

SUMMERSET NEIGHBORHOOD
ASSOCIATION
FINANCIAL REPORT
APRIL 2023

Prepared by:

The Rubinoff Company
925 Liberty Avenue
8th Floor
Pittsburgh, PA 15222
412.231.1000

Balance Sheet

Summerset Neighborhood Association

Month = Apr 2023

Book = Accrual

| ACCOUNT | CURRENT BALANCE |
|--|---------------------|
| ASSETS | |
| CASH | |
| Checking Account | 141,702.32 |
| Operating Reserves - KeyBank | 211,409.87 |
| Capital Reserves - KeyBank | 328,952.61 |
| TH Reserves - KeyBank | 763,165.05 |
| TOTAL CASH | 1,445,229.85 |
| OTHER CURRENT ASSETS | |
| Accounts Receivable | 21,645.81 |
| Pre-Paid Insurance | 25,310.00 |
| TOTAL OTHER CURRENT ASSETS | 46,955.81 |
| PROPERTY & EQUIPMENT | |
| Buildings | 260,000.00 |
| Accumulated Depreciation | -23,615.80 |
| Accum. Amort | -7,128.68 |
| Loan Acquisition Costs | 11,936.41 |
| TOTAL PROPERTY & EQUIPMENT | 241,191.93 |
| TOTAL ASSETS | 1,733,377.59 |
| LIABILITIES & CAPITAL | |
| LIABILITES | |
| CURRENT LIABILITIES | |
| SNA Sales Center Loan | 113,152.14 |
| Sales Center Loan Prin Redct'n | -40,770.22 |
| Line of Credit | 24,898.06 |
| Reserve Account Transfers | 326,164.00 |
| Prepaid Owner Assessments | 39,803.68 |
| Total Current Liabilities | 463,247.66 |
| TOTAL LIABILITES | 463,247.66 |
| CAPITAL | |
| Retained Earnings | 1,242,959.41 |
| Current Earnings | 27,170.52 |
| TOTAL CAPITAL | 1,270,129.93 |
| TOTAL LIABILITIES & CAPITAL | 1,733,377.59 |

