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Clearview of Talent Homeowners Association

11/07/24

Balance Sheet

Cash Basis

As of October 31, 2024

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	11,863.03
Clearview HOA Reserve Acc 2424	14,037.56
Total Checking/Savings	25,900.59
Accounts Receivable	
Accounts Receivable	-2,234.95
Total Accounts Receivable	-2,234.95
Total Current Assets	23,665.64
TOTAL ASSETS	23,665.64
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-8,209.40
Net Income	9,045.08
Total Equity	23,665.64
TOTAL LIABILITIES & EQUITY	23,665.64

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11/07/24

Profit & Loss

Cash Basis

October 2024

	Oct 24
Income	
Water Reimbursement	122.90
Pre-Paid Discounts	-674.54
HOA Dues	13,830.48
Interest Income	0.12
Total Income	13,278.96
Expense	
Accounting	385.92
Insurance Expense	350.00
Landscaping and Groundskeeping	4,240.00
Utilities	440.00
Total Expense	5,415.92
Net Income	7,863.04

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Clearview of Talent Homeowners Association

11/07/24

Profit & Loss

Cash Basis

January through October 2024

	Jan - Oct 24
Income	
Water Reimbursement	561.85
Pre-Paid Discounts	-1,675.98
HOA Dues	66,108.14
Interest Income	0.94
Late Fees	56.28
Playground Equipment	-500.00
Total Income	64,551.23
Expense	
Accounting	3,093.92
Insurance Expense	1,370.50
Landscaping and Groundskeeping	45,843.18
Legal Fees	116.00
Repairs and Maintenance	105.00
Tax Preparation	190.00
Taxes & License	50.00
Utilities	4,351.05
Web Site	386.50
Total Expense	55,506.15
Net Income	9,045.08

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	399.74	122.90	0.00	0.00	561.85	
Pre-Paid Discounts	-663.44	0.00	0.00	-124.00	0.00	0.00	-214.00	0.00	0.00	-674.54	0.00	0.00	-1,675.98	-800.00
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	13,830.48	0.00	0.00	66,108.14	72,384.00
Interest Income	0.07	0.07	0.08	0.09	0.10	0.09	0.11	0.11	0.10	0.12	0.00	0.00	0.94	
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	14,163.32	-921.89	2,689.84	13,278.96	0.00	0.00	64,551.23	71,584.00
Expense														
Accounting	230.00	449.00	200.00	305.00	264.00	395.00	435.00	230.00	200.00	385.92	0.00	0.00	3,093.92	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	350.00	0.00	0.00	1,370.50	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	4,240.00	0.00	0.00	45,843.18	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	1,253.98	931.09	440.00	0.00	0.00	4,351.05	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	5,415.92	0.00	0.00	55,506.15	63,652.00
Net Income	9,029.57	-4,035.13	1,132.49	11,457.52	-6,679.84	-3,508.40	5,295.14	-6,450.87	-5,058.44	7,863.04	0.00	0.00	9,045.08	7,932.00