00             | 0.00         | 6,195.53          | 0.90         |
| Miscellaneous                       | 35.00            | 0.05         | 595.00            | 0.09         |
| Subtotal: Miscellaneous Income      | 1,529.00         | 2.27         | 33,101.33         | 4.83         |
| <b>TOTAL INCOME - COMMON AREA</b>   | <b>41,177.75</b> | <b>61.22</b> | <b>427,979.22</b> | <b>62.40</b> |
| <b>General</b>                      |                  |              |                   |              |
| Accounting                          | 0.00             | 0.00         | 825.00            | 0.12         |
| Miscellaneous Expense               | 139.72           | 0.21         | 5,910.72          | 0.86         |
| Security                            | 2,927.76         | 4.35         | 20,547.20         | 3.00         |
| Insurance                           | 1,116.28         | 1.66         | 4,264.95          | 0.62         |
| Answering Service                   | 0.00             | 0.00         | 60.00             | 0.01         |
| Subtotal: General                   | 4,183.76         | 6.22         | 31,607.87         | 4.61         |
| <b>Maintenance and Repair</b>       |                  |              |                   |              |
| Signage                             | 0.00             | 0.00         | 180.00            | 0.03         |
| Landscaping                         | 5,712.52         | 8.49         | 40,482.69         | 5.90         |
| Tree Maintenance                    | 1,016.00         | 1.51         | 4,992.00          | 0.73         |
| Concrete/Masonry Repair             | 0.00             | 0.00         | 7,444.97          | 1.09         |
| Snow Removal                        | 0.00             | 0.00         | 11,949.50         | 1.74         |
| Street Lights                       | 4,800.00         | 7.14         | 17,475.21         | 2.55         |
| Supplies                            | -320.83          | -0.48        | 2,225.92          | 0.32         |
| Sprinkler Systems                   | 0.00             | 0.00         | 347.00            | 0.05         |
| Landscape Committes Annual Planting | 0.00             | 0.00         | 29,367.10         | 4.28         |
| Design Review Committee & Services  | 52.50            | 0.08         | 1,788.59          | 0.26         |
| Social Events                       | 0.00             | 0.00         | 6,835.64          | 1.00         |
| Traffic Calming                     | 0.00             | 0.00         | 2,438.69          | 0.36         |
| Subtotal: Maintenance and Repair    | 11,260.19        | 16.74        | 125,527.31        | 18.30        |
| <b>Fees</b>                         |                  |              |                   |              |
| Management Staff                    | 3,953.00         | 5.88         | 39,530.00         | 5.76         |
| Management Fees                     | 672.00           | 1.00         | 6,720.00          | 0.98         |
| Maintenance Technician              | 1,110.00         | 1.65         | 10,743.07         | 1.57         |
| <b>Maintenance and Repair</b>       |                  |              |                   |              |
| Rubbish Removal                     | 116.48           | 0.17         | 1,354.50          | 0.20         |
| Security                            | 130.47           | 0.19         | 1,431.23          | 0.21         |

