



Management Professionals, Inc. AAMC
WWW.ELITE-MGMT.COM

Financial Report Package

August 2026

Prepared for

Summerwood Townhomes Association

By

Elite Management Professionals

Assets

Operating Assets		
10-1000-00 NSB Operating Account 8310	(\$630.40)	
10-1031-00 NSB Special Assessment Account 5539	21,583.26	
Total Operating Assets:		\$20,952.86
Capital Reserve Assets		
12-1200-00 NSB Reserve Account 8328	30,996.46	
Total Capital Reserve Assets:		\$30,996.46
Total Assets:		\$51,949.32

Liabilities & Equity

20-2001-00 Prepaid Dues	3,374.16	
20-2010-00 NSB Bank Loan	140,864.00	
36-3660-00 Capital Reserve	30,781.19	
36-3800-00 Reserve Interest Current Year	215.27	
39-3900-00 Retained Earnings	6,703.75	
Net Income Gain / Loss	(129,989.05)	
		(\$129,989.05)
Total Liabilities & Equity:		\$51,949.32

Income Statement - Operating
Summerwood Townhomes Association
08/31/2026

Date: 9/28/2026
Time: 1:03 pm
Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Income							
4020-00 Regular Assessment	\$ 4,998.00	\$ 5,176.50	(\$ 178.50)	\$ 41,433.30	\$ 41,412.00	\$ 21.30	\$ 62,118.00
4040-00 Special Assessment	4,202.50	-	4,202.50	222,145.10	-	222,145.10	-
4060-00 Reimb. Legal Fees	-	-	-	125.00	-	125.00	-
4070-00 Collection Fees	-	-	-	61.65	-	61.65	-
4110-00 Late Fees	40.00	-	40.00	300.00	-	300.00	-
Total Assessment Income	\$ 9,240.50	\$ 5,176.50	\$ 4,064.00	\$264,065.05	\$ 41,412.00	\$222,653.05	\$ 62,118.00
Other Income							
4257-00 Collection Fees/NSF-HOA's	-	-	-	30.00	-	30.00	-
Total Other Income	\$ -	\$ -	\$ -	\$ 30.00	\$ -	\$30.00	\$ -
Interest Income							
4535-00 Interest Income	268.76	-	268.76	1,167.05	-	1,167.05	-
Total Interest Income	\$ 268.76	\$ -	\$ 268.76	\$ 1,167.05	\$ -	\$1,167.05	\$ -
Total OPERATING INCOME	\$ 9,509.26	\$ 5,176.50	\$ 4,332.76	\$265,262.10	\$ 41,412.00	\$223,850.10	\$ 62,118.00
OPERATING EXPENSE							
Building Maintenance							
5102-00 Building General Repairs	4,165.00	166.67	(3,998.33)	5,143.12	1,333.36	(3,809.76)	2,000.00
5103-00 Power Washing Buildings	-	225.00	225.00	2,611.20	1,800.00	(811.20)	2,700.00
5104-00 Plumbing	-	208.33	208.33	26,798.56	1,666.64	(25,131.92)	2,500.00
5112-00 Roof Repair	(4,165.00)	41.67	4,206.67	-	333.36	333.36	500.00
5114-00 Roof Replacement	-	-	-	140,864.00	-	(140,864.00)	-
5118-00 Gutter Cleaning	-	133.33	133.33	-	1,066.64	1,066.64	1,600.00
5136-00 Fire Control/Suppression Sys.	677.00	-	(677.00)	677.00	-	(677.00)	-
Total Building Maintenance	\$ 677.00	\$ 775.00	\$ 98.00	\$176,093.88	\$ 6,200.00	(\$169,893.88)	\$ 9,300.00
Grounds Maintenance							
5205-00 Assn. Grounds Maint. Contract	1,803.78	1,803.83	0.05	14,430.24	14,430.64	0.40	21,646.00
5240-00 Tree Removal/Trimming/Rplc.	-	125.00	125.00	9,200.00	1,000.00	(8,200.00)	1,500.00
5250-00 Pine Straw/Mulch	-	83.33	83.33	-	666.64	666.64	1,000.00
5274-00 Miscellaneous Grounds Maintenance	185.00	41.67	(143.33)	399.50	333.36	(66.14)	500.00
5288-00 Snow Removal	-	41.67	41.67	510.00	333.36	(176.64)	500.00
5290-00 Community Projects	167,697.50	-	(167,697.50)	167,697.50	-	(167,697.50)	-
Total Grounds Maintenance	\$ 169,686.28	\$ 2,095.50	(\$167,590.78)	\$192,237.24	\$ 16,764.00	(\$175,473.24)	\$ 25,146.00
Utilities							
5401-00 Electricity	320.23	287.50	(32.73)	2,188.06	2,300.00	111.94	3,450.00
Total Utilities	\$ 320.23	\$ 287.50	(\$ 32.73)	\$ 2,188.06	\$ 2,300.00	\$111.94	\$ 3,450.00
Contract/ General Services							
5545-00 Termite Protection	-	75.00	75.00	870.00	600.00	(270.00)	900.00
5550-00 Engineering Services	-	-	-	500.00	-	(500.00)	-
Total Contract/ General Services	\$ -	\$ 75.00	\$ 75.00	\$ 1,370.00	\$ 600.00	(\$770.00)	\$ 900.00
Administrative							
5604-00 Association Management	650.00	650.00	-	5,200.00	5,200.00	-	7,800.00
5608-00 Legal--General	-	20.83	20.83	255.00	166.64	(88.36)	250.00
5610-00 Legal--Collections	-	10.00	10.00	248.30	80.00	(168.30)	120.00
5612-00 Tax Filing/Preparation	-	20.00	20.00	245.00	160.00	(85.00)	240.00
5618-00 Property Insurance	-	161.83	161.83	1,906.25	1,294.64	(611.61)	1,942.00
5619-00 D&O Insurance	-	79.17	79.17	-	633.36	633.36	950.00
5628-00 Postage & Printing	131.13	25.00	(106.13)	477.07	200.00	(277.07)	300.00
5633-00 Return Check Charge	-	-	-	30.00	-	(30.00)	-
5636-00 Loan Fees/Interest	1,303.97	-	(1,303.97)	7,186.99	-	(7,186.99)	-
Total Administrative	\$ 2,085.10	\$ 966.83	(\$ 1,118.27)	\$ 15,548.61	\$ 7,734.64	(\$7,813.97)	\$ 11,602.00
Reserve Expenses							
8015-00 Reserve Transfer	976.67	976.67	-	7,813.36	7,813.36	-	11,720.00
Total Reserve Expenses	\$ 976.67	\$ 976.67	\$ -	\$ 7,813.36	\$ 7,813.36	\$0.00	\$ 11,720.00
Total OPERATING EXPENSE	\$ 173,745.28	\$ 5,176.50	(\$168,568.78)	\$395,251.15	\$ 41,412.00	(\$353,839.15)	\$ 62,118.00
Net Income:	(\$ 164,236.02)	\$ 0.00	(\$164,236.02)	(\$129,989.05)	\$ 0.00	(\$129,989.05)	\$ 0.00