Budget Comparison

Summerset Neighborhood Association

Month = Apr 2023

Book = Accrual

| ACCOUNT | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|-----------------------------------|------------------|------------------|-----------------|-------------|-------------------|-------------------|-----------------|-------------|-------------------|
| INCOME - COMMON AREA | | | | | | | | | |
| Maintenance Fee | 20,583.50 | 20,716.00 | -132.50 | -0.64 | 82,334.00 | 82,864.00 | -530.00 | -0.64 | 248,592.00 |
| Maint Fee - Townhomes CA | 6,042.00 | 6,042.00 | 0.00 | 0.00 | 24,168.00 | 24,168.00 | 0.00 | 0.00 | 72,504.00 |
| Maint Fee - Reserve | 3,180.00 | 3,180.00 | 0.00 | 0.00 | 12,720.00 | 12,720.00 | 0.00 | 0.00 | 38,160.00 |
| Maint Fee - Crescent Court | 2,862.00 | 2,862.00 | 0.00 | 0.00 | 11,448.00 | 11,448.00 | 0.00 | 0.00 | 34,344.00 |
| Maint Fee - Manor Flats | 1,590.00 | 1,590.00 | 0.00 | 0.00 | 6,360.00 | 6,360.00 | 0.00 | 0.00 | 19,080.00 |
| Maint Fee - Gateway | 10,415.00 | 10,415.00 | 0.00 | 0.00 | 41,660.00 | 41,660.00 | 0.00 | 0.00 | 124,980.00 |
| Capitalization Fee | 477.00 | 0.00 | 477.00 | N/A | 1,431.00 | 0.00 | 1,431.00 | N/A | 0.00 |
| Clubhouse Rental Fee | 1,000.00 | 400.00 | 600.00 | 150.00 | 3,000.00 | 1,600.00 | 1,400.00 | 87.50 | 4,800.00 |
| Interest Income - Common | 177.43 | 0.00 | 177.43 | N/A | 706.73 | 0.00 | 706.73 | N/A | 0.00 |
| Misc Income | 0.00 | 0.00 | 0.00 | N/A | 50.00 | 0.00 | 50.00 | N/A | 0.00 |
| TOTAL INCOME - COMMON AREA | 46,326.93 | 45,205.00 | 1,121.93 | 2.48 | 183,877.73 | 180,820.00 | 3,057.73 | 1.69 | 542,460.00 |
| PASS THROUGH INCOME | | | | | | | | | |
| Fob and Garage Door | 100.00 | 0.00 | 100.00 | N/A | 180.00 | 0.00 | 180.00 | N/A | 0.00 |
| TOTAL PASS THROUGH INCOME | 100.00 | 0.00 | 100.00 | N/A | 180.00 | 0.00 | 180.00 | N/A | 0.00 |
