

Clover Lee Financials

Penn Equity Associates, Inc.
Clover Lee, a Condominium

Monday, April 6, 2026

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| 4 | Bank Reconciliation | Bank reconciliation history for a given bank account. |
| 5 | Bank Reconciliation | Bank reconciliation history for a given bank account. |
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Clover Lee, a Condominium

Run Date: 04/06/2026

Run Time: 06:05 PM

BALANCE SHEET

As of: 03/31/2026

Assets

| Account # | Account Name | Total |
|------------------|---------------------------------------|---------------------|
| 01115 | Money Market Acct | \$88,796.72 |
| 01135 | FC Bank CD #xxx49985; Renews 6.15.26 | \$11,130.44 |
| 01110 | Cash in Bank Checking - FC Bank | \$15,990.88 |
| 01136 | Road Fund CD #xxx1466; Renews 4.11.26 | \$44,673.04 |
| 01133 | FC Bank CD #3368420; Renews 6.15.26 | \$45,799.16 |
| | TOTAL ASSETS | <u>\$206,390.24</u> |

Liabilities

| Account # | Account Name | Total |
|------------------|---------------------|--------------------|
| 02110 | Loan - Centric Bank | \$75,584.91 |
| | TOTAL LIABILITIES | <u>\$75,584.91</u> |

Equity

| Account # | Account Name | Total |
|------------------|--------------------------------|---------------------|
| 03210 | Retained Earnings | (\$67,582.33) |
| 03130 | Designated Replacement | \$190,399.36 |
| | Current Year Net Income/(Loss) | \$7,988.30 |
| | TOTAL EQUITY | <u>\$130,805.33</u> |
| | TOTAL LIABILITIES AND EQUITY | <u>\$206,390.24</u> |

Clover Lee, a Condominium
INCOME STATEMENT
Start: 03/01/2026 | End: 03/31/2026

Run Date: 04/06/2026
Run Time: 06:05 PM

Income

| Account | Current | | | Year to Date | | | Yearly |
|-----------------------------|------------------|------------------|-------------------|------------------|------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 04100 Assessments | 16,857.50 | 19,300.00 | (2,442.50) | 61,284.50 | 57,900.00 | 3,384.50 | 231,600.00 |
| 04210 Initiation Fees | 0.00 | 0.00 | 0.00 | 350.00 | 350.00 | 0.00 | 1,400.00 |
| 04310 Bank Checking Income | 6.70 | 0.00 | 6.70 | 18.47 | 0.00 | 18.47 | 0.00 |
| 04312 Interest Money Market | 254.07 | 0.00 | 254.07 | 645.01 | 0.00 | 645.01 | 0.00 |
| 04810 Late Fees | 55.14 | 0.00 | 55.14 | 559.23 | 0.00 | 559.23 | 0.00 |
| 04816 Legal & Filing Fees | 2.00 | 0.00 | 2.00 | 463.17 | 0.00 | 463.17 | 0.00 |
| Reimburseme | | | | | | | |
| Total | 17,175.41 | 19,300.00 | (2,124.59) | 63,320.38 | 58,250.00 | 5,070.38 | 233,000.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|---------------------------------|------------------|------------------|---------------|------------------|------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 05010 Accounting | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 800.00 |
| 05015 Legal | 2,058.25 | 500.00 | (1,558.25) | 4,787.75 | 1,500.00 | (3,287.75) | 6,000.00 |
| 05120 Management | 2,026.42 | 2,026.42 | 0.00 | 6,079.26 | 6,079.26 | 0.00 | 24,317.00 |
| 05142 NSF Bank Charges | 0.00 | 0.00 | 0.00 | 15.00 | 0.00 | (15.00) | 0.00 |
| 05180 Administrave Expense | 45.24 | 66.67 | 21.43 | 128.16 | 200.01 | 71.85 | 800.00 |
| 05510 Electricity & Gas | 446.72 | 500.00 | 53.28 | 1,296.66 | 1,500.00 | 203.34 | 6,000.00 |
| 05520 Exterminating | 0.00 | 333.33 | 333.33 | 0.00 | 999.99 | 999.99 | 4,000.00 |
| 05545 Fire Hydrants | 109.19 | 150.00 | 40.81 | 321.54 | 450.00 | 128.46 | 1,800.00 |
| 06155 Ground in Contract | 0.00 | 5,209.92 | 5,209.92 | 10,419.76 | 15,629.76 | 5,210.00 | 62,519.00 |
| 06160 Ground not Under Contract | 2,545.61 | 1,250.00 | (1,295.61) | 2,545.61 | 3,750.00 | 1,204.39 | 15,000.00 |
| 06220 Bldg Maint. & Repair | 0.00 | 500.00 | 500.00 | 250.00 | 1,500.00 | 1,250.00 | 6,000.00 |
| 06520 Insurance | 6,046.00 | 3,014.83 | (3,031.17) | 12,092.00 | 9,044.49 | (3,047.51) | 36,178.00 |
| 07617 Transfer to Reserves | 1,830.92 | 1,830.92 | 0.00 | 5,492.76 | 5,492.76 | 0.00 | 21,971.00 |
| 07618 Transfer to Loan | 2,267.86 | 2,267.92 | 0.06 | 6,803.58 | 6,803.76 | 0.18 | 27,215.00 |
| 07619 Transfer to Road Fund | 1,700.00 | 1,700.00 | 0.00 | 5,100.00 | 5,100.00 | 0.00 | 20,400.00 |
| Total | 19,076.21 | 19,350.01 | 273.80 | 55,332.08 | 58,050.03 | 2,717.95 | 233,000.00 |