Homeowner Aging Report
Summerwood Townhomes Association
End Date: 08/31/2026

Date: 9/28/2026
Time: 1:03 pm
Page: 1

Description	Current	Over 30	Over 60	Over 90	Balance
15868 - Brandon James Murphy Occupied			Last Payment: \$402.50 on 08/05/2026		
3823 Summerwood Ct.			Collection Status: 30 day letter		
Special Assessment 2026	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
Total:	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
15881 - Ian Grasso Occupied			Last Payment: \$1,182.50 on 08/25/2026		
3825 Summerwood Ct.			Collection Status: 30 day letter		
Special Assessment 2026	\$202.50	\$0.00	\$0.00	\$0.00	\$202.50
Total:	\$202.50	\$0.00	\$0.00	\$0.00	\$202.50
15875 - Andrea M. Ponce Occupied			Last Payment: \$402.50 on 07/02/2026		
3901 Summerwood Ct.					
HOA Assessment (Delinquent Fee) 2026	\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
HOA Assessment 2026	\$178.50	\$0.00	\$0.00	\$0.00	\$178.50
Special Assessment 2026	\$224.00	\$0.00	\$0.00	\$0.00	\$224.00
Total:	\$422.50	\$0.00	\$0.00	\$0.00	\$422.50
15873 - Katherine M Edwards & Kenneth M & Nancy Edwards Occupied			Last Payment: \$224.00 on 07/25/2026		
3831 Summerwood Ct.					
HOA Assessment (Delinquent Fee) 2026	\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
HOA Assessment 2026	\$178.50	\$0.00	\$0.00	\$0.00	\$178.50
Special Assessment 2026	\$224.00	\$0.00	\$178.50	\$0.00	\$402.50
Total:	\$422.50	\$0.00	\$178.50	\$0.00	\$601.00
15893 - Lena Gail Perdue Occupied			Last Payment: \$175.20 on 07/14/2026		
3821 Summerwood Ct.			Collection Status: At Attorney		
Hatch, Little & Bunn, LLP					
HOA Assessment (Delinquent Fee) 2026	\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
HOA Assessment 2026	\$178.50	\$0.00	\$13.20	\$0.00	\$191.70
Special Assessment 2026	\$224.00	\$0.00	\$224.00	\$761.90	\$1,209.90
Total:	\$422.50	\$0.00	\$237.20	\$761.90	\$1,421.60
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Summerwood Townhomes Association	\$1,670.00	\$0.00	\$415.70	\$761.90	\$2,847.60

