

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

	Month to Date	%	Year to Date	%
<b>INCOME - COMMON AREA</b>				
<b>Resident/Member Income</b>				
Maintenance Fee	18,901.00	26.97	202,949.39	26.81
Maint Fee - Townhomes CA	5,092.50	7.27	50,779.50	6.71
Maint Fee - Reserve	2,910.00	4.15	32,010.00	4.23
Maint Fee - Crescent Court	2,619.00	3.74	28,809.00	3.81
Maint Fee - Manor Flats	1,455.00	2.08	16,005.00	2.11
Maint Fee - Gateway	9,530.25	13.60	104,832.75	13.85
Subtotal: Resident Member Income	40,507.75	57.81	435,385.64	57.52
<b>Miscellaneous Income</b>				
Capitalization Fee	194.00	0.28	1,164.00	0.15
Maint Fee - Builder/Developer	0.00	0.00	16,465.80	2.18
Clubhouse Rental Fee	450.00	0.64	9,475.00	1.25
Interest Income	761.41	1.09	7,740.37	1.02
Miscellaneous	70.00	0.10	665.00	0.09
Subtotal: Miscellaneous Income	1,475.41	2.11	35,510.17	4.69
<b>TOTAL INCOME - COMMON AREA</b>	<b>41,983.16</b>	<b>59.92</b>	<b>470,895.81</b>	<b>62.21</b>
<b>General</b>				
Accounting	0.00	0.00	825.00	0.11
Miscellaneous Expense	344.86	0.49	6,255.58	0.83
Security	2,367.80	3.38	22,915.00	3.03
Insurance	2,613.78	3.73	6,878.73	0.91
Answering Service	0.00	0.00	60.00	0.01
Subtotal: General	5,326.44	7.60	36,934.31	4.88
<b>Maintenance and Repair</b>				
Special Projects	1,800.00	2.57	1,800.00	0.24
Electrical	499.00	0.71	499.00	0.07
Signage	0.00	0.00	180.00	0.02
Landscaping	6,462.42	9.22	46,945.11	6.20
Tree Maintenance	0.00	0.00	4,992.00	0.66
Plumbing	125.00	0.18	125.00	0.02
Concrete/Masonry Repair	0.00	0.00	7,444.97	0.98
Snow Removal	0.00	0.00	11,949.50	1.58
Street Lights	9,895.41	14.12	27,370.62	3.62
Supplies	421.44	0.60	2,647.36	0.35
Sprinkler Systems	390.00	0.56	737.00	0.10
Landscape Committes Annual Planting	968.00	1.38	30,335.10	4.01
Design Review Committee & Services	52.50	0.07	1,841.09	0.24
Social Events	567.43	0.81	7,403.07	0.98
Traffic Calming	0.00	0.00	2,438.69	0.32
Subtotal: Maintenance and Repair	21,181.20	30.23	146,708.51	19.38
<b>Fees</b>				
Management Staff	3,953.00	5.64	43,483.00	5.74
Management Fees	672.00	0.96	7,392.00	0.98
Maintenance Technician	1,200.00	1.71	11,943.07	1.58

