

Balance Sheet (Cash)
Summerset Neighborhood Assoc - (neighbor)
September 2019

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ASSETS

CASH

Checking Account	111,829.76
Operating Account	-95.00
Operating Reserves - KeyBank	314,729.66
Capital Reserves - KeyBank	304,989.21
TH Reserves - KeyBank	300,498.30
TOTAL CASH	<u>1,031,951.93</u>

OTHER CURRENT ASSETS

Accounts Receivable	373.44
Accounts Receivable - Townhomes	-1,242.44
TOTAL OTHER CURRENT ASSETS	<u>-869.00</u>

PROPERTY & EQUIPMENT

Buildings	260,000.00
Accumulated Depreciation	-3,616.60
Accum. Amort	-1,160.48
Loan Acquisition Costs	11,936.41
TOTAL PROPERTY & EQUIPMENT	<u>267,159.33</u>

TOTAL ASSETS

1,298,242.26

LIABILITIES & CAPITAL

LIABILITES

SNA Sales Center Loan	195,390.94
Sales Center Loan Prin Redct'n	-19,405.01
Line of Credit	46,711.02
Prepayment Holding	28,393.06
Reserve Account Transfers	121,059.00
TOTAL LIABILITES	<u>372,149.01</u>

CAPITAL

Net Income (Loss) YTD	-336,250.83
Retained Earnings	1,262,344.08
TOTAL CAPITAL	<u>926,093.25</u>

TOTAL LIABILITIES & CAPITAL

1,298,242.26

Income Statement (Cash)
Summerset Neighborhood Assoc - (neighbor)
September 2019

	Month to Date	%	Year to Date	%
INCOME - COMMON AREA				
Resident/Member Income				
Maintenance Fee	20,459.31	26.14	184,195.27	26.22
Maint Fee - Townhomes CA	6,120.75	7.82	54,355.40	7.74
Maint Fee - Reserve	3,180.00	4.06	28,620.00	4.07
Maint Fee - Crescent Court	2,862.00	3.66	25,758.00	3.67
Maint Fee - Manor Flats	3,498.00	4.47	14,333.35	2.04
Maint Fee - Gateway	10,415.00	13.31	93,750.00	13.34
Subtotal: Resident Member Income	46,535.06	59.46	401,012.02	57.08
Miscellaneous Income				
Late/NSF Fees	0.00	0.00	30.00	0.00
Maint Fee - Builder/Developer	0.00	0.00	4,413.64	0.63
Clubhouse Rental Fee	1,200.00	1.53	6,325.00	0.90
Interest Income	0.00	0.00	14,459.89	2.06
Miscellaneous	135.00	0.17	695.00	0.10
Subtotal: Miscellaneous Income	1,335.00	1.71	25,923.53	3.69
TOTAL INCOME - COMMON AREA	47,870.06	61.16	426,935.55	60.77
General				
Accounting	0.00	0.00	1,120.00	0.16
Legal	2,045.00	2.61	3,727.00	0.53
Miscellaneous Expense	144.31	0.18	8,299.43	1.18
Website Expenses	75.00	0.10	675.00	0.10
Security	1,265.76	1.62	15,067.88	2.14
Bank Account Fees	0.00	0.00	838.55	0.12
Insurance	0.00	0.00	2,969.35	0.42
Answering Service	0.00	0.00	60.00	0.01
Subtotal: General	3,530.07	4.51	32,757.21	4.66
Maintenance and Repair				
Signage	0.00	0.00	397.97	0.06
Landscaping	6,870.66	8.78	41,748.26	5.94
Tree Maintenance	8,145.00	10.41	9,135.65	1.30
Plumbing	0.00	0.00	160.09	0.02
Snow Removal	0.00	0.00	24,220.50	3.45
Street Lights	3,970.00	5.07	17,515.00	2.49
Supplies	0.00	0.00	125.31	0.02
Sprinkler Systems	0.00	0.00	938.00	0.13
Landscape Committes Annual Planti	0.00	0.00	29,442.81	4.19
Design Review Committee & Service	115.00	0.15	115.00	0.02
Shelburne Park Improvements	0.00	0.00	59,736.21	8.50
Design Review Committee and Servi	450.00	0.57	1,452.50	0.21
Social Events	0.00	0.00	12,502.88	1.78
Traffic Calming	4,850.00	6.20	7,317.98	1.04
Subtotal: Maintenance and Repair	24,400.66	31.18	204,808.16	29.15
Fees				
Management Staff	4,155.00	5.31	37,395.00	5.32

