

Clearview of Talent Homeowners Association
Balance Sheet
As of May 31, 2024

	May 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	26,351.64
Clearview HOA Reserve Acc 2424	11,161.47
Total Checking/Savings	37,513.11
Accounts Receivable	
Accounts Receivable	-11,987.94
Total Accounts Receivable	-11,987.94
Total Current Assets	25,525.17
TOTAL ASSETS	25,525.17
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-8,209.40
Net Income	10,904.61
Total Equity	25,525.17
TOTAL LIABILITIES & EQUITY	25,525.17

Clearview of Talent Homeowners Association
Profit & Loss
May 2024

	May 24
Income	
HOA Dues	2,238.00
Interest Income	0.10
Total Income	2,238.10
Expense	
Accounting	264.00
Insurance Expense	255.00
Landscaping and Groundskeeping	8,092.00
Repairs and Maintenance	60.00
Utilities	123.19
Web Site	123.75
Total Expense	8,917.94
Net Income	-6,679.84

10:26 AM
06/07/24
Cash Basis

Clearview of Talent Homeowners Association
Profit & Loss
January through May 2024

	Jan - May 24
Income	
Pre-Paid Discounts	-787.44
HOA Dues	34,775.12
Interest Income	0.41
Late Fees	48.82
Total Income	34,036.91
Expense	
Accounting	1,448.00
Insurance Expense	255.00
Landscaping and Groundskeeping	20,277.00
Repairs and Maintenance	105.00
Tax Preparation	190.00
Taxes & License	50.00
Utilities	578.30
Web Site	229.00
Total Expense	23,132.30
Net Income	10,904.61

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	2,238.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,775.12	72,384.00
Interest Income	0.07	0.07	0.08	0.09	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	
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	
Playground Equipment	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	
Total Income	13,398.71	840.07	1,441.60	16,118.43	2,238.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,036.91	71,584.00
Expense														
Accounting	230.00	449.00	200.00	305.00	264.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,448.00	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	255.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255.00	3,012.00
Landscaping and Groundskeeping	4,000.00	4,000.00	0.00	4,185.00	8,092.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,277.00	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	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00	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	123.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	578.30	4,200.00
Web Site	0.00	49.00	0.00	56.25	123.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	229.00	300.00
Total Expense	4,369.14	4,875.20	309.11	4,660.91	8,917.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,132.30	63,652.00
	9,029.57	-4,035.13	1,132.49	11,457.52	-6,679.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,904.61	7,932.00