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

	Month to Date	%	Year to Date	%
<b>Maintenance and Repair</b>				
Rubbish Removal	88.33	0.13	1,442.83	0.19
Security	103.33	0.15	1,534.56	0.20
Exercise Equipment Repair	540.35	0.77	1,048.60	0.14
Exterminating	0.00	0.00	603.96	0.08
Supplies	269.49	0.38	2,599.23	0.34
Community Center Improvements	0.00	0.00	8,131.48	1.07
Subtotal: Maintenance and Repair	1,001.50	1.43	15,360.66	2.03
<b>Pool</b>				
Insurance Pool/Community Center	82.97	0.12	879.09	0.12
Pool Expense Attendants	0.00	0.00	14,988.53	1.98
Pool Expense Maintenance	1,646.98	2.35	10,057.18	1.33
Pool Supplies	2,648.25	3.78	5,398.13	0.71
Pool Furniture New/Replacement	0.00	0.00	3,247.10	0.43
Pool Furniture -Pool Improvements	0.00	0.00	859.78	0.11
Subtotal: Pool	4,378.20	6.25	35,429.81	4.68
<b>Utilities</b>				
Cable	615.70	0.88	5,964.28	0.79
Electricity	669.90	0.96	6,572.45	0.87
Water	0.00	0.00	11,527.39	1.52
Natural Gas	287.80	0.41	3,431.96	0.45
Subtotal: Utilities	1,573.40	2.25	27,496.08	3.63
<b>Janitorial</b>				
Janitorial	652.73	0.93	8,730.03	1.15
Floor/Carpet Cleaning	400.00	0.57	1,890.00	0.25
Subtotal: Janitorial	1,052.73	1.50	10,620.03	1.40
Reserve Funding	5,105.00	7.29	56,155.00	7.42
<b>TOTAL COMMON AREA EXPENSES</b>	<b>45,443.47</b>	<b>64.85</b>	<b>391,522.47</b>	<b>51.73</b>
<b>NET INCOME COMMON AREA</b>	<b>-3,460.31</b>	<b>-4.94</b>	<b>79,373.34</b>	<b>10.49</b>
<b>INCOME - TOWNHOMES</b>				
Maint Fee - Townhomes	28,087.50	40.08	281,276.25	37.16
Capital Fees - Townhouses	0.00	0.00	4,740.00	0.63
<b>TOTAL INCOME - TOWNHOMES</b>	<b>28,087.50</b>	<b>40.08</b>	<b>286,016.25</b>	<b>37.79</b>
Townhomes - Insurance	4,333.50	6.18	45,543.91	6.02
<b>Maintenance and Repair</b>				
Lndscpg - Townhouses	3,708.83	5.29	30,194.64	3.99
Annual Plantings	5,505.44	7.86	14,670.94	1.94
Snow Removal - Townhouses	0.00	0.00	10,460.00	1.38
Exterior Maintenance Townhomes	30,108.68	42.97	53,413.50	7.06
Roof Townhouse	50,175.00	71.61	91,407.83	12.08
Subtotal: Maintenance and Repair	89,497.95	127.73	200,146.91	26.44

Fees

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

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
Management Staff - Townhomes	1,318.00	1.88	14,498.00	1.92
Management Fees - Townhouses	310.00	0.44	3,410.00	0.45
Maintenance Technician	400.00	0.57	3,947.68	0.52
Reserve Funding Townhomes	7,823.00	11.16	86,053.00	11.37
<b>TOTAL EXPENSE TOWNHOMES</b>	<u>103,682.45</u>	<u>147.97</u>	<u>353,599.50</u>	<u>46.72</u>
<b>NET INCOME - TOWNHOMES</b>	<u>-75,594.95</u>	<u>-107.88</u>	<u>-67,583.25</u>	<u>-8.93</u>
<b>TOTAL NET INCOME</b>	<u><u>-79,055.26</u></u>	<u><u>-112.82</u></u>	<u><u>11,790.09</u></u>	<u><u>1.56</u></u>

