

Steeplechase Community Services Association

Balance Sheet as of 5/31/2023

Assets	Operating	Replacement	Total
Assets			
Operating Cash - Alliance	\$83,345.80		\$83,345.80
Owner Receivable	\$5,734.82		\$5,734.82
Allowance for Doubtful Accts	(\$942.04)		(\$942.04)
Total Assets	\$88,138.58		\$88,138.58
Ameritrade Investment Account			
CD Alliance 3.45% 10/10/23	\$50,288.70		\$50,288.70
Deposit In Transit		\$7,166.66	\$7,166.66
Replacement Cash - Ameritrade		\$307,364.79	\$307,364.79
Unrealized Gain/(Loss) - Ameri		(\$3,071.93)	(\$3,071.93)
Total Ameritrade Investment Account	\$50,288.70	\$311,459.52	\$361,748.22
Total Assets	\$138,427.28	\$311,459.52	\$449,886.80
Liabilities / Equity			
Liabilities			
Prepaid Owner Assessments	\$18,036.41		\$18,036.41
Owner Refunds	(\$73.34)		(\$73.34)
Total Liabilities	\$17,963.07		\$17,963.07
Equity			
Net Income	\$46,614.15	\$34,173.37	\$80,787.52
Fund Balance	\$73,850.06	\$280,358.08	\$354,208.14
Unrealized Gain/(Loss) Invest		(\$3,071.93)	(\$3,071.93)
Total Equity	\$120,464.21	\$311,459.52	\$431,923.73
Total Liabilities / Equity	\$138,427.28	\$311,459.52	\$449,886.80

Steeplechase Community Services Association

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
41100 - Operating Assessments	21,819.27	21,820.08	(.81)	109,096.34	109,100.40	(4.06)	261,840.96
44110 - Interest	169.07	25.00	144.07	439.52	125.00	314.52	300.00
47100 - Resale Certificates	-	200.00	(200.00)	375.00	600.00	(225.00)	1,500.00
47250 - Late Fees	20.00	83.33	(63.33)	340.00	416.69	(76.69)	1,000.00
47900 - Miscellaneous	-	-	-	1,320.00	-	1,320.00	-
Total Income	22,008.34	22,128.41	(120.07)	111,570.86	110,242.09	1,328.77	264,640.96
Total Income	22,008.34	22,128.41	(120.07)	111,570.86	110,242.09	1,328.77	264,640.96

Operating Expense

Administrative

50400 - Social Functions	-	-	-	1,635.18	500.00	(1,135.18)	8,000.00
50410 - Welcome Committee	119.44	66.66	(52.78)	231.20	333.30	102.10	800.00
50420 - Annual Owners' Meeting	-	-	-	-	-	-	3,000.00
50430 - Contributions	-	1,350.00	1,350.00	80.00	1,450.00	1,370.00	1,500.00
50700 - Financial Instit, Charges	-	-	-	10.00	-	(10.00)	-
50900 - Misc. Assn. Expenses	141.22	43.00	(98.22)	1,863.93	215.00	(1,648.93)	516.00
50910 - Web Site Expenses	-	24.54	24.54	1,500.00	2,128.22	628.22	2,300.00
51000 - Taxes	-	-	-	48.00	50.00	2.00	100.00
52000 - Insurance	1,693.97	-	(1,693.97)	1,693.97	3,500.00	1,806.03	3,500.00
53800 - Stenographic	100.00	100.00	-	200.00	300.00	100.00	600.00
53850 - Collection Costs	-	83.33	83.33	(277.00)	416.65	693.65	1,000.00
53900 - Other Office Services	25.76	158.33	132.57	788.23	791.65	3.42	1,900.00
53910 - Newsletter Copies	783.24	-	(783.24)	759.49	1,200.00	440.51	3,600.00
54200 - Postage	32.96	133.33	100.37	189.19	666.65	477.46	1,600.00
54210 - Newsletter Postage	99.03	-	(99.03)	237.39	333.36	95.97	1,000.00
54300 - Stationery/Printing	174.00	208.33	34.33	1,590.00	1,041.65	(548.35)	2,500.00
55100 - Accountant	-	-	-	4,000.00	-	(4,000.00)	5,000.00
55300 - Attorney Fees	750.00	-	(750.00)	2,469.83	500.00	(1,969.83)	1,000.00
55400 - Management Fees	4,250.00	4,250.00	-	21,250.00	21,250.00	-	51,000.00
Total Administrative	8,169.62	6,417.52	(1,752.10)	38,269.41	34,676.48	(3,592.93)	88,916.00