Description	Total
HOA Assessment (Delinquent Fee) 2026	\$60.00
HOA Assessment 2026	\$548.70
Special Assessment 2026	\$2,238.90
Total:	\$2,847.60
AR Total (Exclude Prepaid Assessments):	\$2,847.60

Account No:	Homeowner Name	Address	Balance
15889	Kok Foong Lee & Yoon Sil	3814 Summerwood Ct. Raleigh, NC 27613	(\$805.00)
15877	Elham Einolhayat	3816 Summerwood Ct. Raleigh, NC 27613	(\$282.10)
15885	Yolanda Outlaw	3827 Summerwood Ct. Raleigh, NC 27613	(\$175.06)
15878	Elizabeth Heinz	3829 Summerwood Ct. Raleigh, NC 27613	(\$178.50)
15886	Jennifer Fox Trustee & Renard Trust	3832 Summerwood Ct. Raleigh, NC 27613	(\$178.50)
15894	John Yannaccone & Cheryl Yannaccone	3900 Summerwood Ct. Raleigh, NC 27613	(\$1,723.00)
15880	Steve S. Morrison & Lin Jing Morrison	3905 Summerwood Ct. Raleigh, NC 27613	(\$32.00)
Summerwood Townhomes Association Total			7 (\$3,374.16)

Cash Disbursement
Summerwood Townhomes Association
8/1/2026 - 8/31/2026

Date: 9/28/2026
Time: 1:04 pm
Page: 1

Date	Check #	Payee	Amount
10-1000-00 NSB Operating Account 8310			
08/10/2026	300091	Duke Energy 1094	\$320.23
		Invoice #: 07/26-910083403220	
		54-5401-00 Payment - Invoice No: 07/26-910083403220; 9100 8340	\$320.23
		3220-Duke Energy 1094	
08/10/2026	100339	APHIX, LLC	\$1,803.78
		Invoice #: 192204	
		52-5205-00 Payment - Invoice No: 192204; APHIX, LLC	\$1,803.78
08/13/2026	0	Elite Management Professionals, Inc	\$650.00
		Invoice #: 428316	
		58-5604-00 Management Fee for 8/12/2026; Management Fee	\$650.00
08/27/2026	0	Elite Management Professionals, Inc	\$29.93
		Invoice #: 428873	
		58-5628-00 Addendum for 8/14/2026; Cash disbursements - AP	\$1.20
		Check # 1007 - Giles Flythe Engineers, Inc - 07-17-2026	
		58-5628-00 Addendum for 8/14/2026; Cash disbursements - AP	\$1.20
		Check # 100338 - Thomas Lewey - 07-24-2026	
		58-5628-00 Addendum for 8/14/2026; Late Notices - At Attorney -	\$1.52
		Acct: 15893; Date: 07/31/2026	
		58-5628-00 Addendum for 8/14/2026; Late Notices - 45 day Late	\$1.52
		Notice - Acct: 15866; Date: 07/31/2026	
		58-5628-00 Addendum for 8/14/2026; Late Notices - 30 day letter -	\$1.52
		Acct: 15873; Date: 07/31/2026	
		58-5628-00 Addendum for 8/14/2026; Late Notices - 30 day letter -	\$1.52
		Acct: 15883; Date: 07/31/2026	
		58-5628-00 Addendum for 8/14/2026; Cash disbursements - AP	\$1.20
		Check # 1008 - Ace Towing & Recovery - 08-07-2026	
		58-5628-00 Addendum for 8/14/2026; Cash disbursements - AP	\$1.20
		Check # 300091 - Duke Energy 1094 - 08-10-2026	
		58-5628-00 Addendum for 8/14/2026; Cash disbursements - AP	\$1.20
		Check # 100339 - APHIX, LLC - 08-10-2026	
		58-5628-00 Addendum for 8/14/2026; Black and White copies -	\$17.85
08/28/2026		12-1200-00 Transfer to NSB Reserve Account 8328; Monthly	\$976.67
		Reserve Transfer	
08/28/2026	100340	Crossroads Fire Protection, Inc.	\$677.00
		Invoice #: CI-12038	
		51-5136-00 Payment - Invoice No: CI-12038; Crossroads Fire	\$677.00
		Protection, Inc.	
08/31/2026	0	Elite Management Professionals, Inc	\$101.20
		Invoice #: 430230	
		58-5628-00 Addendum for 8/27/2026; other supplies used by assoc.	\$100.00
		- 1099s for 2025	
		58-5628-00 Addendum for 8/27/2026; Cash disbursements - AP	\$1.20
		Check # 1009 - Ruston Paving Co., Inc. - 08-21-2026	
08/31/2026	0	North State Bank	\$970.40
		Invoice #: 08/26-10000216	
		58-5636-00 Invoice: 08/26-10000216; Loan Fees/Interest	\$970.40
08/31/2026	0	North State Bank	\$333.57
		Invoice #: 8/26-1000216	
		58-5636-00 Invoice: 8/26-1000216; daily interest vs whole amt	\$333.57
		charged in September - see september loan statement	
08/31/2026		10-1031-00 Transfer to NSB Special Assessment Account; Special	\$4,202.50
		Assessment funds received August	
Account Totals			\$10,065.28
# Checks:			8
10-1031-00 NSB Special Assessment Account 5539			
08/07/2026	1008	Ace Towing & Recovery	\$185.00
		Invoice #: REL-ST	
		52-5274-00 Invoice: REL-ST; Invoice 40819 & 40820	\$185.00