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|                                   | Month to Date    | %            | Year to Date      | %            |
|-----------------------------------|------------------|--------------|-------------------|--------------|
| Exercise Equipment Repair         | 0.00             | 0.00         | 508.25            | 0.07         |
| Exterminating                     | 160.50           | 0.24         | 603.96            | 0.09         |
| Supplies                          | 549.00           | 0.82         | 2,329.74          | 0.34         |
| Community Center Improvements     | 2,372.48         | 3.53         | 8,131.48          | 1.19         |
| Subtotal: Maintenance and Repair  | 3,328.93         | 4.95         | 14,359.16         | 2.09         |
| <br>                              |                  |              |                   |              |
| Pool                              |                  |              |                   |              |
| Insurance Pool/Community Center   | 330.67           | 0.49         | 796.12            | 0.12         |
| Pool Expense Attendants           | 2,285.86         | 3.40         | 14,988.53         | 2.19         |
| Pool Expense Maintenance          | 1,389.93         | 2.07         | 8,410.20          | 1.23         |
| Pool Supplies                     | 0.00             | 0.00         | 2,749.88          | 0.40         |
| Pool Furniture New/Replacement    | 0.00             | 0.00         | 3,247.10          | 0.47         |
| Pool Furniture -Pool Improvements | 0.00             | 0.00         | 859.78            | 0.13         |
| Subtotal: Pool                    | 4,006.46         | 5.96         | 31,051.61         | 4.53         |
| <br>                              |                  |              |                   |              |
| Utilities                         |                  |              |                   |              |
| Cable                             | 272.01           | 0.40         | 5,348.58          | 0.78         |
| Electricity                       | 906.75           | 1.35         | 5,902.55          | 0.86         |
| Water                             | 3,031.43         | 4.51         | 11,527.39         | 1.68         |
| Natural Gas                       | 682.44           | 1.01         | 3,144.16          | 0.46         |
| Subtotal: Utilities               | 4,892.63         | 7.27         | 25,922.68         | 3.78         |
| <br>                              |                  |              |                   |              |
| Janitorial                        |                  |              |                   |              |
| Janitorial                        | 827.73           | 1.23         | 8,077.30          | 1.18         |
| Floor/Carpet Cleaning             | 0.00             | 0.00         | 1,490.00          | 0.22         |
| Subtotal: Janitorial              | 827.73           | 1.23         | 9,567.30          | 1.39         |
| <br>                              |                  |              |                   |              |
| Reserve Funding                   | 5,105.00         | 7.59         | 51,050.00         | 7.44         |
| <br>                              |                  |              |                   |              |
| <b>TOTAL COMMON AREA EXPENSES</b> | <b>39,339.70</b> | <b>58.49</b> | <b>346,079.00</b> | <b>50.46</b> |
| <br>                              |                  |              |                   |              |
| <b>NET INCOME COMMON AREA</b>     | <b>1,838.05</b>  | <b>2.73</b>  | <b>81,900.22</b>  | <b>11.94</b> |
| <br>                              |                  |              |                   |              |
| <b>INCOME - TOWNHOMES</b>         |                  |              |                   |              |
| <br>                              |                  |              |                   |              |
| Maint Fee - Townhomes             | 26,081.25        | 38.78        | 253,188.75        | 36.91        |
| Capital Fees - Townhouses         | 0.00             | 0.00         | 4,740.00          | 0.69         |
| <b>TOTAL INCOME - TOWNHOMES</b>   | <b>26,081.25</b> | <b>38.78</b> | <b>257,928.75</b> | <b>37.60</b> |
| <br>                              |                  |              |                   |              |
| Townhomes - Insurance             | 17,339.05        | 25.78        | 41,210.41         | 6.01         |
| <br>                              |                  |              |                   |              |
| Maintenance and Repair            |                  |              |                   |              |
| Lndscpg - Townhouses              | 3,708.83         | 5.51         | 26,485.81         | 3.86         |
| Annual Plantings                  | 610.00           | 0.91         | 9,165.50          | 1.34         |
| Snow Removal - Townhouses         | 0.00             | 0.00         | 10,460.00         | 1.52         |
| Exterior Maintenance Townhomes    | 15,375.64        | 22.86        | 23,304.82         | 3.40         |
| Roof Townhouse                    | 0.00             | 0.00         | 41,232.83         | 6.01         |
| Subtotal: Maintenance and Repair  | 19,694.47        | 29.28        | 110,648.96        | 16.13        |
| <br>                              |                  |              |                   |              |
| Fees                              |                  |              |                   |              |
| <br>                              |                  |              |                   |              |
| Management Staff - Townhomes      | 1,318.00         | 1.96         | 13,180.00         | 1.92         |

**Income Statement (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**October 2017**

|                                | <u>Month to Date</u>     | <u>%</u>             | <u>Year to Date</u>     | <u>%</u>            |
|--------------------------------|--------------------------|----------------------|-------------------------|---------------------|
| Management Fees - Townhouses   | 310.00                   | 0.46                 | 3,100.00                | 0.45                |
| Maintenance Technician         | 370.00                   | 0.55                 | 3,547.68                | 0.52                |
| Reserve Funding Townhomes      | 7,823.00                 | 11.63                | 78,230.00               | 11.41               |
| <b>TOTAL EXPENSE TOWNHOMES</b> | <u>46,854.52</u>         | <u>69.66</u>         | <u>249,917.05</u>       | <u>36.44</u>        |
| <b>NET INCOME - TOWNHOMES</b>  | <u>-20,773.27</u>        | <u>-30.89</u>        | <u>8,011.70</u>         | <u>1.17</u>         |
| <b>TOTAL NET INCOME</b>        | <u><u>-18,935.22</u></u> | <u><u>-28.15</u></u> | <u><u>89,911.92</u></u> | <u><u>13.11</u></u> |

**Balance Sheet (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**October 2017**

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**ASSETS**

**CASH**

|                                    |                     |
|------------------------------------|---------------------|
| Checking Account                   | 157,427.49          |
| Checking - Citizens Bank           | 1,000.01            |
| Operating Reserves - Citizens Bank | 226,942.14          |
| Capital Reserves - Citizens Bank   | 375,115.12          |
| Townhouse Reserves - Citizens Bank | <u>316,641.30</u>   |
| <b>TOTAL CASH</b>                  | <b>1,077,126.06</b> |

