

Penn Forest Streams, POA

Run Date: 06/04/2025
Run Time: 11:03 AM

FUND BALANCE SHEET

As of: 05/31/2025

Assets

Account	Operating	Reserve	Other	Total
Cash				
1001 PSBT Operating - 1848	\$23,542.35	\$0.00	\$0.00	\$23,542.35
1002 PSBT Reserve - 1857	\$0.00	\$5,000.22	\$0.00	\$5,000.22
1003 PSBT Capital Improvement - 1866	\$0.00	\$0.00	\$8,160.80	\$8,160.80
1005 Petty Cash	\$1,041.16	\$0.00	\$0.00	\$1,041.16
1006 ICS Operating - 1848	\$296,121.97	\$0.00	\$0.00	\$296,121.97
1007 ICS Reserves - 1857	\$0.00	\$128,955.26	\$0.00	\$128,955.26
1008 Pex Card - 4806	\$5,496.31	\$0.00	\$0.00	\$5,496.31
Cash Total	\$326,201.79	\$133,955.48	\$8,160.80	\$468,318.07
A/R Assets				
1202 2025-2026 Annual Assessment	\$92,704.74	\$0.00	\$0.00	\$92,704.74
1203 2024-2025 Annual Assessment	\$37,169.80	\$0.00	\$0.00	\$37,169.80
1204 2023-2024 Annual Assessment	\$25,037.92	\$0.00	\$0.00	\$25,037.92
1205 2022-2023 Annual Assessment	\$20,789.28	\$0.00	\$0.00	\$20,789.28
1207 2025-2026 Other Assessment - Reserve (Roads)	\$11,570.00	\$0.00	\$0.00	\$11,570.00
1208 2024-2025 Other Assessment - Reserve (Roads)	\$0.00	\$3,300.00	\$0.00	\$3,300.00
1209 2023-2024 Other Assessment - Reserve (Roads)	\$0.00	\$1,150.00	\$0.00	\$1,150.00
1210 2022-2023 Other Assessment - Collection Filin...	\$950.00	\$0.00	\$0.00	\$950.00
1215 2021 & Prior Assessments	\$85,065.51	\$0.00	\$0.00	\$85,065.51
1220 2020 Road Assessment	\$5,075.00	\$0.00	\$0.00	\$5,075.00
1235 Owner Interest	\$94,687.93	\$0.00	\$0.00	\$94,687.93
1240 Late Fees	\$3,800.00	\$0.00	\$0.00	\$3,800.00
1250 Citations	\$2,967.55	\$0.00	\$0.00	\$2,967.55
1260 Capital Improvement Fee	\$0.00	\$0.00	\$1,787.50	\$1,787.50
1265 NSF	\$126.00	\$0.00	\$0.00	\$126.00
1270 Miscellaneous	\$25.00	\$0.00	\$0.00	\$25.00
1275 Renters Fees	\$200.00	\$0.00	\$0.00	\$200.00
1300 Collection Fees	\$16,179.41	\$0.00	\$0.00	\$16,179.41
1315 Allowance for Doubtful Accounts	\$14,052.42	\$0.00	\$0.00	\$14,052.42
A/R Assets Total	\$410,400.56	\$4,450.00	\$1,787.50	\$416,638.06
Fixed Assets				
1905 Fixed Assets	\$777,308.98	\$0.00	\$0.00	\$777,308.98
1930 Accumulated Depreciation	(\$418,647.62)	\$0.00	\$0.00	(\$418,647.62)
Fixed Assets Total	\$358,661.36	\$0.00	\$0.00	\$358,661.36
Total Assets:	\$1,095,263.71	\$138,405.48	\$9,948.30	\$1,243,617.49

Liabilities

Account	Operating	Reserve	Other	Total
Current Liabilities				
2010 Prepaid Owner Assessment	\$4,001.63	\$0.00	\$0.00	\$4,001.63
2015 Rental Deposit Escrow	\$600.00	\$0.00	\$0.00	\$600.00
Current Liabilities Total	\$4,601.63	\$0.00	\$0.00	\$4,601.63

Account	Operating	Reserve	Other	Total
Total Liabilities:	\$4,601.63	\$0.00	\$0.00	\$4,601.63

Equity

Account	Operating	Reserve	Other	Total
Equity				
3405 Retained Earnings	\$1,691,855.82	\$0.00	\$0.00	\$1,691,855.82
3410 Owners Equity - Reserve	\$0.00	(\$106,133.12)	\$0.00	(\$106,133.12)
3900 Beginning Balance Equity	(\$771,495.46)	\$0.00	\$0.00	(\$771,495.46)
Equity Total	\$920,360.36	(\$106,133.12)	\$0.00	\$814,227.24
Current Year Net Income/(Loss)	\$431,059.20	\$35,598.02	(\$41,868.60)	\$424,788.62
Total Equity:	\$1,351,419.56	(\$70,535.10)	(\$41,868.60)	\$1,239,015.86
Total Liabilities & Equity	\$1,356,021.19	(\$70,535.10)	(\$41,868.60)	\$1,243,617.49

