

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

	Jul 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	22,116.50
Clearview HOA Reserve Acc 2424	12,645.35
Total Checking/Savings	34,761.85
Accounts Receivable	
Accounts Receivable	-7,459.94
Total Accounts Receivable	-7,459.94
Total Current Assets	27,301.91
TOTAL ASSETS	27,301.91
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-8,209.40
Net Income	12,681.35
Total Equity	27,301.91
TOTAL LIABILITIES & EQUITY	27,301.91

Clearview of Talent Homeowners Association
Profit & Loss
July 2024

	Jul 24
Income	
Water Reimbursement	39.21
Pre-Paid Discounts	-224.00
HOA Dues	14,330.54
Interest Income	0.11
Late Fees	7.46
Total Income	14,153.32
Expense	
Accounting	435.00
Insurance Expense	765.50
Landscaping and Groundskeeping	6,708.99
Utilities	913.69
Web Site	45.00
Total Expense	8,868.18
Net Income	5,285.14

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

	Jan - Jul 24
Income	
Water Reimbursement	39.21
Pre-Paid Discounts	-1,011.44
HOA Dues	49,209.66
Interest Income	0.61
Late Fees	56.28
Playground Equipment	1,200.00
Total Income	49,494.32
Expense	
Accounting	2,278.00
Insurance Expense	1,020.50
Landscaping and Groundskeeping	30,985.99
Legal Fees	116.00
Repairs and Maintenance	105.00
Tax Preparation	190.00
Taxes & License	50.00
Utilities	1,725.98
Web Site	341.50
Total Expense	36,812.97
Net Income	12,681.35

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														
Water Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	39.21	0.00	0.00	0.00	0.00	0.00	39.21	
Pre-Paid Discounts	-663.44	0.00	0.00	-124.00	0.00	0.00	-224.00	0.00	0.00	0.00	0.00	0.00	-1,011.44	-800.00
HOA Dues	14,051.54	840.00	1,441.52	16,204.06	2,238.00	104.00	14,330.54	0.00	0.00	0.00	0.00	0.00	49,209.66	72,384.00
Interest Income	0.07	0.07	0.08	0.09	0.10	0.09	0.11	0.00	0.00	0.00	0.00	0.00	0.61	
Late Fees	10.54	0.00	0.00	38.28	0.00	0.00	7.46	0.00	0.00	0.00	0.00	0.00	56.28	
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	14,153.32	0.00	0.00	0.00	0.00	0.00	49,494.32	71,584.00
Expense														
Accounting	230.00	449.00	200.00	305.00	264.00	395.00	435.00	0.00	0.00	0.00	0.00	0.00	2,278.00	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	765.50	0.00	0.00	0.00	0.00	0.00	1,020.50	3,012.00
Landscaping and Groundskeeping	4,000.00	4,000.00	0.00	4,185.00	8,092.00	4,000.00	6,708.99	0.00	0.00	0.00	0.00	0.00	30,985.99	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	913.69	0.00	0.00	0.00	0.00	0.00	1,725.98	4,200.00
Web Site	0.00	49.00	0.00	56.25	123.75	67.50	45.00	0.00	0.00	0.00	0.00	0.00	341.50	300.00
Total Expense	4,369.14	4,875.20	309.11	4,660.91	8,917.94	4,812.49	8,868.18	0.00	0.00	0.00	0.00	0.00	36,812.97	63,652.00
Net Income	9,029.57	-4,035.13	1,132.49	11,457.52	-6,679.84	-3,508.40	5,285.14	0.00	0.00	0.00	0.00	0.00	12,681.35	7,932.00