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

	Balance Forward	Debit	Credit	Ending Balance
1105 Checking Account	157,577.49		10,776.17	146,801.32
1106 Checking - Citizens Bank	1,000.01			1,000.01
1107 Operating Reserves - Citizens Bank	227,134.88	186.69		227,321.57
1113 Capital Reserves - Citizens Bank	375,431.61	5,415.81		380,847.42
1116 Townhouse Reserves - Citizens Bank	316,915.50		61,681.77	255,233.73
1310 Accounts Receivable	7,046.00		2,237.00	4,809.00
2250 Prepayment Holding	-44,099.41	2,965.18		-41,134.23
2254 Reserve Account Transfers	-129,280.00		12,928.00	-142,208.00
2711 Retained Earnings	-820,880.73			-820,880.73
3050 Maintenance Fee	-184,048.39		18,901.00	-202,949.39
3051 Maint Fee - Townhomes CA	-45,687.00		5,092.50	-50,779.50
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	-14,550.00		1,455.00	-16,005.00
3055 Maint Fee - Gateway	-95,302.50		9,530.25	-104,832.75
3060 Capitalization Fee	-970.00		194.00	-1,164.00
3063 Maint Fee - Builder/Developer	-16,465.80			-16,465.80
3064 Clubhouse Rental Fee	-9,025.00		450.00	-9,475.00
3066 Interest Income	-6,978.96		761.41	-7,740.37
3067 Miscellaneous	-595.00		70.00	-665.00
6020 Accounting	825.00			825.00
6030 Miscellaneous Expense	5,910.72	344.86		6,255.58
6035 Security	20,547.20	2,367.80		22,915.00
6050 Insurance	4,264.95	2,613.78		6,878.73
6060 Answering Service	60.00			60.00
6112 Special Projects	0.00	1,800.00		1,800.00
6115 Electrical	0.00	499.00		499.00
6120 Signage	180.00			180.00
6125 Landscaping	40,482.69	6,462.42		46,945.11
6127 Tree Maintenance	4,992.00			4,992.00
6130 Plumbing	0.00	125.00		125.00
6135 Concrete/Masonry Repair	7,444.97			7,444.97
6140 Snow Removal	11,949.50			11,949.50
6145 Street Lights	17,475.21	9,895.41		27,370.62
6150 Supplies	2,225.92	421.44		2,647.36
6156 Sprinkler Systems	347.00	390.00		737.00
6157 Landscape Committes Annual Planting	29,367.10	968.00		30,335.10
6158 Design Review Committee & Services	1,788.59	52.50		1,841.09
6165 Social Events	6,835.64	567.43		7,403.07
6170 Traffic Calming	2,438.69			2,438.69
6205 Management Staff	39,530.00	3,953.00		43,483.00
6210 Management Fees	6,720.00	672.00		7,392.00
6215 Maintenance Technician	10,743.07	1,200.00		11,943.07
6310 Rubbish Removal	1,354.50	88.33		1,442.83
6315 Security	1,431.23	103.33		1,534.56
6327 Exercise Equipment Repair	508.25	540.35		1,048.60
6330 Exterminating	603.96			603.96
6335 Supplies	2,329.74	269.49		2,599.23
6336 Community Center Improvements	8,131.48			8,131.48
6410 Insurance Pool/Community Center	796.12	82.97		879.09
6415 Pool Expense Attendants	14,988.53			14,988.53
6420 Pool Expense Maintenance	8,410.20	1,646.98		10,057.18
6421 Pool Supplies	2,749.88	2,648.25		5,398.13
6425 Pool Furniture New/Replacement	3,247.10			3,247.10
6426 Pool Furniture -Pool Improvements	859.78			859.78
6510 Cable	5,348.58	615.70		5,964.28

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

	<u>Balance Forward</u>	<u>Debit</u>	<u>Credit</u>	<u>Ending Balance</u>
6515 Electricity	5,902.55	669.90		6,572.45
6520 Water	11,527.39			11,527.39
6525 Natural Gas	3,144.16	287.80		3,431.96
6610 Janitorial	8,077.30	652.73		8,730.03
6622 Floor/Carpet Cleaning	1,490.00	400.00		1,890.00
6633 Reserve Funding	51,050.00	5,105.00		56,155.00
6655 Maint Fee - Townhomes	-253,188.75		28,087.50	-281,276.25
6656 Capital Fees - Townhouses	-4,740.00			-4,740.00
6665 Townhomes - Insurance	41,210.41	4,333.50		45,543.91
6710 Lndscpg - Townhouses	26,485.81	3,708.83		30,194.64
6711 Annual Plantings	9,165.50	5,505.44		14,670.94
6720 Snow Removal - Townhouses	10,460.00			10,460.00
6725 Exterior Maintenance Townhomes	23,304.82	30,108.68		53,413.50
6730 Roof Townhouse	41,232.83	50,175.00		91,407.83
6805 Management Staff - Townhomes	13,180.00	1,318.00		14,498.00
6810 Management Fees - Townhouses	3,100.00	310.00		3,410.00
6815 Maintenance Technician	3,547.68	400.00		3,947.68
6830 Reserve Funding Townhomes	78,230.00	7,823.00		86,053.00
	<u>0.00</u>	<u>157,693.60</u>	<u>157,693.60</u>	<u>0.00</u>

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

Page 1  
12/13/2017  
11:30 AM

**ASSETS**

**CASH**

Checking Account	146,801.32
Checking - Citizens Bank	1,000.01
Operating Reserves - Citizens Bank	227,321.57
Capital Reserves - Citizens Bank	380,847.42
Townhouse Reserves - Citizens Bank	<u>255,233.73</u>
<b>TOTAL CASH</b>	<b>1,011,204.05</b>