Date	Check #	Payee	Amount
08/21/2026	1009	Ruston Paving Co., Inc.	\$167,697.50
		52-5290-00 Community Projects-contract 31-26100	\$167,697.50
		Account Totals	# Checks: 2 \$167,882.50
		Association Totals	# Checks: 10 \$177,947.78

Bank Account Reconciliation
Summerwood Townhomes Association
NSB Operating Account 8310 (End: 08/31/2026)

Date: 9/28/2026
Time: 1:04 pm
Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
08/28/2026		Deposit from batch 505334	505334 - Bill Pay-Check Free	2193	\$178.50
08/28/2026		Crossroads Fire Protection, Inc.		100340	(\$677.00)
08/31/2026		Elite Management Professionals, Inc		0	(\$101.20)
08/31/2026		Transfer to NSB Special Assessment Account			(\$4,202.50)
Total Uncleared					(\$4,802.20)

NSB Operating Account 8310 Summary		
Ending Account Balance:	\$	(630.40)
Uncleared Items:	(\$	4,802.20)
Adjusted Balance:	\$	4,171.80
Bank Ending Balance:	\$	4,171.80
Difference:	\$	-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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NSB Reserve Account 8328 Summary					
Ending Account Balance:					\$ 30,996.46
Uncleared Items:					\$-
Adjusted Balance:					\$ 30,996.46
Bank Ending Balance:					\$ 30,996.46
Difference:					\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
08/21/2026		Ruston Paving Co., Inc.		1009	(\$167,697.50)
08/31/2026		Transfer from NSB Operating Account 8310			\$4,202.50
				Total Uncleared	(\$163,495.00)

NSB Special Assessment Account 5539 Summary	
Ending Account Balance:	\$ 21,583.26
Uncleared Items:	(\$163,495.00)
Adjusted Balance:	\$ 185,078.26
Bank Ending Balance:	\$ 185,078.26
Difference:	\$-