Income Statement (Cash)
Summerset Neighborhood Assoc - (neighbor)
September 2019

	Month to Date	%	Year to Date	%
Management Fees	741.00	0.95	6,669.00	0.95
Maintenance Technician	0.00	0.00	10,801.80	1.54
Maintenance and Repair				
Rubbish Removal	143.16	0.18	1,040.44	0.15
Security	0.00	0.00	1,563.81	0.22
HVAC	0.00	0.00	404.90	0.06
Miscellaneous Repairs	0.00	0.00	74.43	0.01
Exercise Equipment Repair	0.00	0.00	250.00	0.04
Exterminating	0.00	0.00	663.40	0.09
Supplies	0.00	0.00	3,563.30	0.51
Community Center Improvements	2,730.65	3.49	156,737.71	22.31
Subtotal: Maintenance and Repair	2,873.81	3.67	164,297.99	23.39
Pool				
Insurance Pool/Community Center	0.00	0.00	751.19	0.11
Pool Expense Attendants	6,085.04	7.77	20,565.96	2.93
Pool Expense Maintenance	1,598.42	2.04	13,814.14	1.97
Pool Supplies	0.00	0.00	4,327.92	0.62
Pool Furniture New/Replacement	0.00	0.00	59.67	0.01
Subtotal: Pool	7,683.46	9.82	39,518.88	5.62
Utilities				
Cable	148.04	0.19	1,046.32	0.15
Electricity	987.22	1.26	5,163.30	0.73
Water	0.00	0.00	8,714.53	1.24
Natural Gas	21.33	0.03	3,127.48	0.45
Subtotal: Utilities	1,156.59	1.48	18,051.63	2.57
Janitorial				
Janitorial	589.10	0.75	6,267.79	0.89
Floor/Carpet Cleaning	0.00	0.00	800.00	0.11
Subtotal: Janitorial	589.10	0.75	7,067.79	1.01
Reserve Funding	5,311.00	6.79	47,799.00	6.80
Taxes, Federal Income Tax	0.00	0.00	2,171.00	0.31
TOTAL COMMON AREA EXPENSES	50,440.69	64.45	571,337.46	81.32
NET INCOME COMMON AREA	-2,570.63	-3.28	-144,401.91	-20.55
INCOME - TOWNHOMES				
Maint Fee - Townhomes	30,394.50	38.84	275,642.10	39.23
TOTAL INCOME - TOWNHOMES	30,394.50	38.84	275,642.10	39.23
Townhomes - Insurance	0.00	0.00	53,212.56	7.57
Maintenance and Repair				
Lndscpg - Townhouses	5,764.07	7.36	34,854.42	4.96
Annual Plantings	0.00	0.00	3,909.15	0.56

