

Balance Sheet

As of April 30, 2024

| | <u>Apr 30, 24</u> |
|---------------------------------------|-------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Key Bank 7649 Operating | 32,607.58 |
| Clearview HOA Reserve Acc 2424 | <u>11,161.37</u> |
| Total Checking/Savings | 43,768.95 |
| Accounts Receivable | |
| Accounts Receivable | <u>-11,563.94</u> |
| Total Accounts Receivable | <u>-11,563.94</u> |
| Total Current Assets | <u>32,205.01</u> |
| TOTAL ASSETS | <u><u>32,205.01</u></u> |
| LIABILITIES & EQUITY | |
| Equity | |
| Opening Balance Equity | 22,829.96 |
| Retained Earnings | -8,209.40 |
| Net Income | <u>17,584.45</u> |
| Total Equity | <u>32,205.01</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>32,205.01</u></u> |

12:44 PM

Clearview of Talent Homeowners Association

05/07/24

Profit & Loss

Cash Basis

April 2024

| | <u>Apr 24</u> |
|--------------------------------|------------------|
| Income | |
| Pre-Paid Discounts | -124.00 |
| HOA Dues | 16,204.06 |
| Interest Income | 0.09 |
| Late Fees | 38.28 |
| | <hr/> |
| Total Income | 16,118.43 |
| Expense | |
| Accounting | 305.00 |
| Landscaping and Groundskeeping | 4,185.00 |
| Utilities | 114.66 |
| Web Site | 56.25 |
| | <hr/> |
| Total Expense | 4,660.91 |
| | <hr/> |
| Net Income | 11,457.52 |

Clearview of Talent Homeowners Association

Profit & Loss

January through April 2024

| | <u>Jan - Apr 24</u> |
|--------------------------------|---------------------|
| Income | |
| Pre-Paid Discounts | -787.44 |
| HOA Dues | 32,537.12 |
| Interest Income | 0.31 |
| Late Fees | 48.82 |
| | <hr/> |
| Total Income | 31,798.81 |
| Expense | |
| Accounting | 1,184.00 |
| Landscaping and Groundskeeping | 12,185.00 |
| Repairs and Maintenance | 45.00 |
| Tax Preparation | 190.00 |
| Taxes & License | 50.00 |
| Utilities | 455.11 |
| Web Site | 105.25 |
| | <hr/> |
| Total Expense | 14,214.36 |
| | <hr/> |
| Net Income | 17,584.45 |

Clearview of Talent Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2024

| | TOTAL | | | | | | | | | | | | | |
|---------------------------------------|-----------|-----------|----------|-----------|--------|--------|--------|--------|--------|--------|--------|--------|--------------|-----------|
| | Jan 24 | Feb 24 | Mar 24 | Apr 24 | May 24 | Jun 24 | Jul 24 | Aug 24 | Sep 24 | Oct 24 | Nov 24 | Dec 24 | Jan - Dec 24 | Budget |
| Income | | | | | | | | | | | | | | |
| Pre-Paid Discounts | -663.44 | 0.00 | 0.00 | -124.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -787.44 | -800.00 |
| HOA Dues | 14,051.54 | 840.00 | 1,441.52 | 16,204.06 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 32,537.12 | 72,384.00 |
| Interest Income | 0.07 | 0.07 | 0.08 | 0.09 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.31 | |
| Late Fees | 10.54 | 0.00 | 0.00 | 38.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 48.82 | |
| Total Income | 13,398.71 | 840.07 | 1,441.60 | 16,118.43 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 31,798.81 | 71,584.00 |
| Expense | | | | | | | | | | | | | | |
| Accounting | 230.00 | 449.00 | 200.00 | 305.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,184.00 | 4,200.00 |
| Administrative | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 75.00 |
| Insurance Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,012.00 |
| Landscaping and Groundskeeping | 4,000.00 | 4,000.00 | 0.00 | 4,185.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12,185.00 | 48,000.00 |
| Legal Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,500.00 |
| Office Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25.00 |
| Repairs and Maintenance | 45.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 45.00 | 2,100.00 |
| Tax Preparation | 0.00 | 190.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 190.00 | 190.00 |
| Taxes & License | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50.00 | 50.00 |
| Utilities | 44.14 | 187.20 | 109.11 | 114.66 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 455.11 | 4,200.00 |
| Web Site | 0.00 | 49.00 | 0.00 | 56.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 105.25 | 300.00 |
| Total Expense | 4,369.14 | 4,875.20 | 309.11 | 4,660.91 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14,214.36 | 63,652.00 |
| Net Income | 9,029.57 | -4,035.13 | 1,132.49 | 11,457.52 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 17,584.45 | 7,932.00 |