NORTH STATE BANK

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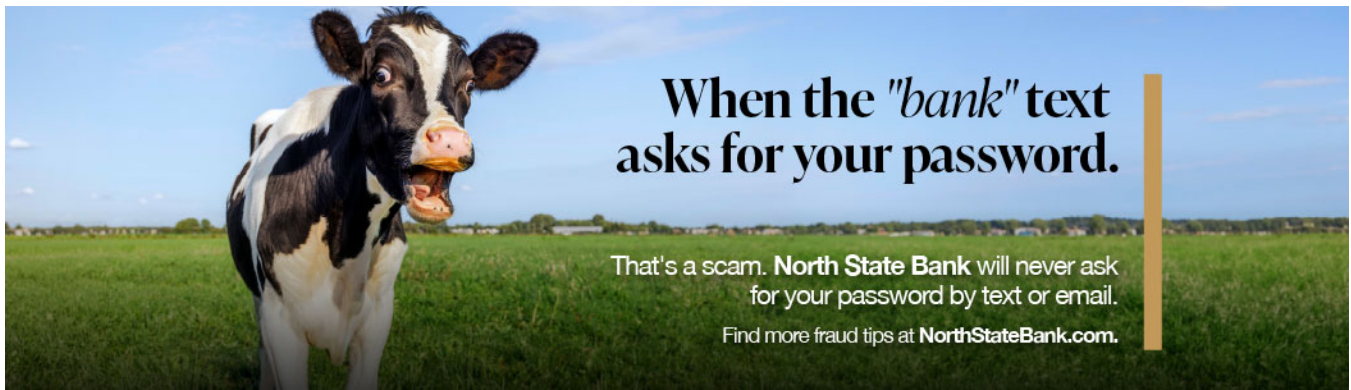
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*0005762 S3
 SUMMERWOOD TOWNHOMES ASSOCIATION
 OPERATING ACCOUNT
 C/O ELITE MANAGEMENT PROFESSIONALS
 4112 BLUE RIDGE ROAD SUITE 100
 RALEIGH NC 27612



ACCOUNT NUMBER	xxx8310
STATEMENT DATE	8/31/26
PAGE	1 of 4



HOMEOWNERS CHECKING

OPERATING ACCOUNT

Account Number	xxx8310	Statement Dates	8/01/26	thru	8/31/26
Previous Balance	8,303.45	Days in Statement Period			31
15 Deposits/Credits	8,988.56	Average Ledger			7,017.00
18 Checks/Debits	13,120.21	Average Collected			6,924.00
Monthly Service Fee	0.00				
Interest Paid	0.00				
Ending Balance	4,171.80				

Deposits and Additions

Date	Description	Amount
8/03	BILLPAY AIBILLPAYMC 4454214418 08/03/26 ID #-174	178.50
8/04	TRANSFER PAYABLI DEPOSIT WFMSPROPAY 08/04/26 ID #- 941209589	157.50
8/04	TRANSFER PAYABLI DEPOSIT WFMSPROPAY 08/04/26 ID #- 941203661	170.00
8/04	OnlinePay Summerwood Townh 1561358253 08/04/26 ID #-500725 TRACE #-053112350023144	402.50
8/05	TRANSFER PAYABLI DEPOSIT WFMSPROPAY 08/05/26 ID #- 941746644	178.50
8/06	TRANSFER PAYABLI DEPOSIT WFMSPROPAY 08/06/26 ID #- 942119822	402.50
8/10	OnlinePay Summerwood Townh 1561358253 08/10/26 ID #-501924 TRACE #-053112350003976	178.50
8/11	BILLPAY AIBILLPAYCKFREE 3454214418 08/11/26 ID #-174	175.00
8/11	TRANSFER PAYABLI DEPOSIT WFMSPROPAY 08/11/26 ID #- 943215969	295.00
8/11	ASSN DUES Summerwood Townh 1561358253 08/11/26 TRACE #-053112350007197	2,814.00
8/12	TRANSFER PAYABLI DEPOSIT WFMSPROPAY 08/12/26 ID #- 943588834	575.50
8/25	AI CINC RDC DEPOSIT	1,182.50
8/26	OnlinePay Summerwood Townh 1561358253 08/26/26 ID #-504594 TRACE #-053112350000908	402.50
8/31	BILLPAY AIBILLPAYCKFREE 3454214418 08/31/26 ID #-174	178.50
8/31	AI CINC RDC DEPOSIT	1,697.56

RECONCILIATION INSTRUCTIONS

Date _____

Please examine this statement and items at once and refer any exceptions immediately.

Sort your check numerically or by date issued.

Mark off in your checkbook each of your checks paid by the bank and list the numbers and amounts of those not paid in the space provided at the left. Include any checks still not paid from previous statements.

Subtract from your checkbook balance any SERVICE CHARGE (S.C.) or bank charge appearing on this statement.

Reconcile your statement in the space provided below.

Any Charge for Imprinted Checks Includes State Sales Tax Computed at the Current Rate, When Applicable
Notice: The Annual Percentage Rate and Daily Periodic Rate may vary.