Landscaping

68200 - Lawn Maintenance	8,277.81	8,250.00	(27.81)	8,277.81	16,500.00	8,222.19	66,000.00
68400 - Shrub Purchase/Care	1,183.91	7,500.00	6,316.09	1,183.91	15,000.00	13,816.09	45,000.00
68410 - Landscape Improvements	-	2,500.00	2,500.00	1,275.00	3,000.00	1,725.00	5,000.00
68420 - Annual Flowers	-	-	-	-	-	-	2,500.00
68440 - Chemical Applications	2,273.40	3,500.00	1,226.60	2,273.40	3,500.00	1,226.60	14,000.00
68900 - Other Landscaping Svcs.	-	500.00	500.00	186.75	1,000.00	813.25	2,000.00
Total Landscaping	11,735.12	22,250.00	10,514.88	13,196.87	39,000.00	25,803.13	134,500.00

Maintenance

Steeplechase Community Services Association

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
73200 - Utility Repairs-Electric	1,250.00	166.66	(1,083.34)	4,045.50	833.38	(3,212.12)	2,000.00
74100 - Snow Removal	-	-	-	11,280.00	10,800.00	(480.00)	18,000.00
77050 - Holiday Decorations	-	-	-	(3,027.75)	-	3,027.75	6,400.00
77500 - Contingency	-	1,014.58	1,014.58	-	5,072.90	5,072.90	12,175.00
Total Maintenance	1,250.00	1,181.24	(68.76)	12,297.75	16,706.28	4,408.53	38,575.00
Utilities							
76100 - Electric	252.39	166.66	(85.73)	1,093.82	833.38	(260.44)	2,000.00
76300 - Water	28.79	92.85	64.06	98.86	185.70	86.84	650.00
Total Utilities	281.18	259.51	(21.67)	1,192.68	1,019.08	(173.60)	2,650.00
Total Expense	21,435.92	30,108.27	8,672.35	64,956.71	91,401.84	26,445.13	264,641.00
Operating Net Total	572.42	(7,979.86)	8,552.28	46,614.15	18,840.25	27,773.90	(.04)

Steeplechase Community Services Association

Statement of Revenues and Expenses 5/1/2023 - 5/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Replacement Income							
Income							
84110 - Replace/Repair Assess.	5,466.66	5,466.66	-	27,333.31	27,333.30	.01	65,600.00
84420 - Interest/Dividends	253.64	750.00	(496.36)	857.60	3,750.00	(2,892.40)	9,000.00
84440 - Gain on Investment	-	-	-	1,732.46	-	1,732.46	-
84710 - Transfer Fee	1,700.00	1,700.00	-	4,250.00	5,100.00	(850.00)	12,750.00
84760 - Comcast Commission	-	875.00	(875.00)	-	1,750.00	(1,750.00)	3,500.00
Total Income	7,420.30	8,791.66	(1,371.36)	34,173.37	37,933.30	(3,759.93)	90,850.00
Total Income	7,420.30	8,791.66	(1,371.36)	34,173.37	37,933.30	(3,759.93)	90,850.00
Replacement Expense							
Expenses							
85100 - Income Taxes	-	-	-	-	-	-	14,000.00
87500 - Misc. Maintenance	-	200.00	200.00	-	600.00	600.00	2,000.00
Total Expenses	-	200.00	200.00	-	600.00	600.00	16,000.00
Total Expense	-	200.00	200.00	-	600.00	600.00	16,000.00
Replacement Net Total	7,420.30	8,591.66	(1,171.36)	34,173.37	37,333.30	(3,159.93)	74,850.00
Net Total	7,992.72	611.80	7,380.92	80,787.52	56,173.55	24,613.97	74,849.96