Income Statement (Cash)
Summerset Neighborhood Assoc - (neighbor)
September 2019

	Month to Date	%	Year to Date	%
Tree Maintenance-TH	0.00	0.00	4,701.58	0.67
Snow Removal - Townhouses	0.00	0.00	23,510.00	3.35
Exterior Maintenance Townhomes	21,852.00	27.92	211,941.38	30.17
Roof Townhouse	0.00	0.00	18,150.00	2.58
Subtotal: Maintenance and Repair	27,616.07	35.29	297,066.53	42.28
Fees				
Management Staff - Townhomes	1,385.00	1.77	12,465.00	1.77
Management Fees - Townhouses	342.00	0.44	3,078.00	0.44
Maintenance Technician	0.00	0.00	3,600.60	0.51
Reserve Funding Townhomes	8,140.00	10.40	73,260.00	10.43
TOTAL EXPENSE TOWNHOMES	37,483.07	47.89	442,682.69	63.01
NET INCOME - TOWNHOMES	-7,088.57	-9.06	-167,040.59	-23.78
Sales Center - Interest Expense	978.27	1.25	8,071.72	1.15
Sales Center-Misc Supplies	0.00	0.00	79.85	0.01
Sales Center-Janitorial	0.00	0.00	3,633.87	0.52
Sales Center-Cable	0.00	0.00	1,332.16	0.19
Sales Center-Electric	943.89	1.21	2,508.41	0.36
Sales Center-Gas	17.87	0.02	1,002.42	0.14
Sales Center-Water	0.00	0.00	314.49	0.04
Sales Center-Verizon	0.00	0.00	1,250.83	0.18
Sales Center - RE Taxes	-1,491.21	-1.91	5,722.08	0.81
Sales Center Total Expenses	448.82	0.57	23,915.83	3.40
Total Operating Expenses	448.82	0.57	23,915.83	3.40
TOTAL NET INCOME	-10,108.02	-12.92	-335,358.33	-47.73

Trial Balance (Cash)
Summerset Neighborhood Assoc - (neighbor)
September 2019

	Balance Forward	Debit	Credit	Ending Balance
1105 Checking Account	98,732.90	13,096.86		111,829.76
1110 Operating Account	-95.00			-95.00
1114 Operating Reserves - KeyBank	314,729.66			314,729.66
1118 Capital Reserves - KeyBank	307,258.86		2,269.65	304,989.21
1119 TH Reserves - KeyBank	314,210.30		13,712.00	300,498.30
1310 Accounts Receivable	373.44			373.44
1318 Accounts Receivable - Townhomes	-1,242.44			-1,242.44
1608 Buildings	260,000.00			260,000.00
1652 Accumulated Depreciation	-3,616.60			-3,616.60
1655 Accum. Amort	-1,160.48			-1,160.48
1680 Loan Acquisition Costs	11,936.41			11,936.41
2235 SNA Sales Center Loan	-195,390.94			-195,390.94
2236 Sales Center Loan Prin Redct'n	17,226.20	2,178.81		19,405.01
2238 Line of Credit	-46,711.02			-46,711.02
2250 Prepayment Holding	-32,442.02	4,048.96		-28,393.06
2254 Reserve Account Transfers	-107,608.00		13,451.00	-121,059.00
2710 Net Income (Loss) YTD	892.50			892.50
2711 Retained Earnings	-1,262,344.08			-1,262,344.08
3050 Maintenance Fee	-163,735.96		20,459.31	-184,195.27
3051 Maint Fee - Townhomes CA	-48,234.65		6,120.75	-54,355.40
3052 Maint Fee - Reserve	-25,440.00		3,180.00	-28,620.00
3053 Maint Fee - Crescent Court	-22,896.00		2,862.00	-25,758.00
3054 Maint Fee - Manor Flats	-10,835.35		3,498.00	-14,333.35
3055 Maint Fee - Gateway	-83,335.00		10,415.00	-93,750.00
3062 Late/NSF Fees	-30.00			-30.00
3063 Maint Fee - Builder/Developer	-4,413.64			-4,413.64
3064 Clubhouse Rental Fee	-5,125.00		1,200.00	-6,325.00
3066 Interest Income	-14,459.89			-14,459.89
3067 Miscellaneous	-560.00		135.00	-695.00
6020 Accounting	1,120.00			1,120.00
6025 Legal	1,682.00	2,045.00		3,727.00
6030 Miscellaneous Expense	8,155.12	144.31		8,299.43
6031 Website Expenses	600.00	75.00		675.00
6035 Security	13,802.12	1,265.76		15,067.88
6040 Bank Account Fees	838.55			838.55
6050 Insurance	2,969.35			2,969.35
6060 Answering Service	60.00			60.00
6120 Signage	397.97			397.97
6125 Landscaping	34,877.60	6,870.66		41,748.26
6127 Tree Maintenance	990.65	8,145.00		9,135.65
6130 Plumbing	160.09			160.09
6140 Snow Removal	24,220.50			24,220.50
6145 Street Lights	13,545.00	3,970.00		17,515.00
6150 Supplies	125.31			125.31
6156 Sprinkler Systems	938.00			938.00
6157 Landscape Committes Annual Planting	29,442.81			29,442.81
6158 Design Review Committee & Services	0.00	115.00		115.00
6159 Shelburne Park Improvements	59,736.21			59,736.21
6160 Design Review Committee and Services	1,002.50	450.00		1,452.50
6165 Social Events	12,502.88			12,502.88
6170 Traffic Calming	2,467.98	4,850.00		7,317.98
6205 Management Staff	33,240.00	4,155.00		37,395.00
6210 Management Fees	5,928.00	741.00		6,669.00
6215 Maintenance Technician	10,801.80			10,801.80
6310 Rubbish Removal	897.28	143.16		1,040.44
6315 Security	1,563.81			1,563.81