We figure the interest charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances/fees, and subtract any unpaid interest or other finance charges and any payments or credits. This gives us the daily balance.

If you think there is an error on your statement, write to us at:

North State Bank
P.O. Box 18367
Raleigh, N.C. 27619

In your letter, give us the following information:

- **Account Information:** Your name and account number.
- **Dollar Amount:** The dollar amount of the suspected error.
- **Description of Problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

Description of Error: If you think there is an error on your bill, describe it. You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in questions, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

In Case of Errors or Questions About Your Electronic Transfers, Telephone us at 919-855-9925 or Write us at P.O. Box 18367, Raleigh, N.C. 27619 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number (if any)
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

0005762

SUMMERWOOD TOWNHOMES ASSOCIATION
OPERATING ACCOUNT
C/O ELITE MANAGEMENT PROFESSIONALS
4112 BLUE RIDGE ROAD SUITE 100
RALEIGH NC 27612

ACCOUNT NUMBER	xxx8310
STATEMENT DATE	8/31/26
PAGE	3 of 4

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PdAndE

Checks and Withdrawals		
Date	Description	Amount
8/04	Vendor Pay Summerwood Townh 1561358253 08/04/26 ID #-52499	11.63
8/14	Vendor Pay Summerwood Townh 1561358253 08/14/26 ID #-52592	650.00
8/17	TRANSFER TO DDA	2,897.50
8/17	BILL PAY DUKEENERGY DEPJPM4596 08/17/26 TRACE #-021000028245159 DIRECT DEBIT	320.23
8/18	TRANSFER TO DDA	2,014.50
8/18	TRANSFER TO DDA	2,897.50
8/20	LOAN PYMT 10000216	970.40
8/21	LOAN PYMT 10000216	30.33
8/24	LOAN PYMT 10000216	90.97
8/25	LOAN PYMT 10000216	30.32
8/26	LOAN PYMT 10000216	30.33
8/27	LOAN PYMT 10000216	30.32
8/28	TRANSFER TO DDA	976.67
8/28	LOAN PYMT 10000216	30.33
8/31	LOAN PYMT 10000216	90.97
8/31	Vendor Pay Summerwood Townh 1561358253 08/31/26 ID #-53015	29.93

Checks Cleared					
Listed in numerical order					
Date	Check	Amount	Date	Check	Amount
8/04	100338	214.50	8/18	100339	1,803.78
*Indicates Skip in Check Number					

Daily Ending Balance					
DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
8/01	8,303.45	8/12	13,604.82	8/24	1,929.61
8/03	8,481.95	8/14	12,954.82	8/25	3,081.79
8/04	8,985.82	8/17	9,737.09	8/26	3,453.96
8/05	9,164.32	8/18	3,021.31	8/27	3,423.64
8/06	9,566.82	8/20	2,050.91	8/28	2,416.64
8/10	9,745.32	8/21	2,020.58	8/31	4,171.80
8/11	13,029.32				

Credit **\$1182.50**
Date/Time: 8/25/2026 3:06 PM

Comment: Virtual Deposit Ticket

North State Bank
Summerwood Townhomes Association

US311/2356 1/21/26310 HW \$1182.50

Deposit Amount \$1,182.50 Date 8/25/2026

Summerwood Townhomes Association
4112 Blue Ridge Road, Suite 100
Raleigh, NC 27612

North State Bank
6204 Falls of Neuse Road
Raleigh, NC 27609

100338
DATE: 07/24/2026

PAY TO Thomas Lewey \$ 214.50
THE ORDER OF Two Hundred Fourteen Dollars and Fifty Cents DOLLARS

memo: Inv: 856

Dawn Hatcher

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

Check 100338 Amount \$214.50 Date 8/4/2026

Credit **\$1697.56**
Date/Time: 8/31/2026 3:08 PM

Comment: Virtual Deposit Ticket

North State Bank
Summerwood Townhomes Association

US311/2356 1/21/26310 HW \$1697.56

Deposit Amount \$1,697.56 Date 8/31/2026

Summerwood Townhomes Association
4112 Blue Ridge Road, Suite 100
Raleigh, NC 27612