Steeplechase Community Services Association

Summary Statement of Revenues and Expenses For 5/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
41100 - Operating Assessments	21,819	21,819	21,819	21,819	21,819	-	-	-	-	-	-	-	109,096
44110 - Interest	29	27	33	181	169	-	-	-	-	-	-	-	440
47100 - Resale Certificates	125	250	-	-	-	-	-	-	-	-	-	-	375
47250 - Late Fees	100	20	100	100	20	-	-	-	-	-	-	-	340
47900 - Miscellaneous	1,000	300	20	-	-	-	-	-	-	-	-	-	1,320
84110 - Replace/Repair Assess.	5,467	5,467	5,467	5,467	5,467	-	-	-	-	-	-	-	27,333
84420 - Interest/Dividends	524	7	6	67	254	-	-	-	-	-	-	-	858
84440 - Gain on Investment	-	(409)	(17)	2,158	-	-	-	-	-	-	-	-	1,732
84710 - Transfer Fee	850	1,700	-	-	1,700	-	-	-	-	-	-	-	4,250
Total Income	29,913	29,181	27,429	29,793	29,429	-	-	-	-	-	-	-	145,744
Total Income	29,913	29,181	27,429	29,793	29,429	-	-	-	-	-	-	-	145,744

Operating Expense

Administrative													
50400 - Social Functions	-	-	1,635	-	-	-	-	-	-	-	-	-	1,635
50410 - Welcome Committee	112	-	-	-	119	-	-	-	-	-	-	-	231
50430 - Contributions	-	-	80	-	-	-	-	-	-	-	-	-	80
50700 - Financial Instit, Charges	10	-	-	-	-	-	-	-	-	-	-	-	10
50900 - Misc. Assn. Expenses	1,669	18	18	18	141	-	-	-	-	-	-	-	1,864
50910 - Web Site Expenses	-	1,500	-	-	-	-	-	-	-	-	-	-	1,500
51000 - Taxes	24	-	-	24	-	-	-	-	-	-	-	-	48
52000 - Insurance	-	-	-	-	1,694	-	-	-	-	-	-	-	1,694
53800 - Stenographic	-	100	-	-	100	-	-	-	-	-	-	-	200
53850 - Collection Costs	(189)	37	(85)	(40)	-	-	-	-	-	-	-	-	-277
53900 - Other Office Services	49	29	554	130	26	-	-	-	-	-	-	-	788
53910 - Newsletter Copies	-	-	936	(960)	783	-	-	-	-	-	-	-	759
54200 - Postage	23	42	43	49	33	-	-	-	-	-	-	-	189
54210 - Newsletter Postage	-	-	138	-	99	-	-	-	-	-	-	-	237

