

**Soapstone Cluster Association**  
**Financial Statement For Period Ending**  
**04/30/2026**

**Professionally Managed By**  **Keymont**  
COMMUNITY MANAGEMENT

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# Soapstone Cluster Association

## Balance Sheet For 4/30/2026

### Operating Cash

10000-001 - Cash Operating \$65,995.20

### Total Operating Cash

**\$65,995.20**

### Cash Investments

10020-010 - MMKT - Atlantic Union Bank \$50,876.48

10040-SE020 - CD - Eagle Bank 11/22/26 - 3.95% \$26,710.59

10040-SE021 - CD - Eagle Bank 2/20/27 - 3.95% \$100,000.00

10040-SE022 - CD - Eagle Bank 2/20/27 - 3.95% \$107,005.62

### Total Cash Investments

**\$284,592.69**

### Current Assets

13100-001 - Owner Receivable \$20,495.00

13900-001 - Allowance For Bad Debts (\$7,640.00)

14010-001 - Prepaid Insurance \$1,982.80

### Total Current Assets

**\$14,837.80**

### Total Assets

**\$365,425.69**

### Current Liabilities

20100-001 - Prepaid Assessment \$8,635.50

23000-001 - Accrued Liabilities \$108.49

24280-001 - Deferred Tax Liability \$7,575.86

### Total Current Liabilities

**\$16,319.85**

### Owners Equity

34000-040 - Reserve Study Reserves \$1,500.00

34000-101 - Replacement Reserves \$304,356.07

37412-001 - Retained Earnings \$13,217.85

37500-001 - Net Income \$30,031.92

### Total Owners Equity

**\$349,105.84**

### Total Liabilities / Equity

**\$365,425.69**

# Soapstone Cluster Association

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Income</b>							
45100-001 - Assessment Income	37,600.00	37,600.00	-	37,600.00	37,600.00	-	150,400.00
<b>Total Assessment Income</b>	<b>37,600.00</b>	<b>37,600.00</b>	<b>-</b>	<b>37,600.00</b>	<b>37,600.00</b>	<b>-</b>	<b>150,400.00</b>
<b>Other Income</b>							
48100-001 - Late Fee Income	165.00	-	165.00	165.00	-	165.00	-
49010-001 - Interest Income	122.54	120.00	2.54	122.54	120.00	2.54	10,100.00
49020-001 - Transfer from Reserve Fund	-	-	-	-	-	-	5,822.00
<b>Total Other Income</b>	<b>287.54</b>	<b>120.00</b>	<b>167.54</b>	<b>287.54</b>	<b>120.00</b>	<b>167.54</b>	<b>15,922.00</b>
<b>Total Income</b>	<b>37,887.54</b>	<b>37,720.00</b>	<b>167.54</b>	<b>37,887.54</b>	<b>37,720.00</b>	<b>167.54</b>	<b>166,322.00</b>
<b>Operating Expense</b>							
<b>Administrative Expenses</b>							
51125-001 - Board Expense	-	-	-	-	-	-	315.00
51131-001 - Office Expense	268.58	250.00	(18.58)	268.58	250.00	(18.58)	3,000.00
51575-001 - Bad Debt Expense	-	-	-	-	-	-	3,800.00
56070-001 - Fed. & State	-	-	-	-	-	-	9,022.00
<b>Total Administrative Expenses</b>	<b>268.58</b>	<b>250.00</b>	<b>(18.58)</b>	<b>268.58</b>	<b>250.00</b>	<b>(18.58)</b>	<b>16,137.00</b>
<b>Utility Expenses</b>							
52005-001 - Electricity	108.49	83.33	(25.16)	108.49	83.33	(25.16)	1,000.00
<b>Total Utility Expenses</b>	<b>108.49</b>	<b>83.33</b>	<b>(25.16)</b>	<b>108.49</b>	<b>83.33</b>	<b>(25.16)</b>	<b>1,000.00</b>
<b>Contract Expenses</b>							
53120-001 - Grounds Contract	1,278.20	2,254.42	976.22	1,278.20	2,254.42	976.22	27,053.00
53505-001 - Snow Removal Contract	-	-	-	-	-	-	3,156.00
53532-001 - Trash Contract	2,020.00	2,100.00	80.00	2,020.00	2,100.00	80.00	25,200.00
<b>Total Contract Expenses</b>	<b>3,298.20</b>	<b>4,354.42</b>	<b>1,056.22</b>	<b>3,298.20</b>	<b>4,354.42</b>	<b>1,056.22</b>	<b>55,409.00</b>
<b>Repair &amp; Maintenance Expenses</b>							
54010-001 - Common Area Maintenance	-	-	-	-	-	-	1,000.00
54860-001 - Tree Care Management	-	-	-	-	-	-	25,000.00
<b>Total Repair &amp; Maintenance Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>26,000.00</b>
<b>Professional Service Expenses</b>							
55050-001 - Insurance - General Liability	270.67	297.50	26.83	270.67	297.50	26.83	3,570.00
55100-001 - Accounting Services	-	-	-	-	-	-	3,000.00
55150-001 - Management Fee	427.26	432.25	4.99	427.26	432.25	4.99	5,187.00
55272-001 - Legal & Professional	-	416.67	416.67	-	416.67	416.67	5,000.00
55290-001 - Reserve Study	-	-	-	-	-	-	500.00
56095-001 - Licenses and Fees - Business License	-	-	-	-	-	-	100.00
<b>Total Professional Service Expenses</b>	<b>697.93</b>	<b>1,146.42</b>	<b>448.49</b>	<b>697.93</b>	<b>1,146.42</b>	<b>448.49</b>	<b>17,357.00</b>
<b>Reserve</b>							

# Soapstone Cluster Association

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
61000-001 - Replacement Reserve Contribution	3,359.88	3,359.88	-	3,359.88	3,359.88	-	40,319.00
61050-001 - Reserve Interest Contribution	122.54	120.00	(2.54)	122.54	120.00	(2.54)	10,100.00
<b>Total Reserve</b>	<b>3,482.42</b>	<b>3,479.88</b>	<b>(2.54)</b>	<b>3,482.42</b>	<b>3,479.88</b>	<b>(2.54)</b>	<b>50,419.00</b>
<b>Total Expense</b>	<b>7,855.62</b>	<b>9,314.05</b>	<b>1,458.43</b>	<b>7,855.62</b>	<b>9,314.05</b>	<b>1,458.43</b>	<b>166,322.00</b>
<b>Operating Net Total</b>	<b>30,031.92</b>	<b>28,405.95</b>	<b>1,625.97</b>	<b>30,031.92</b>	<b>28,405.95</b>	<b>1,625.97</b>	<b>-</b>
<b>Net Total</b>	<b>30,031.92</b>	<b>28,405.95</b>	<b>1,625.97</b>	<b>30,031.92</b>	<b>28,405.95</b>	<b>1,625.97</b>	<b>-</b>