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Clearview of Talent Homeowners Association

07/08/24

Balance Sheet

Cash Basis

As of June 30, 2024

	<u>Jun 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	22,947.15
Clearview HOA Reserve Acc 2424	11,161.56
	<u>34,108.71</u>
Total Checking/Savings	34,108.71
Accounts Receivable	
Accounts Receivable	-12,091.94
	<u>-12,091.94</u>
Total Accounts Receivable	-12,091.94
Total Current Assets	<u>22,016.77</u>
TOTAL ASSETS	<u><u>22,016.77</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-8,209.40
Net Income	7,396.21
	<u>22,016.77</u>
Total Equity	22,016.77
TOTAL LIABILITIES & EQUITY	<u><u>22,016.77</u></u>

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Clearview of Talent Homeowners Association

07/08/24

Profit & Loss

Cash Basis

June 2024

	<u>Jun 24</u>
Income	
HOA Dues	104.00
Interest Income	0.09
Playground Equipment	<u>1,200.00</u>
Total Income	<u>1,304.09</u>
Expense	
Accounting	395.00
Landscaping and Groundskeeping	4,000.00
Legal Fees	116.00
Utilities	233.99
Web Site	<u>67.50</u>
Total Expense	<u>4,812.49</u>
Net Income	<u><u>-3,508.40</u></u>

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Clearview of Talent Homeowners Association

Profit & Loss

07/08/24

January through June 2024

Cash Basis

	<u>Jan - Jun 24</u>
Income	
Pre-Paid Discounts	-787.44
HOA Dues	34,879.12
Interest Income	0.50
Late Fees	48.82
Playground Equipment	1,200.00
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Total Income	35,341.00
Expense	
Accounting	1,843.00
Insurance Expense	255.00
Landscaping and Groundskeeping	24,277.00
Legal Fees	116.00
Repairs and Maintenance	105.00
Tax Preparation	190.00
Taxes & License	50.00
Utilities	812.29
Web Site	296.50
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Total Expense	27,944.79
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Net Income	7,396.21

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

	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	TOTAL Budget
Income														
Water Reimbursement	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	0.00
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	104.00	0.00	0.00	0.00	0.00	0.00	0.00	34,879.12	72,384.00
Interest Income	0.07	0.07	0.08	0.09	0.10	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.50	
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	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	
Total Income	13,398.71	840.07	1,441.60	16,118.43	2,238.10	1,304.09	0.00	0.00	0.00	0.00	0.00	0.00	35,341.00	71,584.00
Expense														
Accounting	230.00	449.00	200.00	305.00	264.00	395.00	0.00	0.00	0.00	0.00	0.00	0.00	1,843.00	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	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	24,277.00	48,000.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	116.00	0.00	0.00	0.00	0.00	0.00	0.00	116.00	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	233.99	0.00	0.00	0.00	0.00	0.00	0.00	812.29	4,200.00
Web Site	0.00	49.00	0.00	56.25	123.75	67.50	0.00	0.00	0.00	0.00	0.00	0.00	296.50	300.00
Total Expense	4,369.14	4,875.20	309.11	4,660.91	8,917.94	4,812.49	0.00	0.00	0.00	0.00	0.00	0.00	27,944.79	63,652.00
	9,029.57	-4,035.13	1,132.49	11,457.52	-6,679.84	-3,508.40	0.00	0.00	0.00	0.00	0.00	0.00	7,396.21	7,932.00