| TOTAL REVENUE | 100.00 | 0.00 | 100.00 | N/A | 180.00 | 0.00 | 180.00 | N/A | 0.00 |
| General | | | | | | | | | |
| Accounting | 0.00 | 1,000.00 | 1,000.00 | 100.00 | 1,030.00 | 1,000.00 | -30.00 | -3.00 | 1,000.00 |
| Legal | 8,881.50 | 200.00 | -8,681.50 | -4,340.75 | 18,649.21 | 2,820.00 | -15,829.21 | -561.32 | 4,420.00 |
| Miscellaneous Expense | 326.13 | 275.00 | -51.13 | -18.59 | 1,002.35 | 1,101.00 | 98.65 | 8.96 | 3,351.00 |
| Website Expenses | 75.00 | 80.00 | 5.00 | 6.25 | 600.00 | 320.00 | -280.00 | -87.50 | 960.00 |
| Security | 975.44 | 2,000.00 | 1,024.56 | 51.23 | 1,718.80 | 7,000.00 | 5,281.20 | 75.45 | 22,000.00 |
| Bank Account Fees | 22.95 | 15.00 | -7.95 | -53.00 | 106.19 | 60.00 | -46.19 | -76.98 | 180.00 |
| Insurance | 568.75 | 0.00 | -568.75 | N/A | 2,275.00 | 0.00 | -2,275.00 | N/A | 4,009.00 |
| Answering Service | 0.00 | 0.00 | 0.00 | N/A | 60.00 | 60.00 | 0.00 | 0.00 | 60.00 |
| Subtotal: General | 10,849.77 | 3,570.00 | -7,279.77 | -203.92 | 25,441.55 | 12,361.00 | -13,080.55 | -105.82 | 35,980.00 |
| Maintenance and Repair | | | | | | | | | |
| Miscellaneous Repairs | 0.00 | 200.00 | 200.00 | 100.00 | 75.71 | 800.00 | 724.29 | 90.54 | 2,400.00 |
| Electrical | 0.00 | 20.00 | 20.00 | 100.00 | 66.84 | 80.00 | 13.16 | 16.45 | 240.00 |
| Signage | 0.00 | 100.00 | 100.00 | 100.00 | 0.00 | 100.00 | 100.00 | 100.00 | 200.00 |
| Landscaping | 7,640.57 | 7,497.00 | -143.57 | -1.92 | 7,640.57 | 7,497.00 | -143.57 | -1.92 | 59,976.00 |
| Tree Maintenance | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 0.00 | 0.00 | N/A | 4,000.00 |
| Plumbing | 0.00 | 60.00 | 60.00 | 100.00 | 20.88 | 240.00 | 219.12 | 91.30 | 720.00 |
| Concrete/Masonry Repair | 0.00 | 0.00 | 0.00 | N/A | 14,800.00 | 500.00 | -14,300.00 | -2,860.00 | 1,000.00 |