North State Bank
6204 Falls of Neuse Road
Raleigh, NC 27609

100339
DATE: 08/10/2026

PAY TO APHIX, LLC \$ 1,803.78
THE ORDER OF One Thousand Eight Hundred Three Dollars and Seventy-Eight Cents DOLLARS

memo: Inv: 192204

Dawn Hatcher

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

Check 100339 Amount \$1,803.78 Date 8/18/2026

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NORTH STATE BANK

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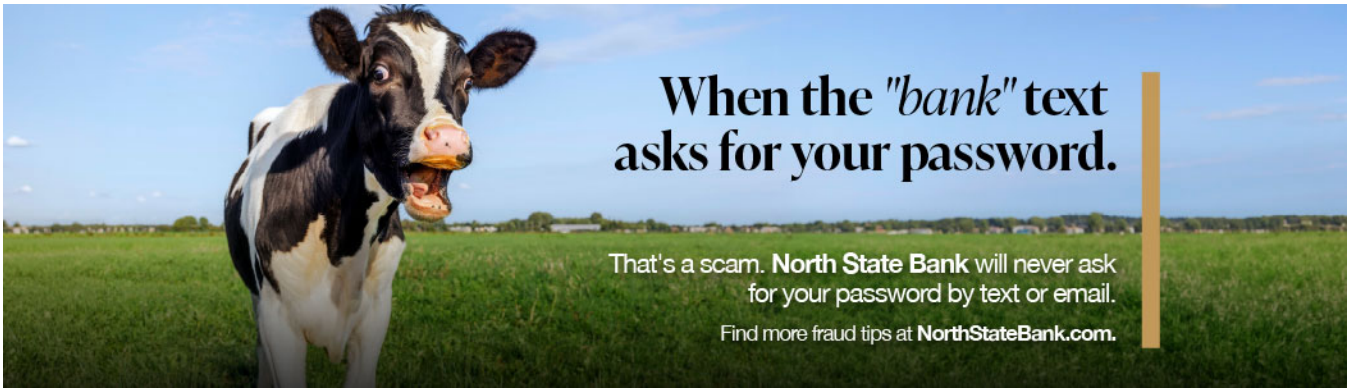
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*0001709 S1
SUMMERWOOD TOWNHOMES ASSOCIATION
RESERVE ACCOUNT
C/O ELITE MANAGEMENT PROFESSIONALS
4112 BLUE RIDGE ROAD SUITE 100
RALEIGH NC 27612

ACCOUNT NUMBER	xxx8328
STATEMENT DATE	8/31/26
PAGE	1 of 2



HOMEOWNERS RESERVE

RESERVE ACCOUNT

Account Number	xxx8328	Statement Dates	8/01/26	thru	8/31/26
Previous Balance	29,989.08	Days in Statement Period			31
1 Deposits/Credits	976.67	Average Ledger			30,115.00
0 Checks/Debits	0.00	Average Collected			30,115.00
Monthly Service Fee	0.00				
Interest Paid	30.71				
Ending Balance	30,996.46	2026 Interest Paid			215.27

Interest Rate Summary

Date	Rate
7/31	1.20%

Deposits and Additions

Date	Description	Amount
8/28	TRANSFER FROM DDA	976.67
8/31	INTEREST PAID 31 DAYS	30.71

Daily Ending Balance

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
8/01	29,989.08	8/28	30,965.75	8/31	30,996.46

RECONCILIATION INSTRUCTIONS

Date _____

Please examine this statement and items at once and refer any exceptions immediately.

Mark off in your checkbook each of your checks paid by the bank and list the numbers and amounts of those not paid in the space provided at the left. Include any checks still not paid from previous statements.

Reconcile your statement in the space provided below.

THIS AMOUNT SHOULD EQUAL YOUR CHECKBOOK BALANCE ➡

Explanation of Balance on Which the Interest Charge is Computed

What To Do If You Think You Find A Mistake On Your Statement

North State Bank
P.O. Box 18367
Raleigh, N.C. 27619

- **Account Information:** Your name and account number.
- **Dollar Amount:** The dollar amount of the suspected error.
- **Description of Problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

Description of Error: If you think there is an error on your bill, describe what the error is. You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in questions, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

In Case of Errors or Questions About Your Electronic Transfers, Telephone us at 919-855-9925 or Write us at P.O. Box 18367, Raleigh, N.C. 27619 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number (if any)
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

