

11:51 AM
10/04/24
Cash Basis

Clearview of Talent Homeowners Association
Balance Sheet
As of September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	12,082.98
Clearview HOA Reserve Acc 2424	12,645.56
Total Checking/Savings	24,728.54
Accounts Receivable	
Accounts Receivable	-8,935.94
Total Accounts Receivable	-8,935.94
Total Current Assets	15,792.60
TOTAL ASSETS	15,792.60
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-8,209.40
Net Income	1,172.04
Total Equity	15,792.60
TOTAL LIABILITIES & EQUITY	15,792.60

11:52 AM
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Clearview of Talent Homeowners Association
Profit & Loss
September 2024

	Sep 24
Income	
Water Reimbursement	399.74
HOA Dues	2,290.00
Interest Income	0.10
Total Income	2,689.84
Expense	
Accounting	200.00
Landscaping and Groundskeeping	6,617.19
Utilities	931.09
Total Expense	7,748.28
Net Income	-5,058.44

11:52 AM
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Clearview of Talent Homeowners Association
Profit & Loss
January through September 2024

	Jan - Sep 24
Income	
Water Reimbursement	438.95
Pre-Paid Discounts	-1,011.44
HOA Dues	52,277.66
Interest Income	0.82
Late Fees	56.28
Playground Equipment	-500.00
Total Income	51,262.27
Expense	
Accounting	2,708.00
Insurance Expense	1,020.50
Landscaping and Groundskeeping	41,603.18
Legal Fees	116.00
Repairs and Maintenance	105.00
Tax Preparation	190.00
Taxes & License	50.00
Utilities	3,911.05
Web Site	386.50
Total Expense	50,090.23
Net Income	1,172.04

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	399.74	0.00	0.00	0.00	438.95	-800.00
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	
HOA Dues	14,051.54	840.00	1,441.52	16,204.06	2,238.00	104.00	14,330.54	778.00	2,290.00	0.00	0.00	0.00	52,277.66	72,384.00
Interest Income	0.07	0.07	0.08	0.09	0.10	0.09	0.11	0.11	0.10	0.00	0.00	0.00	0.82	
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	16,118.43	2,238.10	1,304.09	14,153.32	-921.89	2,689.84	0.00	0.00	0.00	51,262.27	71,584.00
Expense														
Accounting	230.00	449.00	200.00	305.00	264.00	395.00	435.00	230.00	200.00	0.00	0.00	0.00	2,708.00	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	6,617.19	0.00	0.00	0.00	41,603.18	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	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	0.00	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	931.09	0.00	0.00	0.00	3,911.05	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	5,528.98	7,748.28	0.00	0.00	0.00	50,090.23	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	-5,058.44	0.00	0.00	0.00	1,172.04	7,932.00