Budget Comparison

Summerset Neighborhood Association

Month = Apr 2023

Book = Accrual

| ACCOUNT | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|-------------------------------------|------------|------------|-----------|---------|------------|------------|-----------|---------|------------|
| Snow Removal | 0.00 | 4,000.00 | 4,000.00 | 100.00 | 14,356.00 | 33,000.00 | 18,644.00 | 56.50 | 38,200.00 |
| Street Lights | 2,322.00 | 2,322.00 | 0.00 | 0.00 | 9,177.00 | 9,288.00 | 111.00 | 1.20 | 27,864.00 |
| Supplies | 0.00 | 100.00 | 100.00 | 100.00 | 0.00 | 400.00 | 400.00 | 100.00 | 1,200.00 |
| Sprinkler Systems | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 765.00 | 765.00 | 100.00 | 1,530.00 |
| Landscape Committes Annual Planting | 2,766.00 | 0.00 | -2,766.00 | N/A | 2,766.00 | 0.00 | -2,766.00 | N/A | 13,209.00 |
| Design Review Committee & Services | 0.00 | 300.00 | 300.00 | 100.00 | 650.00 | 1,200.00 | 550.00 | 45.83 | 3,600.00 |
| Social Events | 231.79 | 0.00 | -231.79 | N/A | 572.78 | 0.00 | -572.78 | N/A | 4,000.00 |
| Subtotal: Maintenance and Repair | 12,960.36 | 14,599.00 | 1,638.64 | 11.22 | 50,125.78 | 53,870.00 | 3,744.22 | 6.95 | 158,139.00 |
| Fees | | | | | | | | | |
| Management Staff | 5,031.00 | 5,031.00 | 0.00 | 0.00 | 20,124.00 | 20,124.00 | 0.00 | 0.00 | 60,372.00 |
| Management Fees | 901.00 | 901.00 | 0.00 | 0.00 | 3,604.00 | 3,604.00 | 0.00 | 0.00 | 10,812.00 |
| Maintenance Technician | 2,199.75 | 2,200.00 | 0.25 | 0.01 | 8,799.00 | 8,800.00 | 1.00 | 0.01 | 26,400.00 |
| Subtotal: Fees | 8,131.75 | 8,132.00 | 0.25 | 0.00 | 32,527.00 | 32,528.00 | 1.00 | 0.00 | 97,584.00 |
| Community Center | | | | | | | | | |
| Maintenance and Repair | | | | | | | | | |
| Rubbish Removal | 274.48 | 113.00 | -161.48 | -142.90 | 1,030.11 | 452.00 | -578.11 | -127.90 | 1,541.00 |
| Security | 296.83 | 150.00 | -146.83 | -97.89 | 827.98 | 700.00 | -127.98 | -18.28 | 2,200.00 |
| HVAC | 0.00 | 0.00 | 0.00 | N/A | 2,355.46 | 0.00 | -2,355.46 | N/A | 1,600.00 |
| Miscellaneous Repairs | 0.00 | 50.00 | 50.00 | 100.00 | 0.00 | 200.00 | 200.00 | 100.00 | 600.00 |
| Exercise Equipment Repair | 1,419.89 | 750.00 | -669.89 | -89.32 | 3,212.40 | 2,250.00 | -962.40 | -42.77 | 7,000.00 |
| Exterminating | 0.00 | 750.00 | 750.00 | 100.00 | 0.00 | 750.00 | 750.00 | 100.00 | 750.00 |
| Supplies | 453.56 | 325.00 | -128.56 | -39.56 | 453.56 | 1,300.00 | 846.44 | 65.11 | 3,900.00 |
| Community Center Improvements | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 0.00 | 0.00 | N/A | 1,000.00 |
| Subtotal: Maintenance and Repair | 2,444.76 | 2,138.00 | -306.76 | -14.35 | 7,879.51 | 5,652.00 | -2,227.51 | -39.41 | 18,591.00 |
| Pool | | | | | | | | | |
| Insurance Pool/Community Center | 83.38 | 0.00 | -83.38 | N/A | 333.52 | 0.00 | -333.52 | N/A | 255.00 |
| Pool Expense Attendants | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 0.00 | 0.00 | N/A | 31,000.00 |
| Pool Expense Maintenance | 0.00 | 0.00 | 0.00 | N/A | 2,176.80 | 0.00 | -2,176.80 | N/A | 10,752.00 |
| Pool Supplies | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 0.00 | 0.00 | N/A | 4,000.00 |
| Pool Furniture New/Replacement | 0.00 | 0.00 | 0.00 | N/A | 4,617.50 | 0.00 | -4,617.50 | N/A | 0.00 |
| Subtotal: Pool | 83.38 | 0.00 | -83.38 | N/A | 7,127.82 | 0.00 | -7,127.82 | N/A | 46,007.00 |
| Utilities | | | | | | | | | |
| Cable | 0.00 | 155.00 | 155.00 | 100.00 | 1,092.50 | 620.00 | -472.50 | -76.21 | 1,860.00 |
| Electricity | 355.43 | 425.00 | 69.57 | 16.37 | 1,549.06 | 1,700.00 | 150.94 | 8.88 | 6,825.00 |