Penn Forest Streams, POA
CHECK REGISTER - DETAILED
 START: 05/01/2025 | END: 05/31/2025

Run Date: 06/04/2025
 Run Time: 11:03 AM

Date	Check	Vendor	Reference	Amount
PSBT PSBT Operating 1848				
05/28/2025	1798	SEITZ - Seitz Bros. Exterminating...	Acct# 1036252	\$148.18
05/16/2025	Inv: 1560449	Acct: 7310 - 000 - Fumigation	Acct# 1036252	\$148.18
05/20/2025	1796	STR - Strand Pool Supply LLP	Pool Supplies	\$233.84
05/12/2025	Inv: 32035	Acct: 8055 - 000 - Pool - Supplies	Pool Supplies	\$233.84
05/20/2025	1797	Y&H - Young & Haros LLC	File# 006601-001 / General Matters	\$487.50
05/14/2025	Inv: 51426	Acct: 5420 - 000 - Legal Representatio...	File# 006601-001 / General Matters	\$487.50
05/19/2025	ACH	VER - Verizon	Acct# ending 1671-00001	\$122.25
05/19/2025	Inv: 5/19-00001	Acct: 5605 - 000 - Telephone Expense -...	Acct# ending 1671-00001	\$122.25
05/13/2025	1790	SJS - SJS Title	Refund for overpayment on <i>Resale</i>	\$602.89
05/13/2025	Inv: CQE-A00314	Acct: 2010 - 000 - Prepaid Owner Asses...	Refund for overpayment on <i>Resale</i>	\$602.89
05/13/2025	1791	903land - 903 Landscape Supply Inc.	Clubhouse Pool	\$79.45
05/12/2025	Inv: 51225	Acct: 9040 - 000 - Clubhouse Pool	Clubhouse Pool	\$79.45
05/13/2025	1792	GAFSvcs - GreatAmerica Financial ...	Agmt# 020-1513684-00	\$177.09
05/05/2025	Inv: 39150564	Acct: 5205 - 000 - Copier Lease	Agmt# 020-1513684-00	\$177.09
05/13/2025	1793	cpadm - Commonwealth of PA / Bur...	Title# 59255802701PE	\$7.00
05/13/2025	Inv: XZ06357	Acct: 7205 - 000 - Maint. - Registration	Title# 59255802701PE	\$7.00
05/13/2025	1794	PEN - PenTeleData	Acct# 3269604	\$258.58
05/10/2025	Inv: B4693663	Acct: 5660 - 000 - Internet / Cable	Acct# 3269604	\$258.58
05/13/2025	1795	DAS - Dispatch Answering Service,...	Service for 9657304 - May	\$75.00
05/01/2025	Inv: 002006B210	Acct: 5200 - 000 - Call Center	Service for 9657304 - May	\$75.00
05/08/2025	1786	mopavinc - Motola's Paving Inc.	Cross Run Rd work	\$60,300.00

Date	Check	Vendor	Reference	Amount
04/23/2025	Inv: 042325	Acct: 9200 - 000 - Roads	Cross Run Rd work	\$15,300.00
04/18/2025	Inv: 041825	Acct: 9404 - 000 - Cross Run Road	Cross Run Rd work	\$45,000.00
05/08/2025	1787	EASTALL - Eastern Alliance Insura...	001-0000033456-2024A - payroll au...	\$129.00
04/30/2025	Inv: 493397	Acct: 6015 - 000 - Admin - Workers Com...	001-0000033456-2024A - payroll audit b...	\$33.54
04/30/2025	Inv: 493397	Acct: 6515 - 000 - Enforcement - Worke...	001-0000033456-2024A - payroll audit b...	\$18.06
04/30/2025	Inv: 493397	Acct: 7015 - 000 - Maint. Workers Comp...	001-0000033456-2024A - payroll audit b...	\$77.40
05/08/2025	1788	p&tdllc - Phillips & Tosco Develo...	Lawn Restoration - Pool	\$7,000.00
05/02/2025	Inv: 10-4715	Acct: 9040 - 000 - Clubhouse Pool	Lawn Restoration - Pool	\$7,000.00
05/08/2025	1789	smithcs - Smith Country Store	Supplies, mulch, cold patch	\$586.72
04/30/2025	Inv: 161686	Acct: 7210 - 000 - Maint. - General Re...	Supplies, mulch, cold patch	\$36.02
04/30/2025	Inv: 161686	Acct: 7450 - 000 - Landscaping / Groun...	Supplies, mulch, cold patch	\$54.31
04/30/2025	Inv: 161686	Acct: 9205 - 000 - Pothole Repairs	Supplies, mulch, cold patch	\$496.39
05/06/2025	ACH	PPL - PPL Electric Utilities	79400-88001	\$515.26
05/19/2025	Inv: 5/19-88001	Acct: 5620 - 000 - Entrance Light - 88001	79400-88001	\$35.66
05/08/2025	Inv: 5/8-41005	Acct: 5610 - 000 - Leslie Lane - 41005	96940-41005	\$57.75
05/08/2025	Inv: 5/8-41002	Acct: 5630 - 000 - Clubhouse 4 lights ...	86540-41002	\$95.71
05/08/2025	Inv: 5/8-41006	Acct: 5625 - 000 - Clubhouse - 41006	86340-41006	\$280.10
05/02/2025	Inv: 5/2-38003	Acct: 5615 - 000 - Porter Drive - 38003	16755-38003	\$30.70
05/02/2025	Inv: 5/2-81007	Acct: 5635 - 000 - Jean Drive - 81007	99215-81007	\$15.34
05/01/2025	1784	USPS - US POSTAL SERVICE	Postage for annual mailing package	\$221.74
05/01/2025	Inv: 5/1-post	Acct: 5210 - 000 - Postage	Postage for annual mailing package	\$221.74
05/01/2025	1785	PMA - Preferred Management Associates	May Management Fees	\$2,583.84
05/01/2025	Inv: 25-150	Acct: 6100 - 000 - Fiscal Management S...	May Management Fees	\$2,550.00
05/01/2025	Inv: 25-150	Acct: 5211 - 000 - Printing	May Management Fees	\$33.84
Sub-Total:				\$73,528.34