**OTHER CURRENT ASSETS**

Accounts Receivable	<u>4,809.00</u>
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>4,809.00</b>

**TOTAL ASSETS**

1,016,013.05

**LIABILITIES & CAPITAL**

**LIABILITES**

Prepayment Holding	41,134.23
Reserve Account Transfers	<u>142,208.00</u>
<b>TOTAL LIABILITES</b>	<b>183,342.23</b>

**CAPITAL**

Net Income (Loss) YTD	11,790.09
Retained Earnings	<u>820,880.73</u>
<b>TOTAL CAPITAL</b>	<b>832,670.82</b>

**TOTAL LIABILITIES & CAPITAL**

1,016,013.05

**Budget Comparison Cash Flow (Accrual)**  
**Summerset Neighborhood Assoc - (neighbor)**  
**November 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	18,901.00	18,260.00	641.00	3.51	202,949.39	200,860.00	2,089.39	1.04	219,120.00
Maint Fee - Townhomes CA	5,092.50	4,583.00	509.50	11.12	50,779.50	50,413.00	366.50	0.73	54,996.00
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	16,005.00	16,005.00	0.00	0.00	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
Subtotal: Resident Member Inc	40,507.75	39,357.00	1,150.75	2.92	435,385.64	432,927.00	2,458.64	0.57	472,284.00
<b>Miscellaneous Income</b>									
Capitalization Fee	194.00	194.00	0.00	0.00	1,164.00	776.00	388.00	50.00	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	450.00	600.00	-150.00	-25.00	9,475.00	6,600.00	2,875.00	43.56	7,200.00
Interest Income	761.41	0.00	761.41	0	7,740.37	0.00	7,740.37	0	0.00
Miscellaneous	70.00	0.00	70.00	0	665.00	0.00	665.00	0	0.00
Subtotal: Miscellaneous Incom	1,475.41	794.00	681.41	85.82	35,510.17	9,876.00	25,634.17	259.5	10,476.00
<b>TOTAL INCOME - COMMON AREA</b>	<b>41,983.16</b>	<b>40,151.00</b>	<b>1,832.16</b>	<b>4.56</b>	<b>470,895.81</b>	<b>442,803.00</b>	<b>28,092.81</b>	<b>6.34</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	1,100.00	1,100.00	100.0	1,200.00
Miscellaneous Expense	344.86	400.00	55.14	13.79	6,255.58	4,400.00	-1,855.58	-42.17	4,800.00
Security	2,367.80	4,400.00	2,032.20	46.19	22,915.00	48,400.00	25,485.00	52.65	52,800.00
Bank Account Fees	0.00	0.00	0.00	0	0.00	75.00	75.00	100.0	75.00
Insurance	2,613.78	295.00	-2,318.78	-786.0	6,878.73	9,845.00	2,966.27	30.13	10,140.00
Answering Service	0.00	0.00	0.00	0	60.00	120.00	60.00	50.00	120.00
Subtotal: General	5,326.44	5,195.00	-131.44	-2.53	36,934.31	64,940.00	28,005.69	43.13	70,135.00
<b>Maintenance and Repair</b>									
Special Projects	1,800.00	1,835.00	35.00	1.91	1,800.00	20,185.00	18,385.00	91.08	22,020.00
Electrical	499.00	0.00	-499.00	0	499.00	400.00	-99.00	-24.75	500.00
Signage	0.00	200.00	200.00	100.0	180.00	600.00	420.00	70.00	600.00
Landscaping	6,462.42	0.00	-6,462.42	0	46,945.11	43,904.00	-3,041.11	-6.93	43,904.00
Tree Maintenance	0.00	0.00	0.00	0	4,992.00	5,000.00	8.00	0.16	5,000.00
Plumbing	125.00	150.00	25.00	16.67	125.00	1,650.00	1,525.00	92.42	1,800.00
Concrete/Masonry Repair	0.00	0.00	0.00	0	7,444.97	8,000.00	555.03	6.94	8,000.00
Snow Removal	0.00	5,000.00	5,000.00	100.0	11,949.50	23,000.00	11,050.50	48.05	29,000.00
