

10:03 AM

09/11/24

Cash Basis

Clearview of Talent Homeowners Association

Balance Sheet

As of August 31, 2024

	Aug 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	16,101.52
Clearview HOA Reserve Acc 2424	12,645.46
Total Checking/Savings	28,746.98
Accounts Receivable	
Accounts Receivable	-7,895.94
Total Accounts Receivable	-7,895.94
Total Current Assets	20,851.04
TOTAL ASSETS	20,851.04
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-8,209.40
Net Income	6,230.48
Total Equity	20,851.04
TOTAL LIABILITIES & EQUITY	20,851.04

10:03 AM

Clearview of Talent Homeowners Association

09/11/24

Profit & Loss

Cash Basis

August 2024

	Aug 24
Income	
HOA Dues	778.00
Interest Income	0.11
Playground Equipment	-1,700.00
Total Income	-921.89
Expense	
Accounting	230.00
Landscaping and Groundskeeping	4,000.00
Utilities	1,253.98
Web Site	45.00
Total Expense	5,528.98
Net Income	-6,450.87

10:04 AM

Clearview of Talent Homeowners Association

09/11/24

Profit & Loss

Cash Basis

January through August 2024

	Jan - Aug 24
Income	
Water Reimbursement	39.21
Pre-Paid Discounts	-1,011.44
HOA Dues	49,987.66
Interest Income	0.72
Late Fees	56.28
Playground Equipment	-500.00
Total Income	48,572.43
Expense	
Accounting	2,508.00
Insurance Expense	1,020.50
Landscaping and Groundskeeping	34,985.99
Legal Fees	116.00
Repairs and Maintenance	105.00
Tax Preparation	190.00
Taxes & License	50.00
Utilities	2,979.96
Web Site	386.50
Total Expense	42,341.95
Net Income	6,230.48

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	Budget
TOTAL														
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	-800.00
Pre-Paid Discounts	-663.44	0.00	-124.00	0.00	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	2,238.00	104.00	14,330.54	778.00	0.00	0.00	0.00	0.00	0.00	49,987.66	72,384.00
Interest Income	0.07	0.07	0.08	0.10	0.09	0.11	0.11	0.11	0.00	0.00	0.00	0.00	0.72	
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	-1,700.00	0.00	0.00	0.00	0.00	-500.00	
Total Income	13,398.71	840.07	1,441.60	2,238.10	13,04.09	14,153.32	-921.89		0.00	0.00	0.00	0.00	48,572.43	71,584.00
Expense														
Accounting	230.00	449.00	200.00	305.00	264.00	395.00	435.00	230.00	0.00	0.00	0.00	0.00	2,508.00	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	4,000.00	0.00	0.00	0.00	0.00	34,985.99	48,000.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	116.00	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	1,253.98	0.00	0.00	0.00	0.00	2,979.96	4,200.00
Web Site	0.00	49.00	0.00	56.25	123.75	67.50	45.00	45.00	0.00	0.00	0.00	0.00	386.50	300.00
Total Expense	4,369.14	4,875.20	309.11	4,660.91	8,917.94	4,812.49	8,868.18	5,538.96	0.00	0.00	0.00	0.00	42,341.95	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	-6,450.87	0.00	0.00	0.00	0.00	6,230.48	7,932.00