| | | | | | | | |
|-------------------|-------------------|----------------|-------------------|-----------------|---------------|-----------------|-------------|
| Net Income | (1,900.80) | (50.01) | (1,850.79) | 7,988.30 | 199.97 | 7,788.33 | 0.00 |
|-------------------|-------------------|----------------|-------------------|-----------------|---------------|-----------------|-------------|

Clover Lee, a Condominium
YEARLY INCOME STATEMENT
Start: 01/01/2026 | End: 03/31/2026
Income

Run Date: 04/06/2026
Run Time: 06:05 PM

| Account | Jan | Feb | Mar | Apr | May | Jun | July | Aug | Sep | Oct | Nov | Dec | Total |
|--|--------------------|--------------------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|
| 04100 Assessments | \$26,121.50 | \$18,305.50 | \$16,857.50 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$61,284.50 |
| 04210 Initiation Fees | \$350.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$350.00 |
| 04310 Bank Checking Income | \$6.23 | \$5.54 | \$6.70 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$18.47 |
| 04312 Interest Money Market | \$199.54 | \$191.40 | \$254.07 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$645.01 |
| 04810 Late Fees | \$260.28 | \$243.81 | \$55.14 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$559.23 |
| 04816 Legal & Filing Fees Reimburseme | \$53.00 | \$408.17 | \$2.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$463.17 |
| Total Income: | \$26,990.55 | \$19,154.42 | \$17,175.41 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$63,320.38 |

Expense

| Account | Jan | Feb | Mar | Apr | May | Jun | July | Aug | Sep | Oct | Nov | Dec | Total |
|------------------------------------|------------|------------|------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------------|
| 05015 Legal | \$150.00 | \$2,579.50 | \$2,058.25 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,787.75 |
| 05120 Management | \$2,026.42 | \$2,026.42 | \$2,026.42 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,079.26 |
| 05142 NSF Bank Charges | \$15.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$15.00 |
| 05180 Administrave Expense | \$45.12 | \$37.80 | \$45.24 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$128.16 |
| 05510 Electricity & Gas | \$403.08 | \$446.86 | \$446.72 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,296.66 |
| 05545 Fire Hydrants | \$107.86 | \$104.49 | \$109.19 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$321.54 |
| 06155 Ground in Contract | \$5,209.88 | \$5,209.88 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$10,419.76 |
| 06160 Ground not Under Contract | \$0.00 | \$0.00 | \$2,545.61 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,545.61 |
| 06220 Bldg Maint. & Repair | \$250.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$250.00 |
| 06520 Insurance | \$3,023.00 | \$3,023.00 | \$6,046.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$12,092.00 |
| 07617 Transfer to Reserves | \$1,830.92 | \$1,830.92 | \$1,830.92 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,492.76 |
| 07618 Transfer to Loan | \$2,267.86 | \$2,267.86 | \$2,267.86 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,803.58 |
| 07619 Transfer to Road Fund | \$1,700.00 | \$1,700.00 | \$1,700.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,100.00 |

| Account | Jan | Feb | Mar | Apr | May | Jun | July | Aug | Sep | Oct | Nov | Dec | Total |
|-------------------|-------------|-------------|-------------|------------|------------|------------|-------------|------------|------------|------------|------------|------------|-------------------|
| Total Expense: | \$17,029.14 | \$19,226.73 | \$19,076.21 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$55,332.08 |
| Net Income | | | | | | | | | | | | | \$7,988.30 |