**OTHER CURRENT ASSETS**

|                                   |                 |
|-----------------------------------|-----------------|
| Accounts Receivable               | <u>7,046.00</u> |
| <b>TOTAL OTHER CURRENT ASSETS</b> | <b>7,046.00</b> |

**TOTAL ASSETS** 1,084,172.06

**LIABILITIES & CAPITAL**

**LIABILITES**

|                           |                   |
|---------------------------|-------------------|
| Prepayment Holding        | 44,099.41         |
| Reserve Account Transfers | <u>129,280.00</u> |
| <b>TOTAL LIABILITES</b>   | <b>173,379.41</b> |

**CAPITAL**

|                       |                   |
|-----------------------|-------------------|
| Net Income (Loss) YTD | 89,911.92         |
| Retained Earnings     | <u>820,880.73</u> |
| <b>TOTAL CAPITAL</b>  | <b>910,792.65</b> |

**TOTAL LIABILITIES & CAPITAL** 1,084,172.06

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

|                                   | MTD Actual       | MTD Budget       | \$ Var.         | % Var.      | YTD Actual        | YTD Budget        | \$ Var.          | % Var.      | Annual            |
|-----------------------------------|------------------|------------------|-----------------|-------------|-------------------|-------------------|------------------|-------------|-------------------|
| <b>INCOME - COMMON AREA</b>       |                  |                  |                 |             |                   |                   |                  |             |                   |
| <b>Resident/Member Income</b>     |                  |                  |                 |             |                   |                   |                  |             |                   |
| Maintenance Fee                   | 18,405.75        | 18,260.00        | 145.75          | 0.80        | 184,048.39        | 182,600.00        | 1,448.39         | 0.79        | 219,120.00        |
| Maint Fee - Townhomes CA          | 4,728.75         | 4,583.00         | 145.75          | 3.18        | 45,687.00         | 45,830.00         | -143.00          | -0.31       | 54,996.00         |
| 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        | 14,550.00         | 14,550.00         | 0.00             | 0.00        | 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        |
| Subtotal: Resident Member Inc     | 39,648.75        | 39,357.00        | 291.75          | 0.74        | 394,877.89        | 393,570.00        | 1,307.89         | 0.33        | 472,284.00        |
| <b>Miscellaneous Income</b>       |                  |                  |                 |             |                   |                   |                  |             |                   |
| Capitalization Fee                | 194.00           | 0.00             | 194.00          | 0           | 970.00            | 582.00            | 388.00           | 66.67       | 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              | 1,300.00         | 600.00           | 700.00          | 116.67      | 8,875.00          | 6,000.00          | 2,875.00         | 47.92       | 7,200.00          |
| Interest Income                   | 0.00             | 0.00             | 0.00            | 0           | 6,195.53          | 0.00              | 6,195.53         | 0           | 0.00              |
| Miscellaneous                     | 35.00            | 0.00             | 35.00           | 0           | 595.00            | 0.00              | 595.00           | 0           | 0.00              |
| Subtotal: Miscellaneous Incom     | 1,529.00         | 600.00           | 929.00          | 154.8       | 33,101.33         | 9,082.00          | 24,019.33        | 264.4       | 10,476.00         |
| <b>TOTAL INCOME - COMMON AREA</b> | <b>41,177.75</b> | <b>39,957.00</b> | <b>1,220.75</b> | <b>3.06</b> | <b>427,979.22</b> | <b>402,652.00</b> | <b>25,327.22</b> | <b>6.29</b> | <b>482,760.00</b> |
| <b>General</b>                    |                  |                  |                 |             |                   |                   |                  |             |                   |
| Accounting                        | 0.00             | 0.00             | 0.00            | 0           | 825.00            | 1,000.00          | 175.00           | 17.50       | 1,000.00          |
| Legal                             | 0.00             | 100.00           | 100.00          | 100.0       | 0.00              | 1,000.00          | 1,000.00         | 100.0       | 1,200.00          |
| Miscellaneous Expense             | 139.72           | 400.00           | 260.28          | 65.07       | 5,910.72          | 4,000.00          | -1,910.72        | -47.77      | 4,800.00          |
| Security                          | 2,927.76         | 4,400.00         | 1,472.24        | 33.46       | 20,547.20         | 44,000.00         | 23,452.80        | 53.30       | 52,800.00         |
| Bank Account Fees                 | 0.00             | 15.00            | 15.00           | 100.0       | 0.00              | 75.00             | 75.00            | 100.0       | 75.00             |
| Insurance                         | 1,116.28         | 6,700.00         | 5,583.72        | 83.34       | 4,264.95          | 9,550.00          | 5,285.05         | 55.34       | 10,140.00         |
| Answering Service                 | 0.00             | 0.00             | 0.00            | 0           | 60.00             | 120.00            | 60.00            | 50.00       | 120.00            |
| Subtotal: General                 | 4,183.76         | 11,615.00        | 7,431.24        | 63.98       | 31,607.87         | 59,745.00         | 28,137.13        | 47.10       | 70,135.00         |
| <b>Maintenance and Repair</b>     |                  |                  |                 |             |                   |                   |                  |             |                   |