Steeplechase Community Services Association

Summary Statement of Revenues and Expenses For 5/31/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
54300 - Stationery/Printing	864	189	174	189	174	-	-	-	-	-	-	-	1,590
55100 - Accountant	-	4,000	-	-	-	-	-	-	-	-	-	-	4,000
55300 - Attorney Fees	-	150	-	1,570	750	-	-	-	-	-	-	-	2,470
55400 - Management Fees	4,250	4,250	4,250	4,250	4,250	-	-	-	-	-	-	-	21,250
Total Administrative	6,811	10,315	7,744	5,229	8,170	-	-	-	-	-	-	-	38,269
Landscaping													
68200 - Lawn Maintenance	-	-	-	-	8,278	-	-	-	-	-	-	-	8,278
68400 - Shrub Purchase/Care	-	-	-	-	1,184	-	-	-	-	-	-	-	1,184
68410 - Landscape Improvements	-	-	-	1,275	-	-	-	-	-	-	-	-	1,275
68440 - Chemical Applications	-	-	-	-	2,273	-	-	-	-	-	-	-	2,273
68900 - Other Landscaping Svcs.	67	-	-	120	-	-	-	-	-	-	-	-	187
Total Landscaping	67	-	-	1,395	11,735	-	-	-	-	-	-	-	13,197
Maintenance													
73200 - Utility Repairs-Electric	-	2,157	135	504	1,250	-	-	-	-	-	-	-	4,046
74100 - Snow Removal	3,760	3,760	3,760	-	-	-	-	-	-	-	-	-	11,280
77050 - Holiday Decorations	(3,028)	-	-	-	-	-	-	-	-	-	-	-	-3,028
Total Maintenance	732	5,917	3,895	504	1,250	-	-	-	-	-	-	-	12,298
Utilities													
76100 - Electric	216	188	257	180	252	-	-	-	-	-	-	-	1,094
76300 - Water	18	17	18	18	29	-	-	-	-	-	-	-	99
Total Utilities	234	205	275	198	281	-	-	-	-	-	-	-	1,193
Total Expense	7,844	16,437	11,913	7,326	21,436	-	-	-	-	-	-	-	64,957
Operating Net Total	\$22,069	\$12,744	\$15,515	\$22,466	\$7,993	-	-	-	-	-	-	-	\$80,788
Net Total	\$22,069	\$12,744	\$15,515	\$22,466	\$7,993	-	-	-	-	-	-	-	\$80,788

Steeplechase Community Services Association

Cash Disbursement - 5/31/2023

Date	CheckNo	Description	Amount
10475 - Operating Cash - Alliance			
5/3/2023	Auto Draft	DUQUESNE LIGHT COMPANY PAYMENT PROCESSING CENTER Inv # 040223	13.45
	76100 - Electric		13.45
5/3/2023	Auto Draft	DUQUESNE LIGHT COMPANY PAYMENT PROCESSING CENTER Inv # 040223	19.84
	76100 - Electric		19.84
5/4/2023	Auto Draft	DUQUESNE LIGHT COMPANY PAYMENT PROCESSING CENTER Inv # 040323	5.11
	76100 - Electric		5.11
5/4/2023	Check 1573	BETHEL PARK PRINTING Inv # 22748	882.27
	53910 - Newsletter Copies		783.24
	54210 - Newsletter Postage		99.03
5/4/2023	Check 1574	PEAK LANDSCAPE MANAGEMENT, LLC Inv # 10603	9,461.72
	68200 - Lawn Maintenance		8,277.81
	68400 - Shrub Purchase/Care		1,183.91
5/4/2023	Check 1575	ABOVE & BEYOND COMPUTERS Inv # 4330	18.00
	50900 - Misc. Assn. Expenses		18.00
5/9/2023	ACH	CMA Inv # 050823	4,582.72
	53800 - Stenographic - Community Management Advisors, Inc. - REIMB MINUTES 3/20/23		100.00
	53900 - Other Office Services - Community Management Advisors, Inc. - MONTHLY COPIES		15.11
	53900 - Other Office Services - Community Management Advisors, Inc. - MONTHLY SCANS		0.65
	53900 - Other Office Services - Community Management Advisors, Inc. - PORTAL FEE		10.00
	54200 - Postage - Community Management Advisors, Inc. - MONTHLY POSTAGE		32.96
	54300 - Stationery/Printing - Community Management Advisors, Inc. - MONTHLY STATIONERY		174.00
	55400 - Management Fees - Community Management Advisors, Inc. - MONTHLY MGMT FEE		4,250.00
5/11/2023	Check 1576	VALERIE WOLFE Inv # 050823	68.63
	50900 - Misc. Assn. Expenses		68.63
5/16/2023	Auto Draft	DUQUESNE LIGHT COMPANY PAYMENT PROCESSING CENTER Inv # 043023	13.47
	76100 - Electric		13.47
5/16/2023	Auto Draft	DUQUESNE LIGHT COMPANY PAYMENT PROCESSING CENTER Inv # 043023	14.41
	76100 - Electric		14.41
5/16/2023	Auto Draft	DUQUESNE LIGHT COMPANY PAYMENT PROCESSING CENTER Inv # 043023	13.47
	76100 - Electric		13.47