Trial Balance (Cash)
Summerset Neighborhood Assoc - (neighbor)
September 2019

	Balance Forward	Debit	Credit	Ending Balance
6320 HVAC	404.90			404.90
6325 Miscellaneous Repairs	74.43			74.43
6327 Exercise Equipment Repair	250.00			250.00
6330 Exterminating	663.40			663.40
6335 Supplies	3,563.30			3,563.30
6336 Community Center Improvements	154,007.06	2,730.65		156,737.71
6410 Insurance Pool/Community Center	751.19			751.19
6415 Pool Expense Attendants	14,480.92	6,085.04		20,565.96
6420 Pool Expense Maintenance	12,215.72	1,598.42		13,814.14
6421 Pool Supplies	4,327.92			4,327.92
6425 Pool Furniture New/Replacement	59.67			59.67
6510 Cable	898.28	148.04		1,046.32
6515 Electricity	4,176.08	987.22		5,163.30
6520 Water	8,714.53			8,714.53
6525 Natural Gas	3,106.15	21.33		3,127.48
6610 Janitorial	5,678.69	589.10		6,267.79
6622 Floor/Carpet Cleaning	800.00			800.00
6633 Reserve Funding	42,488.00	5,311.00		47,799.00
6637 Taxes, Federal Income Tax	2,171.00			2,171.00
6655 Maint Fee - Townhomes	-245,247.60		30,394.50	-275,642.10
6665 Townhomes - Insurance	53,212.56			53,212.56
6710 Lndscpg - Townhouses	29,090.35	5,764.07		34,854.42
6711 Annual Plantings	3,909.15			3,909.15
6713 Tree Maintenance-TH	4,701.58			4,701.58
6720 Snow Removal - Townhouses	23,510.00			23,510.00
6725 Exterior Maintenance Townhomes	190,089.38	21,852.00		211,941.38
6730 Roof Townhouse	18,150.00			18,150.00
6805 Management Staff - Townhomes	11,080.00	1,385.00		12,465.00
6810 Management Fees - Townhouses	2,736.00	342.00		3,078.00
6815 Maintenance Technician	3,600.60			3,600.60
6830 Reserve Funding Townhomes	65,120.00	8,140.00		73,260.00
6869 Sales Center - Interest Expense	7,093.45	978.27		8,071.72
6870 Sales Center-Misc Supplies	79.85			79.85
6871 Sales Center-Janitorial	3,633.87			3,633.87
6874 Sales Center-Cable	1,332.16			1,332.16
6875 Sales Center-Electric	1,564.52	943.89		2,508.41
6876 Sales Center-Gas	984.55	17.87		1,002.42
6877 Sales Center-Water	314.49			314.49
6878 Sales Center-Verizon	1,250.83			1,250.83
6879 Sales Center - RE Taxes	7,213.29		1,491.21	5,722.08
	<u>0.00</u>	<u>109,188.42</u>	<u>109,188.42</u>	<u>0.00</u>