Street Lights	9,895.41	3,000.00	-6,895.41	-229.8	27,370.62	18,000.00	-9,370.62	-52.06	18,000.00
Supplies	421.44	200.00	-221.44	-110.7	2,647.36	2,200.00	-447.36	-20.33	2,400.00
Sprinkler Systems	390.00	0.00	-390.00	0	737.00	0.00	-737.00	0	0.00
Landscape Committes Annual Pla	968.00	0.00	-968.00	0	30,335.10	26,770.00	-3,565.10	-13.32	26,770.00
Design Review Committee & Serv	52.50	300.00	247.50	82.50	1,841.09	3,300.00	1,458.91	44.21	3,600.00
Social Events	567.43	0.00	-567.43	0	7,403.07	10,000.00	2,596.93	25.97	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	21,181.20	10,685.00	-10,496.20	-98.23	146,708.51	173,009.00	26,300.49	15.20	181,594.00
<b>Fees</b>									
Management Staff	3,953.00	3,953.00	0.00	0.00	43,483.00	43,483.00	0.00	0.00	47,436.00
Management Fees	672.00	672.00	0.00	0.00	7,392.00	7,392.00	0.00	0.00	8,064.00
Maintenance Technician	1,200.00	1,755.00	555.00	31.62	11,943.07	19,305.00	7,361.93	38.13	21,060.00
<b>Maintenance and Repair</b>									
Rubbish Removal	88.33	90.00	1.67	1.86	1,442.83	990.00	-452.83	-45.74	1,080.00
Security	103.33	150.00	46.67	31.11	1,534.56	2,050.00	515.44	25.14	2,200.00
HVAC	0.00	250.00	250.00	100.0	0.00	2,750.00	2,750.00	100.0	3,000.00
Exercise Equipment Repair	540.35	325.00	-215.35	-66.26	1,048.60	3,575.00	2,526.40	70.67	3,900.00
Exterminating	0.00	0.00	0.00	0	603.96	900.00	296.04	32.89	900.00
Supplies	269.49	225.00	-44.49	-19.77	2,599.23	2,475.00	-124.23	-5.02	2,700.00
Community Center Improvements	0.00	0.00	0.00	0	8,131.48	2,000.00	-6,131.48	-306.5	2,000.00
Subtotal: Maintenance and Rep	1,001.50	1,040.00	38.50	3.70	15,360.66	14,740.00	-620.66	-4.21	15,780.00
<b>Pool</b>									
Insurance Pool/Community Cente	82.97	88.00	5.03	5.72	879.09	963.00	83.91	8.71	1,051.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Pool Expense Attendants	0.00	0.00	0.00	0	14,988.53	18,500.00	3,511.47	18.98	18,500.00
Pool Expense Maintenance	1,646.98	0.00	-1,646.98	0	10,057.18	8,630.00	-1,427.18	-16.54	8,630.00
Pool Supplies	2,648.25	0.00	-2,648.25	0	5,398.13	2,225.00	-3,173.13	-142.6	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	4,378.20	88.00	-4,290.20	-4,875	35,429.81	36,318.00	888.19	2.45	36,406.00
Utilities									
Cable	615.70	315.00	-300.70	-95.46	5,964.28	3,465.00	-2,499.28	-72.13	3,780.00
Electricity	669.90	400.00	-269.90	-67.48	6,572.45	6,400.00	-172.45	-2.69	6,700.00
Water	0.00	325.00	325.00	100.0	11,527.39	10,350.00	-1,177.39	-11.38	10,675.00
Natural Gas	287.80	700.00	412.20	58.89	3,431.96	5,820.00	2,388.04	41.03	6,520.00
Subtotal: Utilities	1,573.40	1,740.00	166.60	9.57	27,496.08	26,035.00	-1,461.08	-5.61	27,675.00
Janitorial									
Janitorial	652.73	700.00	47.27	6.75	8,730.03	9,300.00	569.97	6.13	10,000.00
Jan Supplies	0.00	50.00	50.00	100.0	0.00	450.00	450.00	100.0	500.00
Floor/Carpet Cleaning	400.00	400.00	0.00	0.00	1,890.00	1,600.00	-290.00	-18.13	1,600.00
Subtotal: Janitorial	1,052.73	1,150.00	97.27	8.46	10,620.03	11,350.00	729.97	6.43	12,100.00