| Special Projects                  | 0.00             | 1,835.00         | 1,835.00        | 100.0       | 0.00              | 18,350.00         | 18,350.00        | 100.0       | 22,020.00         |
| Electrical                        | 0.00             | 100.00           | 100.00          | 100.0       | 0.00              | 400.00            | 400.00           | 100.0       | 500.00            |
| Signage                           | 0.00             | 0.00             | 0.00            | 0           | 180.00            | 400.00            | 220.00           | 55.00       | 600.00            |
| Landscaping                       | 5,712.52         | 5,488.00         | -224.52         | -4.09       | 40,482.69         | 43,904.00         | 3,421.31         | 7.79        | 43,904.00         |
| Tree Maintenance                  | 1,016.00         | 3,000.00         | 1,984.00        | 66.13       | 4,992.00          | 5,000.00          | 8.00             | 0.16        | 5,000.00          |
| Plumbing                          | 0.00             | 150.00           | 150.00          | 100.0       | 0.00              | 1,500.00          | 1,500.00         | 100.0       | 1,800.00          |
| Concrete/Masonry Repair           | 0.00             | 8,000.00         | 8,000.00        | 100.0       | 7,444.97          | 8,000.00          | 555.03           | 6.94        | 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                     | 4,800.00         | 0.00             | -4,800.00       | 0           | 17,475.21         | 15,000.00         | -2,475.21        | -16.50      | 18,000.00         |
| Supplies                          | -320.83          | 200.00           | 520.83          | 260.4       | 2,225.92          | 2,000.00          | -225.92          | -11.30      | 2,400.00          |
| Sprinkler Systems                 | 0.00             | 0.00             | 0.00            | 0           | 347.00            | 0.00              | -347.00          | 0           | 0.00              |
| Landscape Committees Annual Pla   | 0.00             | 0.00             | 0.00            | 0           | 29,367.10         | 26,770.00         | -2,597.10        | -9.70       | 26,770.00         |
| Design Review Committee & Serv    | 52.50            | 300.00           | 247.50          | 82.50       | 1,788.59          | 3,000.00          | 1,211.41         | 40.38       | 3,600.00          |
| Social Events                     | 0.00             | 1,000.00         | 1,000.00        | 100.0       | 6,835.64          | 10,000.00         | 3,164.36         | 31.64       | 10,000.00         |
| Traffic Calming                   | 0.00             | 0.00             | 0.00            | 0           | 2,438.69          | 10,000.00         | 7,561.31         | 75.61       | 10,000.00         |
| Subtotal: Maintenance and Rep     | 11,260.19        | 20,073.00        | 8,812.81        | 43.90       | 125,527.31        | 162,324.00        | 36,796.69        | 22.67       | 181,594.00        |
| <b>Fees</b>                       |                  |                  |                 |             |                   |                   |                  |             |                   |
| Management Staff                  | 3,953.00         | 3,953.00         | 0.00            | 0.00        | 39,530.00         | 39,530.00         | 0.00             | 0.00        | 47,436.00         |
| Management Fees                   | 672.00           | 672.00           | 0.00            | 0.00        | 6,720.00          | 6,720.00          | 0.00             | 0.00        | 8,064.00          |
| Maintenance Technician            | 1,110.00         | 1,755.00         | 645.00          | 36.75       | 10,743.07         | 17,550.00         | 6,806.93         | 38.79       | 21,060.00         |
| <b>Maintenance and Repair</b>     |                  |                  |                 |             |                   |                   |                  |             |                   |
| Rubbish Removal                   | 116.48           | 90.00            | -26.48          | -29.42      | 1,354.50          | 900.00            | -454.50          | -50.50      | 1,080.00          |
| Security                          | 130.47           | 150.00           | 19.53           | 13.02       | 1,431.23          | 1,900.00          | 468.77           | 24.67       | 2,200.00          |
| HVAC                              | 0.00             | 250.00           | 250.00          | 100.0       | 0.00              | 2,500.00          | 2,500.00         | 100.0       | 3,000.00          |
| Exercise Equipment Repair         | 0.00             | 325.00           | 325.00          | 100.0       | 508.25            | 3,250.00          | 2,741.75         | 84.36       | 3,900.00          |
| Exterminating                     | 160.50           | 300.00           | 139.50          | 46.50       | 603.96            | 900.00            | 296.04           | 32.89       | 900.00            |
| Supplies                          | 549.00           | 225.00           | -324.00         | -144.0      | 2,329.74          | 2,250.00          | -79.74           | -3.54       | 2,700.00          |
| Community Center Improvements     | 2,372.48         | 0.00             | -2,372.48       | 0           | 8,131.48          | 2,000.00          | -6,131.48        | -306.5      | 2,000.00          |
| Subtotal: Maintenance and Rep     | 3,328.93         | 1,340.00         | -1,988.93       | -148.4      | 14,359.16         | 13,700.00         | -659.16          | -4.81       | 15,780.00         |
| <b>Pool</b>                       |                  |                  |                 |             |                   |                   |                  |             |                   |
| Insurance Pool/Community Cente    | 330.67           | 88.00            | -242.67         | -275.7      | 796.12            | 875.00            | 78.88            | 9.01        | 1,051.00          |

