

Blue cells Need to key in data
Gray Field: Do not type in these cells
Purple cells Calculated Values (do not change)
Note: for January, "lagged" units added-back (column [C]) is an input value

Development: **ABC Association**
 Billed: **Monthly**
 Source Doc Used in [A] **Declarant Escrow Closing Schedule**

		If Assessments do not lag - [B] and [C] will not be used				[A]-	[F]	\$ 32.00						
Year:	Units Closed per Source Doc	Less: Units Lagged to Next Month [B]	Add: Units Lagged from Prior Month [C]	Other Unit adjustments (+/-)	Reason for Unit Adjustment	[B]+[C]+[D]= Net Activity for the Month	Last Mo. + [E] Units Should be Billed	Monthly Assessment	Total Assessments	Per GL	Variance	Running Variance	Comments	
2016	End of PY						10							
	January	6	6	4	21	Found 21 units previously missed.	25	35	\$ 32.00	\$ 1,120.00	\$ 448.00	\$ (672.00)	\$ (672.00)	
	February	3	3	6	0		6	41	32.00	1,312.00	512.00	(800.00)	(1,472.00)	
	March	2	2	3	0		3	44	32.00	1,408.00	2908.00	1,500.00	28.00	
	April	1	1	2	3	Did not lag this mo. Lag adjustment from prior month	5	49	32.00	1,568.00	864.00	(704.00)	(676.00)	Corrected for 21 Units in Jan via journal entry in March Used wrong total figure
	May	1	1	1	(3)		(2)	47	32.00	1,504.00	2046.00	542.00	(134.00)	Adjusted for April
	June	1	1	1	0		1	48	32.00	1,536.00	1636.00	100.00	(34.00)	
	July	0	0	1	0		1	49	32.00	1,568.00	1568.00	0.00	(34.00)	
	August	8	8	0	0		0	49	32.00	1,568.00	1568.00	0.00	(34.00)	
	September	0	0	8	0		8	57	32.00	1,824.00	1824.00	0.00	(34.00)	
	October	10	10	0	0		0	57	32.00	1,824.00	1856.00	32.00	(2.00)	
	November	0	0	10	0		10	67	32.00	2,144.00		(2,144.00)	(2,146.00)	
	December	0	0	0	0		0	67	32.00	2,144.00		(2,144.00)	(4,290.00)	
	Total CY Activity	32	32	36	21		57	57						
	Total Project	42	32	36	21		67		\$ 19,520.00	\$ 15,230.00	\$ (4,290.00)			

ICC Value: **\$ 96.00**

	ICC's Should be Billed (Col. [A] above)	Initial Capital Contribution	Per GL	Variance	Running Variance	Comments
January	6	\$ 576.00	\$ 320.00	\$ (256.00)	\$ (256.00)	
February	3	288.00	512.00	224.00	(32.00)	
March	2	192.00	288.00	96.00	64.00	
April	1	96.00	192.00	96.00	160.00	
May	1	96.00	96.00	0.00	160.00	
June	1	96.00	96.00	0.00	160.00	
July	0	0.00	96.00	96.00	256.00	
August	8	768.00	0.00	(768.00)	(512.00)	
September	0	0.00	768.00	768.00	256.00	
October	10	960.00	768.00	(192.00)	64.00	
November	0	0.00	0.00	0.00	64.00	
December	0	0.00	0.00	0.00	64.00	
Total	32	\$ 3,072.00	\$ 3,136.00	\$ 64.00		

Note: Please attach closing schedule from the developer and reconcile TOTALS for the year.