Clover Lee, a Condominium
BANK RECONCILIATION
Statement Date: 3/31/2026

Run Date: 04/06/2026
Run Time: 06:05 PM

| Reconciliation Summary: Centric ck - Centric Bank | | GL Account: 01110 - Cash in Bank Checking - FC Bank | |
|---|-------------|---|-------------|
| Bank Statement Balance | \$22,672.37 | Account Balance | \$15,990.88 |
| GL Account Balance | \$15,990.88 | + Uncleared Payments | \$6,681.49 |
| Difference | \$6,681.49 | - Uncleared Deposits | \$0.00 |
| | | Reconciling Balance | \$22,672.37 |
| | | - Statement Balance | \$22,672.37 |
| | | Difference | \$0.00 |

| Check # | Date | Source / Batch Reference | Status | Deposits | Payments |
|---------------|-----------|--|-----------|---------------|-------------------|
| 2126 | 2/25/2026 | AP 220388 PENN - Penn Equity | Uncleared | 0.00 | 2,064.22 |
| 2128 | 3/23/2026 | AP 221183 curtis - T. Curtis Handyman Se... | Uncleared | 0.00 | 359.50 |
| 2129 | 3/23/2026 | AP 221183 KeyCol - Keystone Collections ... | Uncleared | 0.00 | 2,186.11 |
| 2130 | 3/30/2026 | AP 221384 PENN - Penn Equity | Uncleared | 0.00 | 2,071.66 |
| Totals | | | | \$0.00 | \$6,681.49 |

Clover Lee, a Condominium
BANK RECONCILIATION
Statement Date: 3/31/2026

Run Date: 04/06/2026
Run Time: 06:05 PM

| Reconciliation Summary: Centric MM - Centric MM | | GL Account: 01115 - Money Market Acct | |
|---|-------------|---------------------------------------|-------------|
| Bank Statement Balance | \$88,796.72 | Account Balance | \$88,796.72 |
| GL Account Balance | \$88,796.72 | + Uncleared Payments | \$0.00 |
| Difference | \$0.00 | - Uncleared Deposits | \$0.00 |
| | | Reconciling Balance | \$88,796.72 |
| | | - Statement Balance | \$88,796.72 |
| | | Difference | \$0.00 |

| Check # | Date | Source / Batch Reference | Status | Deposits | Payments |
|---------------|------|--------------------------|--------|----------|----------|
| Totals | | | | \$0.00 | \$0.00 |

Clover Lee, a Condominium
CHECK REGISTER - SUMMARY
 START: 03/01/2026 | END: 03/31/2026

Run Date: 04/06/2026
 Run Time: 06:05 PM

| Date | Check | Vendor | Reference | Amount |
|--------------------------------------|--------------|--------------------------------------|--------------------------------------|-------------------------------|
| Centric Bank Centric Checking | | | | |
| 03/30/2026 | 03302026 | CAU - Community Association Underwr | Commercial Package Installment | \$3,023.00 |
| 03/30/2026 | 2130 | PENN - Penn Equity | March 2026 Management & Feb. 2026... | \$2,071.66 |
| 03/23/2026 | 03232026 | PAWC - PA-American Water Co. | Hydrants | \$109.19 |
| 03/23/2026 | 2127 | WWW - Wix, Wenger & Weidner | J. DiMuccio/Liartis File | \$2,058.25 |
| 03/23/2026 | 2128 | curtis - T. Curtis Handyman Services | T-posts installed at every other ... | \$359.50 |
| 03/23/2026 | 2129 | KeyCol - Keystone Collections Group | Common Area Storm Water Fees | \$2,186.11 |
| 03/18/2026 | 03182026 | PPL - PPL | clb | \$385.09 |
| 03/10/2026 | 03102026 | PPL - PPL | 7511c | \$32.86 |
| 03/05/2026 | 03052026 | PPL - PPL | Mailbox Station | \$28.77 |
| 03/05/2026 | 030526 | CAU - Community Association Underwr | Commercial Package Installment Ma... | \$3,023.00 |
| | | | | Sub-Total: \$13,277.43 |
| | | | | Sub-Total Checks: 10 |
| | | | | Total: \$13,277.43 |
| | | | | Total Checks: 10 |