Reserve Funding	5,105.00	5,105.00	0.00	0.00	56,155.00	56,155.00	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>45,443.47</b>	<b>31,383.00</b>	<b>-14,060.47</b>	<b>-44.80</b>	<b>391,522.47</b>	<b>453,727.00</b>	<b>62,204.53</b>	<b>13.71</b>	<b>482,510.00</b>
<b>NET INCOME COMMON AREA</b>	<b>-3,460.31</b>	<b>8,768.00</b>	<b>-12,228.31</b>	<b>-139.4</b>	<b>79,373.34</b>	<b>-10,924.00</b>	<b>90,297.34</b>	<b>-826.6</b>	<b>250.00</b>
<b>INCOME - TOWNHOMES</b>									
Maint Fee - Townhomes	28,087.50	25,279.00	2,808.50	11.11	281,276.25	278,069.00	3,207.25	1.15	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>28,087.50</b>	<b>25,279.00</b>	<b>2,808.50</b>	<b>11.11</b>	<b>286,016.25</b>	<b>280,475.00</b>	<b>5,541.25</b>	<b>1.98</b>	<b>306,556.00</b>
Townhomes - Insurance	4,333.50	4,000.00	-333.50	-8.34	45,543.91	43,500.00	-2,043.91	-4.70	47,500.00
Maintenance and Repair									
Lndscpg - Townhouses	3,708.83	0.00	-3,708.83	0	30,194.64	29,672.00	-522.64	-1.76	29,672.00
Annual Plantings	5,505.44	0.00	-5,505.44	0	14,670.94	16,000.00	1,329.06	8.31	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
Snow Removal - Townhouses	0.00	4,000.00	4,000.00	100.0	10,460.00	19,000.00	8,540.00	44.95	23,000.00
Exterior Maintenance Townhomes	30,108.68	700.00	-29,408.68	-4,201	53,413.50	25,200.00	-28,213.50	-111.9	25,900.00
Roof Townhouse	50,175.00	2,750.00	-47,425.00	-1,724	91,407.83	30,250.00	-61,157.83	-202.1	33,000.00
Subtotal: Maintenance and Rep	89,497.95	7,450.00	-82,047.95	-1,101	200,146.91	130,122.00	-70,024.91	-53.81	137,572.00
Fees									
Management Staff - Townhomes	1,318.00	1,318.00	0.00	0.00	14,498.00	14,498.00	0.00	0.00	15,816.00
Management Fees - Townhouses	310.00	310.00	0.00	0.00	3,410.00	3,410.00	0.00	0.00	3,720.00
Maintenance Technician	400.00	585.00	185.00	31.62	3,947.68	6,435.00	2,487.32	38.65	7,020.00
Reserve Funding Townhomes	7,823.00	7,823.00	0.00	0.00	86,053.00	86,053.00	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>103,682.45</b>	<b>21,486.00</b>	<b>-82,196.45</b>	<b>-382.5</b>	<b>353,599.50</b>	<b>285,018.00</b>	<b>-68,581.50</b>	<b>-24.06</b>	<b>306,504.00</b>
<b>NET INCOME - TOWNHOMES</b>	<b>-75,594.95</b>	<b>3,793.00</b>	<b>-79,387.95</b>	<b>-2,093</b>	<b>-67,583.25</b>	<b>-4,543.00</b>	<b>-63,040.25</b>	<b>1.387</b>	<b>52.00</b>
<b>TOTAL NET INCOME</b>	<b>-79,055.26</b>	<b>12,561.00</b>	<b>-91,616.26</b>	<b>-729.3</b>	<b>11,790.09</b>	<b>-15,467.00</b>	<b>27,257.09</b>	<b>-176.2</b>	<b>302.00</b>
<b>ADJUSTMENTS</b>									
Operating Reserves - Citizens Ba	-186.69	0.00	-186.69	0	-76,607.04	0.00	-76,607.04	0	0.00
Capital Reserves - Citizens Bank	-5,415.81	0.00	-5,415.81	0	-46,230.62	0.00	-46,230.62	0	0.00
Townhouse Reserves - Citizens B	61,681.77	0.00	61,681.77	0	16,844.35	0.00	16,844.35	0	0.00
Accounts Receivable	2,237.00	0.00	2,237.00	0	378.08	0.00	378.08	0	0.00
Accounts Receivable - Townhome	0.00	0.00	0.00	0	1,242.44	0.00	1,242.44	0	0.00