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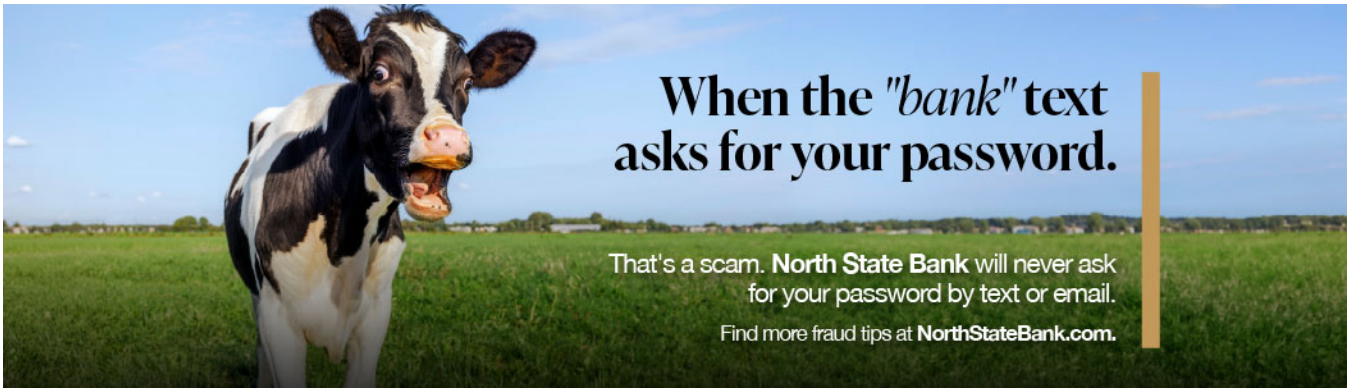
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*0006326 S3
SUMMERWOOD TOWNHOMES ASSOCIATION
SPECIAL ASSESSMENT ACCOUNT
C/O ELITE MANAGEMENT PROFESSIONALS
4112 BLUE RIDGE ROAD SUITE 100
RALEIGH NC 27612

ACCOUNT NUMBER	xxx5539
STATEMENT DATE	8/31/26
PAGE	1 of 4



HOMEOWNERS RESERVE

SPECIAL ASSESSMENT ACCOUNT

Account Number	xxx5539	Statement Dates	8/01/26	thru	8/31/26
Previous Balance	177,185.00	Days in Statement Period			31
3 Deposits/Credits	7,809.50	Average Ledger			180,697.00
1 Checks/Debits	185.00	Average Collected			180,697.00
Monthly Service Fee	0.00				
Interest Paid	268.76				
Ending Balance	185,078.26	2026 Interest Paid			1,167.05

Interest Rate Summary

Date	Rate
7/31	1.75%

Deposits and Additions

Date	Description	Amount
8/17	TRANSFER FROM DDA	2,897.50
8/18	TRANSFER FROM DDA	2,014.50
8/18	TRANSFER FROM DDA	2,897.50
8/31	INTEREST PAID 31 DAYS	268.76

Checks Cleared

Listed in numerical order					
Date	Check	Amount	Date	Check	Amount
8/14	1008	185.00			

*Indicates Skip in Check Number

RECONCILIATION INSTRUCTIONS

Date _____

Enter bank balance from statement			
Add deposits not credited by bank (if any)			
TOTAL			
Subtract total of checks not paid			
BOOK BALANCE ➡			

Explanation of Balance on Which the Interest Charge is Computed

What To Do If You Think You Find A Mistake On Your Statement

North State Bank
P.O. Box 18367
Raleigh, N.C. 27619

- **Account Information:** Your name and account number.
- **Dollar Amount:** The dollar amount of the suspected error.
- **Description of Problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

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- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
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SUMMERWOOD TOWNHOMES ASSOCIATION
SPECIAL ASSESSMENT ACCOUNT
C/O ELITE MANAGEMENT PROFESSIONALS
4112 BLUE RIDGE ROAD SUITE 100
RALEIGH NC 27612

ACCOUNT NUMBER	xxx5539
STATEMENT DATE	8/31/26
PAGE	3 of 4

6195NSB

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Daily Ending Balance					
DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
8/01	177,185.00	8/17	179,897.50	8/31	185,078.26
8/14	177,000.00	8/18	184,809.50		

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THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

North State Bank Raleigh, NC
Summerwood Townhomes Association (119)
4112 Blue Ridge Road, Suite 100
Raleigh, NC 27612

Check Number: 1008

PAY One Hundred Eighty-Five And 00/100 Dollars

DATE 08/07/2026

AMOUNT ****\$185.00

TO THE ORDER OF Ace Towing & Recovery
1533 South Blount St
Raleigh, NC 27603

Memo: Invoice: REL-ST

Authorized Signatures

Signature: [Handwritten Signature]

Check 1008 Amount \$185.00 Date 8/14/2026

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