Budget Comparison

Summerset Neighborhood Association

Month = Apr 2023

Book = Accrual

| ACCOUNT | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|-----------------------------------|------------------|------------------|------------------|----------------|-------------------|-------------------|-------------------|---------------|-------------------|
| Water | 1,177.83 | 600.00 | -577.83 | -96.30 | 4,967.28 | 1,900.00 | -3,067.28 | -161.44 | 22,300.00 |
| Natural Gas | 528.04 | 500.00 | -28.04 | -5.61 | 2,696.58 | 2,600.00 | -96.58 | -3.71 | 6,500.00 |
| Subtotal: Utilities | 2,061.30 | 1,680.00 | -381.30 | -22.70 | 10,305.42 | 6,820.00 | -3,485.42 | -51.11 | 37,485.00 |
| Janitorial | | | | | | | | | |
| Janitorial | 589.10 | 589.00 | -0.10 | -0.02 | 2,356.40 | 2,356.00 | -0.40 | -0.02 | 7,964.00 |
| Jan Supplies | 0.00 | 100.00 | 100.00 | 100.00 | 0.00 | 200.00 | 200.00 | 100.00 | 400.00 |
| Floor/Carpet Cleaning | 0.00 | 400.00 | 400.00 | 100.00 | 500.00 | 1,200.00 | 700.00 | 58.33 | 2,000.00 |
| Subtotal: Janitorial | 589.10 | 1,089.00 | 499.90 | 45.90 | 2,856.40 | 3,756.00 | 899.60 | 23.95 | 10,364.00 |
| Total Community Center | 5,178.54 | 4,907.00 | -271.54 | -5.53 | 28,169.15 | 16,228.00 | -11,941.15 | -73.58 | 112,447.00 |
| Sales Center - LOC Interest | 0.00 | 164.00 | 164.00 | 100.00 | 0.00 | 680.00 | 680.00 | 100.00 | 1,854.00 |
| Sales Center - Interest Expense | 497.11 | 323.00 | -174.11 | -53.90 | 2,022.00 | 1,328.00 | -694.00 | -52.26 | 3,466.00 |
| Sales Center-Misc Supplies | 516.78 | 0.00 | -516.78 | N/A | 516.78 | 160.00 | -356.78 | -222.99 | 480.00 |
| Sales Center-Janitorial | 857.46 | 852.00 | -5.46 | -0.64 | 3,429.84 | 3,408.00 | -21.84 | -0.64 | 10,224.00 |
| Sales Center-Window Cleaning | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 100.00 | 100.00 | 100.00 | 300.00 |
| Sales Center-Carpet Cleaning | 0.00 | 80.00 | 80.00 | 100.00 | 0.00 | 80.00 | 80.00 | 100.00 | 160.00 |
| Sales Center-Cable | 1,808.62 | 152.00 | -1,656.62 | -1,089.88 | 2,312.71 | 608.00 | -1,704.71 | -280.38 | 1,824.00 |
| Sales Center-Electric | 186.22 | 200.00 | 13.78 | 6.89 | 809.92 | 800.00 | -9.92 | -1.24 | 3,050.00 |
| Sales Center-Gas | 148.68 | 200.00 | 51.32 | 25.66 | 678.57 | 1,000.00 | 321.43 | 32.14 | 1,685.00 |
| Sales Center-Water | 398.27 | 144.00 | -254.27 | -176.58 | 1,095.44 | 576.00 | -519.44 | -90.18 | 1,728.00 |
| Sales Center-Verizon | 418.31 | 147.00 | -271.31 | -184.56 | 771.16 | 588.00 | -183.16 | -31.15 | 1,764.00 |
| Sales Center Total Expenses | 4,831.45 | 2,262.00 | -2,569.45 | -113.59 | 11,636.42 | 9,328.00 | -2,308.42 | -24.75 | 26,535.00 |
| Reserve Funding | 5,749.00 | 5,749.00 | 0.00 | 0.00 | 22,996.00 | 22,996.00 | 0.00 | 0.00 | 68,988.00 |
| TOTAL COMMON AREA EXPENSES | 47,600.87 | 39,219.00 | -8,381.87 | -21.37 | 170,715.90 | 147,311.00 | -23,404.90 | -15.89 | 499,673.00 |
| NET INCOME COMMON AREA | -1,273.94 | 5,986.00 | -7,259.94 | -121.28 | 13,161.83 | 33,509.00 | -20,347.17 | -60.72 | 42,787.00 |
| INCOME - TOWNHOMES | | | | | | | | | |
| Maint Fee - Townhomes | 32,064.00 | 31,958.00 | 106.00 | 0.33 | 128,256.00 | 127,832.00 | 424.00 | 0.33 | 383,496.00 |
| Interest Income - TH | 249.08 | 0.00 | 249.08 | N/A | 973.53 | 0.00 | 973.53 | N/A | 0.00 |
| TOTAL INCOME - TOWNHOMES | 32,313.08 | 31,958.00 | 355.08 | 1.11 | 129,229.53 | 127,832.00 | 1,397.53 | 1.09 | 383,496.00 |
| Townhomes - Insurance | 4,409.87 | 0.00 | -4,409.87 | N/A | 17,639.48 | 0.00 | -17,639.48 | N/A | 15,660.00 |