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

|                                   | MTD Actual        | MTD Budget        | \$ Var.           | % Var.        | YTD Actual        | YTD Budget        | \$ Var.           | % Var.        | Annual            |
|-----------------------------------|-------------------|-------------------|-------------------|---------------|-------------------|-------------------|-------------------|---------------|-------------------|
| Pool Expense Attendants           | 2,285.86          | 0.00              | -2,285.86         | 0             | 14,988.53         | 18,500.00         | 3,511.47          | 18.98         | 18,500.00         |
| Pool Expense Maintenance          | 1,389.93          | 1,530.00          | 140.07            | 9.15          | 8,410.20          | 8,630.00          | 219.80            | 2.55          | 8,630.00          |
| Pool Supplies                     | 0.00              | 0.00              | 0.00              | 0             | 2,749.88          | 2,225.00          | -524.88           | -23.59        | 2,225.00          |
| Pool Furniture New/Replacement    | 0.00              | 0.00              | 0.00              | 0             | 3,247.10          | 3,000.00          | -247.10           | -8.24         | 3,000.00          |
| Pool Furniture -Pool Improvement  | 0.00              | 0.00              | 0.00              | 0             | 859.78            | 3,000.00          | 2,140.22          | 71.34         | 3,000.00          |
| Subtotal: Pool                    | 4,006.46          | 1,618.00          | -2,388.46         | -147.6        | 31,051.61         | 36,230.00         | 5,178.39          | 14.29         | 36,406.00         |
| <b>Utilities</b>                  |                   |                   |                   |               |                   |                   |                   |               |                   |
| Cable                             | 272.01            | 315.00            | 42.99             | 13.65         | 5,348.58          | 3,150.00          | -2,198.58         | -69.80        | 3,780.00          |
| Electricity                       | 906.75            | 400.00            | -506.75           | -126.6        | 5,902.55          | 6,000.00          | 97.45             | 1.62          | 6,700.00          |
| Water                             | 3,031.43          | 325.00            | -2,706.43         | -832.7        | 11,527.39         | 10,025.00         | -1,502.39         | -14.99        | 10,675.00         |
| Natural Gas                       | 682.44            | 350.00            | -332.44           | -94.98        | 3,144.16          | 5,120.00          | 1,975.84          | 38.59         | 6,520.00          |
| Subtotal: Utilities               | 4,892.63          | 1,390.00          | -3,502.63         | -251.9        | 25,922.68         | 24,295.00         | -1,627.68         | -6.70         | 27,675.00         |
| <b>Janitorial</b>                 |                   |                   |                   |               |                   |                   |                   |               |                   |
| Janitorial                        | 827.73            | 700.00            | -127.73           | -18.25        | 8,077.30          | 8,600.00          | 522.70            | 6.08          | 10,000.00         |
| Jan Supplies                      | 0.00              | 50.00             | 50.00             | 100.0         | 0.00              | 400.00            | 400.00            | 100.0         | 500.00            |
| Floor/Carpet Cleaning             | 0.00              | 0.00              | 0.00              | 0             | 1,490.00          | 1,200.00          | -290.00           | -24.17        | 1,600.00          |
| Subtotal: Janitorial              | 827.73            | 750.00            | -77.73            | -10.36        | 9,567.30          | 10,200.00         | 632.70            | 6.20          | 12,100.00         |
| Reserve Funding                   | 5,105.00          | 5,105.00          | 0.00              | 0.00          | 51,050.00         | 51,050.00         | 0.00              | 0.00          | 61,260.00         |
| Reserve Funding Study             | 0.00              | 0.00              | 0.00              | 0             | 0.00              | 1,000.00          | 1,000.00          | 100.0         | 1,000.00          |
| <b>TOTAL COMMON AREA EXPENSES</b> | <b>39,339.70</b>  | <b>48,271.00</b>  | <b>8,931.30</b>   | <b>18.50</b>  | <b>346,079.00</b> | <b>422,344.00</b> | <b>76,265.00</b>  | <b>18.06</b>  | <b>482,510.00</b> |
| <b>NET INCOME COMMON AREA</b>     | <b>1,838.05</b>   | <b>-8,314.00</b>  | <b>10,152.05</b>  | <b>-122.1</b> | <b>81,900.22</b>  | <b>-19,692.00</b> | <b>101,592.22</b> | <b>-515.9</b> | <b>250.00</b>     |
| <b>INCOME - TOWNHOMES</b>         |                   |                   |                   |               |                   |                   |                   |               |                   |
| Maint Fee - Townhomes             | 26,081.25         | 25,279.00         | 802.25            | 3.17          | 253,188.75        | 252,790.00        | 398.75            | 0.16          | 303,348.00        |