Budget Comparison Cash Flow (Cash)
Summerset Neighborhood Assoc - (neighbor)
September 2019

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME - COMMON AREA									
Resident/Member Income									
Maintenance Fee	20,459.31	0.00	20,459.31	0	184,195.27	0.00	184,195.27	0	0.00
Maint Fee - Townhomes CA	6,120.75	0.00	6,120.75	0	54,355.40	0.00	54,355.40	0	0.00
Maint Fee - Reserve	3,180.00	0.00	3,180.00	0	28,620.00	0.00	28,620.00	0	0.00
Maint Fee - Crescent Court	2,862.00	0.00	2,862.00	0	25,758.00	0.00	25,758.00	0	0.00
Maint Fee - Manor Flats	3,498.00	0.00	3,498.00	0	14,333.35	0.00	14,333.35	0	0.00
Maint Fee - Gateway	10,415.00	0.00	10,415.00	0	93,750.00	0.00	93,750.00	0	0.00
Subtotal: Resident Member Inc	46,535.06	0.00	46,535.06	0	401,012.02	0.00	401,012.02	0	0.00
Miscellaneous Income									
Late/NSF Fees	0.00	0.00	0.00	0	30.00	0.00	30.00	0	0.00
Maint Fee - Builder/Developer	0.00	0.00	0.00	0	4,413.64	0.00	4,413.64	0	0.00
Clubhouse Rental Fee	1,200.00	0.00	1,200.00	0	6,325.00	0.00	6,325.00	0	0.00
Interest Income	0.00	0.00	0.00	0	14,459.89	0.00	14,459.89	0	0.00
Miscellaneous	135.00	0.00	135.00	0	695.00	0.00	695.00	0	0.00
Subtotal: Miscellaneous Incom	1,335.00	0.00	1,335.00	0	25,923.53	0.00	25,923.53	0	0.00
TOTAL INCOME - COMMON AREA	47,870.06	0.00	47,870.06	0	426,935.55	0.00	426,935.55	0	0.00
General									
Accounting	0.00	0.00	0.00	0	1,120.00	0.00	-1,120.00	0	0.00
Legal	2,045.00	0.00	-2,045.00	0	3,727.00	0.00	-3,727.00	0	0.00
Miscellaneous Expense	144.31	0.00	-144.31	0	8,299.43	0.00	-8,299.43	0	0.00
Website Expenses	75.00	0.00	-75.00	0	675.00	0.00	-675.00	0	0.00
Security	1,265.76	0.00	-1,265.76	0	15,067.88	0.00	-15,067.88	0	0.00
Bank Account Fees	0.00	0.00	0.00	0	838.55	0.00	-838.55	0	0.00
Insurance	0.00	0.00	0.00	0	2,969.35	0.00	-2,969.35	0	0.00
Answering Service	0.00	0.00	0.00	0	60.00	0.00	-60.00	0	0.00
Subtotal: General	3,530.07	0.00	-3,530.07	0	32,757.21	0.00	-32,757.21	0	0.00
Maintenance and Repair									