Budget Comparison

Summerset Neighborhood Association

Month = Apr 2023

Book = Accrual

| ACCOUNT | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--------------------------------------|------------|------------|-----------|---------|------------|------------|------------|---------|------------|
| Maintenance and Repair | | | | | | | | | |
| Lndscpg - Townhouses | 9,128.36 | 6,531.00 | -2,597.36 | -39.77 | 9,128.36 | 6,531.00 | -2,597.36 | -39.77 | 52,248.00 |
| Annual Plantings | 2,205.00 | 4,000.00 | 1,795.00 | 44.88 | 2,205.00 | 4,000.00 | 1,795.00 | 44.88 | 14,180.00 |
| Concrete/Masonry Repairs - Townhomes | 0.00 | 1,000.00 | 1,000.00 | 100.00 | 3,624.00 | 1,000.00 | -2,624.00 | -262.40 | 2,000.00 |
| Tree Maintenance-TH | 0.00 | 2,472.00 | 2,472.00 | 100.00 | 0.00 | 2,472.00 | 2,472.00 | 100.00 | 4,944.00 |
| Snow Removal - Townhouses | 0.00 | 0.00 | 0.00 | N/A | 12,435.00 | 29,000.00 | 16,565.00 | 57.12 | 39,400.00 |
| Exterior Maintenance Townhomes | 0.00 | 500.00 | 500.00 | 100.00 | 0.00 | 2,000.00 | 2,000.00 | 100.00 | 26,500.00 |
| Roof Townhouse | 0.00 | 1,000.00 | 1,000.00 | 100.00 | 0.00 | 4,000.00 | 4,000.00 | 100.00 | 16,000.00 |
| Subtotal: Maintenance and Repair | 11,333.36 | 15,503.00 | 4,169.64 | 26.90 | 27,392.36 | 49,003.00 | 21,610.64 | 44.10 | 155,272.00 |
| Management Staff - Townhomes | 1,678.00 | 1,678.00 | 0.00 | 0.00 | 6,712.00 | 6,712.00 | 0.00 | 0.00 | 20,136.00 |
| Management Fees - Townhouses | 415.00 | 415.00 | 0.00 | 0.00 | 1,660.00 | 1,660.00 | 0.00 | 0.00 | 4,980.00 |
| Maintenance Technician | 733.25 | 733.00 | -0.25 | -0.03 | 2,933.00 | 2,932.00 | -1.00 | -0.03 | 8,796.00 |
| Reserve Funding Townhomes | 9,031.00 | 9,031.00 | 0.00 | 0.00 | 36,124.00 | 36,124.00 | 0.00 | 0.00 | 110,262.00 |
| Additional Reserve Funding | 5,690.00 | 5,690.00 | 0.00 | 0.00 | 22,760.00 | 22,760.00 | 0.00 | 0.00 | 68,280.00 |
| TOTAL EXPENSE TOWNHOMES | 33,290.48 | 33,050.00 | -240.48 | -0.73 | 115,220.84 | 119,191.00 | 3,970.16 | 3.33 | 383,386.00 |
| NET INCOME - TOWNHOMES | -977.40 | -1,092.00 | 114.60 | 10.49 | 14,008.69 | 8,641.00 | 5,367.69 | 62.12 | 110.00 |
| NET PROFIT/LOSS | -2,251.34 | 4,894.00 | -7,145.34 | -146.00 | 27,170.52 | 42,150.00 | -14,979.48 | -35.54 | 42,897.00 |
| ADJUSTMENTS | | | | | | | | | |
| CURRENT ASSETS | | | | | | | | | |
| Accounts Receivable | -5,842.15 | 0.00 | -5,842.15 | N/A | -13,649.71 | 0.00 | -13,649.71 | N/A | 0.00 |
| Pre-Paid Insurance | 5,062.00 | 0.00 | 5,062.00 | N/A | 20,248.00 | 0.00 | 20,248.00 | N/A | 0.00 |
| Pre-Paid Charges | 0.00 | 0.00 | 0.00 | N/A | -19,762.27 | 0.00 | -19,762.27 | N/A | 0.00 |
| Sales Center Loan Prin Redct'n | -2,622.97 | 2,623.00 | -5,245.97 | -200.00 | -10,456.55 | 10,456.00 | -20,912.55 | -200.01 | 31,886.00 |
| Line of Credit | -957.61 | 884.00 | -1,841.61 | -208.33 | -3,830.44 | 3,515.00 | -7,345.44 | -208.97 | 10,731.00 |
| Reserve Account Transfers | 20,470.00 | 0.00 | 20,470.00 | N/A | 81,880.00 | 0.00 | 81,880.00 | N/A | 0.00 |
| Prepaid Owner Assessments | 492.05 | 0.00 | 492.05 | N/A | 39,803.68 | 0.00 | 39,803.68 | N/A | 0.00 |
| TOTAL ADJUSTMENTS | 16,601.32 | 3,507.00 | 13,094.32 | 373.38 | 94,232.71 | 13,971.00 | 80,261.71 | 574.49 | 42,617.00 |
| CASH FLOW | 14,349.98 | 8,401.00 | 5,948.98 | 70.81 | 121,403.23 | 56,121.00 | 65,282.23 | 116.32 | 85,514.00 |