Total: \$73,528.34

Penn Forest Streams, POA
BANK RECONCILIATION
Statement Date: 5/31/2025

Run Date: 06/04/2025
Run Time: 09:24 AM

Reconciliation Summary: 1807 - PSBT		GL Account: 1001 - PSBT Operating - 1848	
Bank Statement Balance	\$25,001.09	Account Balance	\$23,542.35
GL Account Balance	\$23,542.35	+ Uncleared Payments	\$1,458.74
Difference	\$1,458.74	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$25,001.09
		- Statement Balance	\$25,001.09
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
1798	5/28/2025	AP 511346 SEITZ - Seitz Bros. Exterminat...	Uncleared	0.00	148.18
1796	5/20/2025	AP 508483 STR - Strand Pool Supply LLP	Uncleared	0.00	233.84
1790	5/13/2025	AP 507540 SJS - SJS Title	Uncleared	0.00	602.89
1792	5/13/2025	AP 507565 GAFSvcs - GreatAmerica Financi...	Uncleared	0.00	177.09
1784	5/1/2025	AP 505146 USPS - US POSTAL SERVICE	Uncleared	0.00	221.74
1764	3/27/2025	AP 497025 tkervick - Thomas Kervick	Uncleared	0.00	75.00
Totals				\$0.00	\$1,458.74

Penn Forest Streams, POA
BANK RECONCILIATION
Statement Date: 5/31/2025

Run Date: 06/04/2025
Run Time: 09:29 AM

Reconciliation Summary: 1807 - PSBT		GL Account: 1006 - ICS Operating - 1848	
Bank Statement Balance	\$291,715.05	Account Balance	\$296,121.97
GL Account Balance	\$296,121.97	+ Uncleared Payments	\$0.00
Difference	(\$4,406.92)	- Uncleared Deposits	\$4,406.92
		Reconciling Balance	\$291,715.05
		- Statement Balance	\$291,715.05
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	5/31/2025	512940 Bank Account Transfer	Uncleared	4,406.92	0.00
Totals				\$4,406.92	\$0.00

Penn Forest Streams, POA
BANK RECONCILIATION
Statement Date: 5/31/2025

Run Date: 06/04/2025
Run Time: 09:35 AM

Reconciliation Summary: 1807 - PSBT		GL Account: 1002 - PSBT Reserve - 1857	
Bank Statement Balance	\$5,000.22	Account Balance	\$5,000.22
GL Account Balance	\$5,000.22	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$5,000.22
		- Statement Balance	\$5,000.22
		Difference	\$0.00

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

Penn Forest Streams, POA
BANK RECONCILIATION
Statement Date: 5/31/2025

Run Date: 06/04/2025
Run Time: 09:37 AM

Reconciliation Summary: 1807 - PSBT		GL Account: 1007 - ICS Reserves - 1857	
Bank Statement Balance	\$128,955.26	Account Balance	\$128,955.26
GL Account Balance	\$128,955.26	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$128,955.26
		- Statement Balance	\$128,955.26
		Difference	\$0.00

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

Penn Forest Streams, POA
BANK RECONCILIATION
Statement Date: 5/31/2025

Run Date: 06/04/2025
Run Time: 09:40 AM

Reconciliation Summary: 1807 - PSBT		GL Account: 1003 - PSBT Capital Improvement - 1866	
Bank Statement Balance	\$8,160.80	Account Balance	\$8,160.80
GL Account Balance	\$8,160.80	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$8,160.80
		- Statement Balance	\$8,160.80
		Difference	\$0.00

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

Penn Forest Streams, POA
BANK RECONCILIATION
 Statement Date: 5/31/2025

Run Date: 06/04/2025
 Run Time: 10:52 AM

Reconciliation Summary: pex - Pex Card		GL Account: 1008 - Pex Card - 4806	
Bank Statement Balance	\$5,496.31	Account Balance	\$5,496.31
GL Account Balance	\$5,496.31	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$5,496.31
		- Statement Balance	\$5,496.31
		Difference	\$0.00

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