Signage	0.00	0.00	0.00	0	397.97	0.00	-397.97	0	0.00
Landscaping	6,870.66	0.00	-6,870.66	0	41,748.26	0.00	-41,748.26	0	0.00
Tree Maintenance	8,145.00	0.00	-8,145.00	0	9,135.65	0.00	-9,135.65	0	0.00
Plumbing	0.00	0.00	0.00	0	160.09	0.00	-160.09	0	0.00
Snow Removal	0.00	0.00	0.00	0	24,220.50	0.00	-24,220.50	0	0.00
Street Lights	3,970.00	0.00	-3,970.00	0	17,515.00	0.00	-17,515.00	0	0.00
Supplies	0.00	0.00	0.00	0	125.31	0.00	-125.31	0	0.00
Sprinkler Systems	0.00	0.00	0.00	0	938.00	0.00	-938.00	0	0.00
Landscape Committes Annual Pla	0.00	0.00	0.00	0	29,442.81	0.00	-29,442.81	0	0.00
Design Review Committee & Serv	115.00	0.00	-115.00	0	115.00	0.00	-115.00	0	0.00
Shelburne Park Improvements	0.00	0.00	0.00	0	59,736.21	0.00	-59,736.21	0	0.00
Design Review Committee and Se	450.00	0.00	-450.00	0	1,452.50	0.00	-1,452.50	0	0.00
Social Events	0.00	0.00	0.00	0	12,502.88	0.00	-12,502.88	0	0.00
Traffic Calming	4,850.00	0.00	-4,850.00	0	7,317.98	0.00	-7,317.98	0	0.00
Subtotal: Maintenance and Rep	24,400.66	0.00	-24,400.66	0	204,808.16	0.00	-204,808.16	0	0.00
Fees									
Management Staff	4,155.00	0.00	-4,155.00	0	37,395.00	0.00	-37,395.00	0	0.00
Management Fees	741.00	0.00	-741.00	0	6,669.00	0.00	-6,669.00	0	0.00
Maintenance Technician	0.00	0.00	0.00	0	10,801.80	0.00	-10,801.80	0	0.00
Maintenance and Repair									
Rubbish Removal	143.16	0.00	-143.16	0	1,040.44	0.00	-1,040.44	0	0.00
Security	0.00	0.00	0.00	0	1,563.81	0.00	-1,563.81	0	0.00
HVAC	0.00	0.00	0.00	0	404.90	0.00	-404.90	0	0.00
Miscellaneous Repairs	0.00	0.00	0.00	0	74.43	0.00	-74.43	0	0.00
Exercise Equipment Repair	0.00	0.00	0.00	0	250.00	0.00	-250.00	0	0.00
Exterminating	0.00	0.00	0.00	0	663.40	0.00	-663.40	0	0.00
Supplies	0.00	0.00	0.00	0	3,563.30	0.00	-3,563.30	0	0.00
Community Center Improvements	2,730.65	0.00	-2,730.65	0	156,737.71	0.00	-156,737.71	0	0.00
Subtotal: Maintenance and Rep	2,873.81	0.00	-2,873.81	0	164,297.99	0.00	-164,297.99	0	0.00
Pool									