Income Statement

Summerset Neighborhood Association

Month = Apr 2023

Book = Accrual

| ACCOUNT | MONTH TO DATE | % | YEAR TO DATE | % |
|-------------------------------------|------------------|-------------|-------------------|-------------|
| INCOME - COMMON AREA | | | | |
| Maintenance Fee | 20,583.50 | 0.00 | 82,334.00 | 0.00 |
| Maint Fee - Townhomes CA | 6,042.00 | 0.00 | 24,168.00 | 0.00 |
| Maint Fee - Reserve | 3,180.00 | 0.00 | 12,720.00 | 0.00 |
| Maint Fee - Crescent Court | 2,862.00 | 0.00 | 11,448.00 | 0.00 |
| Maint Fee - Manor Flats | 1,590.00 | 0.00 | 6,360.00 | 0.00 |
| Maint Fee - Gateway | 10,415.00 | 0.00 | 41,660.00 | 0.00 |
| Capitalization Fee | 477.00 | 0.00 | 1,431.00 | 0.00 |
| Clubhouse Rental Fee | 1,000.00 | 0.00 | 3,000.00 | 0.00 |
| Interest Income - Common | 177.43 | 0.00 | 706.73 | 0.00 |
| Misc Income | 0.00 | 0.00 | 50.00 | 0.00 |
| TOTAL INCOME - COMMON AREA | 46,326.93 | 0.00 | 183,877.73 | 0.00 |
| PASS THROUGH INCOME | | | | |
| Fob and Garage Door | 100.00 | 0.00 | 180.00 | 0.00 |
| TOTAL PASS THROUGH INCOME | 100.00 | 0.00 | 180.00 | 0.00 |
| TOTAL REVENUE | 100.00 | 0.00 | 180.00 | 0.00 |
| General | | | | |
| Accounting | 0.00 | 0.00 | 1,030.00 | 0.00 |
| Legal | 8,881.50 | 0.00 | 18,649.21 | 0.00 |
| Miscellaneous Expense | 326.13 | 0.00 | 1,002.35 | 0.00 |
| Website Expenses | 75.00 | 0.00 | 600.00 | 0.00 |
| Security | 975.44 | 0.00 | 1,718.80 | 0.00 |
| Bank Account Fees | 22.95 | 0.00 | 106.19 | 0.00 |
| Insurance | 568.75 | 0.00 | 2,275.00 | 0.00 |
| Answering Service | 0.00 | 0.00 | 60.00 | 0.00 |
| Subtotal: General | 10,849.77 | 0.00 | 25,441.55 | 0.00 |
| Maintenance and Repair | | | | |
| Miscellaneous Repairs | 0.00 | 0.00 | 75.71 | 0.00 |
| Electrical | 0.00 | 0.00 | 66.84 | 0.00 |
| Landscaping | 7,640.57 | 0.00 | 7,640.57 | 0.00 |
| Plumbing | 0.00 | 0.00 | 20.88 | 0.00 |
| Concrete/Masonry Repair | 0.00 | 0.00 | 14,800.00 | 0.00 |
| Snow Removal | 0.00 | 0.00 | 14,356.00 | 0.00 |
| Street Lights | 2,322.00 | 0.00 | 9,177.00 | 0.00 |
| Landscape Committes Annual Planting | 2,766.00 | 0.00 | 2,766.00 | 0.00 |
| Design Review Committee & Services | 0.00 | 0.00 | 650.00 | 0.00 |
| Social Events | 231.79 | 0.00 | 572.78 | 0.00 |
| Subtotal: Maintenance and Repair | 12,960.36 | 0.00 | 50,125.78 | 0.00 |
| Fees | | | | |
| Management Staff | 5,031.00 | 0.00 | 20,124.00 | 0.00 |
| Management Fees | 901.00 | 0.00 | 3,604.00 | 0.00 |
| Maintenance Technician | 2,199.75 | 0.00 | 8,799.00 | 0.00 |
| Subtotal: Fees | 8,131.75 | 0.00 | 32,527.00 | 0.00 |
| Community Center | | | | |
| Maintenance and Repair | | | | |
| Rubbish Removal | 274.48 | 0.00 | 1,030.11 | 0.00 |