| Capital Fees - Townhouses         | 0.00              | 0.00              | 0.00              | 0             | 4,740.00          | 2,406.00          | 2,334.00          | 97.01         | 3,208.00          |
| <b>TOTAL INCOME - TOWNHOMES</b>   | <b>26,081.25</b>  | <b>25,279.00</b>  | <b>802.25</b>     | <b>3.17</b>   | <b>257,928.75</b> | <b>255,196.00</b> | <b>2,732.75</b>   | <b>1.07</b>   | <b>306,556.00</b> |
| Townhomes - Insurance             | 17,339.05         | 4,000.00          | -13,339.05        | -333.4        | 41,210.41         | 39,500.00         | -1,710.41         | -4.33         | 47,500.00         |
| <b>Maintenance and Repair</b>     |                   |                   |                   |               |                   |                   |                   |               |                   |
| Lndscpg - Townhouses              | 3,708.83          | 3,709.00          | 0.17              | 0.00          | 26,485.81         | 29,672.00         | 3,186.19          | 10.74         | 29,672.00         |
| Annual Plantings                  | 610.00            | 8,000.00          | 7,390.00          | 92.38         | 9,165.50          | 16,000.00         | 6,834.50          | 42.72         | 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          |
| 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    | 15,375.64         | 1,000.00          | -14,375.64        | -1,437        | 23,304.82         | 24,500.00         | 1,195.18          | 4.88          | 25,900.00         |
| Roof Townhouse                    | 0.00              | 2,750.00          | 2,750.00          | 100.0         | 41,232.83         | 27,500.00         | -13,732.83        | -49.94        | 33,000.00         |
| Subtotal: Maintenance and Rep     | 19,694.47         | 17,459.00         | -2,235.47         | -12.80        | 110,648.96        | 122,672.00        | 12,023.04         | 9.80          | 137,572.00        |
| <b>Fees</b>                       |                   |                   |                   |               |                   |                   |                   |               |                   |
| Management Staff - Townhomes      | 1,318.00          | 1,318.00          | 0.00              | 0.00          | 13,180.00         | 13,180.00         | 0.00              | 0.00          | 15,816.00         |
| Management Fees - Townhouses      | 310.00            | 310.00            | 0.00              | 0.00          | 3,100.00          | 3,100.00          | 0.00              | 0.00          | 3,720.00          |
| Maintenance Technician            | 370.00            | 585.00            | 215.00            | 36.75         | 3,547.68          | 5,850.00          | 2,302.32          | 39.36         | 7,020.00          |
| Reserve Funding Townhomes         | 7,823.00          | 7,823.00          | 0.00              | 0.00          | 78,230.00         | 78,230.00         | 0.00              | 0.00          | 93,876.00         |
| Reserve Funding Study Townhom     | 0.00              | 0.00              | 0.00              | 0             | 0.00              | 1,000.00          | 1,000.00          | 100.0         | 1,000.00          |
| <b>TOTAL EXPENSE TOWNHOMES</b>    | <b>46,854.52</b>  | <b>31,495.00</b>  | <b>-15,359.52</b> | <b>-48.77</b> | <b>249,917.05</b> | <b>263,532.00</b> | <b>13,614.95</b>  | <b>5.17</b>   | <b>306,504.00</b> |
| <b>NET INCOME - TOWNHOMES</b>     | <b>-20,773.27</b> | <b>-6,216.00</b>  | <b>-14,557.27</b> | <b>234.1</b>  | <b>8,011.70</b>   | <b>-8,336.00</b>  | <b>16,347.70</b>  | <b>-196.1</b> | <b>52.00</b>      |
| <b>TOTAL NET INCOME</b>           | <b>-18,935.22</b> | <b>-14,530.00</b> | <b>-4,405.22</b>  | <b>30.32</b>  | <b>89,911.92</b>  | <b>-28,028.00</b> | <b>117,939.92</b> | <b>-420.7</b> | <b>302.00</b>     |
| <b>ADJUSTMENTS</b>                |                   |                   |                   |               |                   |                   |                   |               |                   |
| Operating Reserves - Citizens Ba  | 0.00              | 0.00              | 0.00              | 0             | -76,227.61        | 0.00              | -76,227.61        | 0             | 0.00              |
| Capital Reserves - Citizens Bank  | -5,105.00         | 0.00              | -5,105.00         | 0             | -40,498.32        | 0.00              | -40,498.32        | 0             | 0.00              |
| Townhouse Reserves - Citizens B   | 7,552.64          | 0.00              | 7,552.64          | 0             | -44,563.22        | 0.00              | -44,563.22        | 0             | 0.00              |
| Accounts Receivable               | -648.25           | 0.00              | -648.25           | 0             | -1,858.92         | 0.00              | -1,858.92         | 0             | 0.00              |
| Accounts Receivable - Townhome    | 0.00              | 0.00              | 0.00              | 0             | 1,242.44          | 0.00              | 1,242.44          | 0             | 0.00              |