Budget Comparison Cash Flow (Cash)
Summerset Neighborhood Assoc - (neighbor)
September 2019

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Insurance Pool/Community Cente	0.00	0.00	0.00	0	751.19	0.00	-751.19	0	0.00
Pool Expense Attendants	6,085.04	0.00	-6,085.04	0	20,565.96	0.00	-20,565.96	0	0.00
Pool Expense Maintenance	1,598.42	0.00	-1,598.42	0	13,814.14	0.00	-13,814.14	0	0.00
Pool Supplies	0.00	0.00	0.00	0	4,327.92	0.00	-4,327.92	0	0.00
Pool Furniture New/Replacement	0.00	0.00	0.00	0	59.67	0.00	-59.67	0	0.00
Subtotal: Pool	7,683.46	0.00	-7,683.46	0	39,518.88	0.00	-39,518.88	0	0.00
Utilities									
Cable	148.04	0.00	-148.04	0	1,046.32	0.00	-1,046.32	0	0.00
Electricity	987.22	0.00	-987.22	0	5,163.30	0.00	-5,163.30	0	0.00
Water	0.00	0.00	0.00	0	8,714.53	0.00	-8,714.53	0	0.00
Natural Gas	21.33	0.00	-21.33	0	3,127.48	0.00	-3,127.48	0	0.00
Subtotal: Utilities	1,156.59	0.00	-1,156.59	0	18,051.63	0.00	-18,051.63	0	0.00
Janitorial									
Janitorial	589.10	0.00	-589.10	0	6,267.79	0.00	-6,267.79	0	0.00
Floor/Carpet Cleaning	0.00	0.00	0.00	0	800.00	0.00	-800.00	0	0.00
Subtotal: Janitorial	589.10	0.00	-589.10	0	7,067.79	0.00	-7,067.79	0	0.00
Reserve Funding	5,311.00	0.00	-5,311.00	0	47,799.00	0.00	-47,799.00	0	0.00
Taxes, Federal Income Tax	0.00	0.00	0.00	0	2,171.00	0.00	-2,171.00	0	0.00
TOTAL COMMON AREA EXPENSES	50,440.69	0.00	-50,440.69	0	571,337.46	0.00	-571,337.46	0	0.00
NET INCOME COMMON AREA	-2,570.63	0.00	-2,570.63	0	-144,401.91	0.00	-144,401.91	0	0.00
INCOME - TOWNHOMES									
Maint Fee - Townhomes	30,394.50	0.00	30,394.50	0	275,642.10	0.00	275,642.10	0	0.00
TOTAL INCOME - TOWNHOMES	30,394.50	0.00	30,394.50	0	275,642.10	0.00	275,642.10	0	0.00
Townhomes - Insurance	0.00	0.00	0.00	0	53,212.56	0.00	-53,212.56	0	0.00
Maintenance and Repair									
Lndscpg - Townhouses	5,764.07	0.00	-5,764.07	0	34,854.42	0.00	-34,854.42	0	0.00
Annual Plantings	0.00	0.00	0.00	0	3,909.15	0.00	-3,909.15	0	0.00
Tree Maintenance-TH	0.00	0.00	0.00	0	4,701.58	0.00	-4,701.58	0	0.00
Snow Removal - Townhouses	0.00	0.00	0.00	0	23,510.00	0.00	-23,510.00	0	0.00
Exterior Maintenance Townhomes	21,852.00	0.00	-21,852.00	0	211,941.38	0.00	-211,941.38	0	0.00
Roof Townhouse	0.00	0.00	0.00	0	18,150.00	0.00	-18,150.00	0	0.00
Subtotal: Maintenance and Rep	27,616.07	0.00	-27,616.07	0	297,066.53	0.00	-297,066.53	0	0.00
Fees									
Management Staff - Townhomes	1,385.00	0.00	-1,385.00	0	12,465.00	0.00	-12,465.00	0	0.00
Management Fees - Townhouses	342.00	0.00	-342.00	0	3,078.00	0.00	-3,078.00	0	0.00
Maintenance Technician	0.00	0.00	0.00	0	3,600.60	0.00	-3,600.60	0	0.00
Reserve Funding Townhomes	8,140.00	0.00	-8,140.00	0	73,260.00	0.00	-73,260.00	0	0.00
TOTAL EXPENSE TOWNHOMES	37,483.07	0.00	-37,483.07	0	442,682.69	0.00	-442,682.69	0	0.00
NET INCOME - TOWNHOMES	-7,088.57	0.00	-7,088.57	0	-167,040.59	0.00	-167,040.59	0	0.00
Sales Center - Interest Expense	978.27	0.00	-978.27	0	8,071.72	0.00	-8,071.72	0	0.00
Sales Center-Misc Supplies	0.00	0.00	0.00	0	79.85	0.00	-79.85	0	0.00
Sales Center-Janitorial	0.00	0.00	0.00	0	3,633.87	0.00	-3,633.87	0	0.00
Sales Center-Cable	0.00	0.00	0.00	0	1,332.16	0.00	-1,332.16	0	0.00
Sales Center-Electric	943.89	0.00	-943.89	0	2,508.41	0.00	-2,508.41	0	0.00
Sales Center-Gas	17.87	0.00	-17.87	0	1,002.42	0.00	-1,002.42	0	0.00
Sales Center-Water	0.00	0.00	0.00	0	314.49	0.00	-314.49	0	0.00
Sales Center-Verizon	0.00	0.00	0.00	0	1,250.83	0.00	-1,250.83	0	0.00
Sales Center - RE Taxes	-1,491.21	0.00	1,491.21	0	5,722.08	0.00	-5,722.08	0	0.00
Sales Center Total Expenses	448.82	0.00	-448.82	0	23,915.83	0.00	-23,915.83	0	0.00
Total Operating Expenses	448.82	0.00	-448.82	0	23,915.83	0.00	-23,915.83	0	0.00