Income Statement

Summerset Neighborhood Association

Month = Apr 2023

Book = Accrual

| ACCOUNT | MONTH TO DATE | % | YEAR TO DATE | % |
|--------------------------------------|------------------|-------------|-------------------|-------------|
| Security | 296.83 | 0.00 | 827.98 | 0.00 |
| HVAC | 0.00 | 0.00 | 2,355.46 | 0.00 |
| Exercise Equipment Repair | 1,419.89 | 0.00 | 3,212.40 | 0.00 |
| Supplies | 453.56 | 0.00 | 453.56 | 0.00 |
| Subtotal: Maintenance and Repair | 2,444.76 | 0.00 | 7,879.51 | 0.00 |
| Pool | | | | |
| Insurance Pool/Community Center | 83.38 | 0.00 | 333.52 | 0.00 |
| Pool Expense Maintenance | 0.00 | 0.00 | 2,176.80 | 0.00 |
| Pool Furniture New/Replacement | 0.00 | 0.00 | 4,617.50 | 0.00 |
| Subtotal: Pool | 83.38 | 0.00 | 7,127.82 | 0.00 |
| Utilities | | | | |
| Cable | 0.00 | 0.00 | 1,092.50 | 0.00 |
| Electricity | 355.43 | 0.00 | 1,549.06 | 0.00 |
| Water | 1,177.83 | 0.00 | 4,967.28 | 0.00 |
| Natural Gas | 528.04 | 0.00 | 2,696.58 | 0.00 |
| Subtotal: Utilities | 2,061.30 | 0.00 | 10,305.42 | 0.00 |
| Janitorial | | | | |
| Janitorial | 589.10 | 0.00 | 2,356.40 | 0.00 |
| Floor/Carpet Cleaning | 0.00 | 0.00 | 500.00 | 0.00 |
| Subtotal: Janitorial | 589.10 | 0.00 | 2,856.40 | 0.00 |
| Total Community Center | 5,178.54 | 0.00 | 28,169.15 | 0.00 |
| Sales Center - Interest Expense | 497.11 | 0.00 | 2,022.00 | 0.00 |
| Sales Center-Misc Supplies | 516.78 | 0.00 | 516.78 | 0.00 |
| Sales Center-Janitorial | 857.46 | 0.00 | 3,429.84 | 0.00 |
| Sales Center-Cable | 1,808.62 | 0.00 | 2,312.71 | 0.00 |
| Sales Center-Electric | 186.22 | 0.00 | 809.92 | 0.00 |
| Sales Center-Gas | 148.68 | 0.00 | 678.57 | 0.00 |
| Sales Center-Water | 398.27 | 0.00 | 1,095.44 | 0.00 |
| Sales Center-Verizon | 418.31 | 0.00 | 771.16 | 0.00 |
| Sales Center Total Expenses | 4,831.45 | 0.00 | 11,636.42 | 0.00 |
| Reserve Funding | 5,749.00 | 0.00 | 22,996.00 | 0.00 |
| TOTAL COMMON AREA EXPENSES | 47,600.87 | 0.00 | 170,715.90 | 0.00 |
| NET INCOME COMMON AREA | -1,273.94 | 0.00 | 13,161.83 | 0.00 |
| INCOME - TOWNHOMES | | | | |
| Maint Fee - Townhomes | 32,064.00 | 0.00 | 128,256.00 | 0.00 |
| Interest Income - TH | 249.08 | 0.00 | 973.53 | 0.00 |
| TOTAL INCOME - TOWNHOMES | 32,313.08 | 0.00 | 129,229.53 | 0.00 |
| Townhomes - Insurance | 4,409.87 | 0.00 | 17,639.48 | 0.00 |
| Maintenance and Repair | | | | |
| Lndscpg - Townhouses | 9,128.36 | 0.00 | 9,128.36 | 0.00 |
| Annual Plantings | 2,205.00 | 0.00 | 2,205.00 | 0.00 |
| Concrete/Masonry Repairs - Townhomes | 0.00 | 0.00 | 3,624.00 | 0.00 |

Income Statement

Summerset Neighborhood Association

Month = Apr 2023

Book = Accrual

| ACCOUNT | MONTH TO DATE | % | YEAR TO DATE | % |
|----------------------------------|---------------|------|--------------|------|
| Snow Removal - Townhouses | 0.00 | 0.00 | 12,435.00 | 0.00 |
| Subtotal: Maintenance and Repair | 11,333.36 | 0.00 | 27,392.36 | 0.00 |
| Management Staff - Townhomes | 1,678.00 | 0.00 | 6,712.00 | 0.00 |
| Management Fees - Townhouses | 415.00 | 0.00 | 1,660.00 | 0.00 |
| Maintenance Technician | 733.25 | 0.00 | 2,933.00 | 0.00 |
| Reserve Funding Townhomes | 9,031.00 | 0.00 | 36,124.00 | 0.00 |
| Additional Reserve Funding | 5,690.00 | 0.00 | 22,760.00 | 0.00 |
| TOTAL EXPENSE TOWNHOMES | 33,290.48 | 0.00 | 115,220.84 | 0.00 |
| NET INCOME - TOWNHOMES | -977.40 | 0.00 | 14,008.69 | 0.00 |
| NET PROFIT/LOSS | -2,251.34 | 0.00 | 27,170.52 | 0.00 |