**Trial Balance (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**October 2017**

|   | Balance<br>Forward | Debit    | Credit    | Ending<br>Balance |
|---|--------------------|----------|-----------|-------------------|
| 1105 Checking Account                     | 152,926.02         | 4,501.47 |           | 157,427.49        |
| 1106 Checking - Citizens Bank             | 1,000.01           |          |           | 1,000.01          |
| 1107 Operating Reserves - Citizens Bank   | 226,942.14         |          |           | 226,942.14        |
| 1113 Capital Reserves - Citizens Bank     | 370,010.12         | 5,105.00 |           | 375,115.12        |
| 1116 Townhouse Reserves - Citizens Bank   | 324,193.94         |          | 7,552.64  | 316,641.30        |
| 1310 Accounts Receivable                  | 6,397.75           | 648.25   |           | 7,046.00          |
| 2250 Prepayment Holding                   | -35,390.11         |          | 8,709.30  | -44,099.41        |
| 2254 Reserve Account Transfers            | -116,352.00        |          | 12,928.00 | -129,280.00       |
| 2711 Retained Earnings                    | -820,880.73        |          |           | -820,880.73       |
| 3050 Maintenance Fee                      | -165,642.64        |          | 18,405.75 | -184,048.39       |
| 3051 Maint Fee - Townhomes CA             | -40,958.25         |          | 4,728.75  | -45,687.00        |
| 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              | -13,095.00         |          | 1,455.00  | -14,550.00        |
| 3055 Maint Fee - Gateway                  | -85,772.25         |          | 9,530.25  | -95,302.50        |
| 3060 Capitalization Fee                   | -776.00            |          | 194.00    | -970.00           |
| 3063 Maint Fee - Builder/Developer        | -16,465.80         |          |           | -16,465.80        |
| 3064 Clubhouse Rental Fee                 | -7,575.00          |          | 1,300.00  | -8,875.00         |
| 3066 Interest Income                      | -6,195.53          |          |           | -6,195.53         |
| 3067 Miscellaneous                        | -560.00            |          | 35.00     | -595.00           |
| 6020 Accounting                           | 825.00             |          |           | 825.00            |
| 6030 Miscellaneous Expense                | 5,771.00           | 139.72   |           | 5,910.72          |
| 6035 Security                             | 17,619.44          | 2,927.76 |           | 20,547.20         |
| 6050 Insurance                            | 3,148.67           | 1,116.28 |           | 4,264.95          |
| 6060 Answering Service                    | 60.00              |          |           | 60.00             |
| 6120 Signage                              | 180.00             |          |           | 180.00            |
| 6125 Landscaping                          | 34,770.17          | 5,712.52 |           | 40,482.69         |
| 6127 Tree Maintenance                     | 3,976.00           | 1,016.00 |           | 4,992.00          |
| 6135 Concrete/Masonry Repair              | 7,444.97           |          |           | 7,444.97          |
| 6140 Snow Removal                         | 11,949.50          |          |           | 11,949.50         |
| 6145 Street Lights                        | 12,675.21          | 4,800.00 |           | 17,475.21         |
| 6150 Supplies                             | 2,546.75           |          | 320.83    | 2,225.92          |
| 6156 Sprinkler Systems                    | 347.00             |          |           | 347.00            |
| 6157 Landscape Committees Annual Planting | 29,367.10          |          |           | 29,367.10         |
| 6158 Design Review Committee & Services   | 1,736.09           | 52.50    |           | 1,788.59          |
| 6165 Social Events                        | 6,835.64           |          |           | 6,835.64          |
| 6170 Traffic Calming                      | 2,438.69           |          |           | 2,438.69          |
| 6205 Management Staff                     | 35,577.00          | 3,953.00 |           | 39,530.00         |
| 6210 Management Fees                      | 6,048.00           | 672.00   |           | 6,720.00          |
| 6215 Maintenance Technician               | 9,633.07           | 1,110.00 |           | 10,743.07         |
| 6310 Rubbish Removal                      | 1,238.02           | 116.48   |           | 1,354.50          |
| 6315 Security                             | 1,300.76           | 130.47   |           | 1,431.23          |
| 6327 Exercise Equipment Repair            | 508.25             |          |           | 508.25            |
| 6330 Exterminating                        | 443.46             | 160.50   |           | 603.96            |
| 6335 Supplies                             | 1,780.74           | 549.00   |           | 2,329.74          |
| 6336 Community Center Improvements        | 5,759.00           | 2,372.48 |           | 8,131.48          |
| 6410 Insurance Pool/Community Center      | 465.45             | 330.67   |           | 796.12            |
| 6415 Pool Expense Attendants              | 12,702.67          | 2,285.86 |           | 14,988.53         |
| 6420 Pool Expense Maintenance             | 7,020.27           | 1,389.93 |           | 8,410.20          |
| 6421 Pool Supplies                        | 2,749.88           |          |           | 2,749.88          |
| 6425 Pool Furniture New/Replacement       | 3,247.10           |          |           | 3,247.10          |
| 6426 Pool Furniture -Pool Improvements    | 859.78             |          |           | 859.78            |
| 6510 Cable                                | 5,076.57           | 272.01   |           | 5,348.58          |
| 6515 Electricity                          | 4,995.80           | 906.75   |           | 5,902.55          |
| 6520 Water                                | 8,495.96           | 3,031.43 |           | 11,527.39         |
| 6525 Natural Gas                          | 2,461.72           | 682.44   |           | 3,144.16          |



**Trial Balance (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**October 2017**

|                                     | <u>Balance<br/>Forward</u> | <u>Debit</u>     | <u>Credit</u>    | <u>Ending<br/>Balance</u> |
|-------------------------------------|----------------------------|------------------|------------------|---------------------------|
| 6610 Janitorial                     | 7,249.57                   | 827.73           |                  | 8,077.30                  |
| 6622 Floor/Carpet Cleaning          | 1,490.00                   |                  |                  | 1,490.00                  |
| 6633 Reserve Funding                | 45,945.00                  | 5,105.00         |                  | 51,050.00                 |
| 6655 Maint Fee - Townhomes          | -227,107.50                |                  | 26,081.25        | -253,188.75               |
| 6656 Capital Fees - Townhouses      | -4,740.00                  |                  |                  | -4,740.00                 |
| 6665 Townhomes - Insurance          | 23,871.36                  | 17,339.05        |                  | 41,210.41                 |
| 6710 Lndscpg - Townhouses           | 22,776.98                  | 3,708.83         |                  | 26,485.81                 |
| 6711 Annual Plantings               | 8,555.50                   | 610.00           |                  | 9,165.50                  |
| 6720 Snow Removal - Townhouses      | 10,460.00                  |                  |                  | 10,460.00                 |
| 6725 Exterior Maintenance Townhomes | 7,929.18                   | 15,375.64        |                  | 23,304.82                 |
| 6730 Roof Townhouse                 | 41,232.83                  |                  |                  | 41,232.83                 |
| 6805 Management Staff - Townhomes   | 11,862.00                  | 1,318.00         |                  | 13,180.00                 |
| 6810 Management Fees - Townhouses   | 2,790.00                   | 310.00           |                  | 3,100.00                  |
| 6815 Maintenance Technician         | 3,177.68                   | 370.00           |                  | 3,547.68                  |
| 6830 Reserve Funding Townhomes      | 70,407.00                  | 7,823.00         |                  | 78,230.00                 |
|                                     | <u>0.00</u>                | <u>96,769.77</u> | <u>96,769.77</u> | <u>0.00</u>               |