

2024 CCOA Annual Meeting – 4/23/2024

2023 Final Budget & 2024 Proposed Budget

2023 Beginning Balance	\$2,077.14
2023 Ending Balance	\$403.42

Income from Dues (FINAL):	\$3,129.55
<i>Income from Past Dues (FINAL):</i>	<i>\$114.50</i>

2023 Operating Expenses (FINAL):	\$4,917.77
<i>Banking Fees: \$86.76</i>	
<i>Common Area Grass Mowing: \$2,700.00</i>	
<i>Attorney Fees: \$1,500.00</i>	
<i>State Farm Insurance: \$516.00</i>	
<i>HOA Michigan Registry: \$95.00</i>	
<i>Office Supplies: \$20.01</i>	

2024 Income from Dues (based on 58 homes) <i>ESTIMATED</i> :	\$3,522.92
Income from Past Dues (<i>ESTIMATED</i>):	\$591.03

2024 Operating Expenses (<i>ESTIMATED</i>):	\$3,177.00
<i>Banking Fees: \$45.00</i>	
<i>Tree Removal/Common Area Grass Mowing: \$2,500.00</i>	
<i>Attorney Fees:</i>	
<i>Lien/Lien Release Fees: \$60.00</i>	
<i>State Farm Insurance: \$552.00</i>	
<i>HOA Michigan Registry: \$20.00</i>	
<i>Office Supplies:</i>	

2024 Ending Balance (<i>ESTIMATED</i>):	\$1,340.37
---	------------

2024 Dues Income <i>Received to Date</i> :	\$1,995.95
TOTAL Dues Income <i>Received to Date</i> :	\$2,537.05
<i>(includes past dues, lien fees, online bank fees, etc.)</i>	

Account Balance as of 4/22/24	\$2,673.17
--------------------------------------	-------------------

Acting Treasurer: Cheryl Griffin

CCOA Balance Sheet for 2024			< DEBITS >									
DATE	TRANSACTION	CHECK #	CHECK ACCT		INSURANCE	OFFICE	ATTORNEY	LIEN FEES	TOTAL	(CREDITS)	BALANCE	Reconciled
1/1/24	Beginning Balance \$403.42										\$ 403.42	
3/4/24	Merch Service Fees		\$ 39.95						\$ 39.95		\$ 363.47	✓
3/18/24	HOA Annual Dues								\$ -	\$ 60.74	\$ 424.21	✓
3/22/24	Merch Service Deposit								\$ -	\$ 0.01	\$ 424.22	✓
3/25/24	HOA Annual Dues								\$ -	\$ 489.36	\$ 913.58	✓
3/28/24	HOA Annual Dues								\$ -	\$ 182.22	\$ 1,095.80	✓
4/8/24	HOA Annual Dues								\$ -	\$ 48.83	\$ 1,144.63	✓
4/8/24	Merch Service Fees		\$ 2.35						\$ 2.35		\$ 1,142.28	✓
4/9/24	HOA Annual Dues								\$ -	\$ 607.40	\$ 1,749.68	✓
4/14/24	Albert Hilt (Grass)	1007		\$ 225.00					\$ 225.00		\$ 1,524.68	✓
4/18/24	HOA Annual Dues								\$ -	\$ 1,148.49	\$ 2,673.17	✓
4/23/24	HOA Annual Dues								\$ -	\$ 183.94	\$ 2,857.11	✓
5/1/24	HOA Annual Dues								\$ -	\$ 303.96	\$ 3,161.07	✓
5/7/24	HOA Annual Dues								\$ -	\$ 121.48	\$ 3,282.55	✓
5/7/24	Withdrawal / New Acct Open		\$ 50.00						\$ 50.00		\$ 3,232.55	✓
5/13/24	HOA Annual Dues								\$ -	\$ 48.83	\$ 3,281.38	✓
5/13/24	Merch Service Fees		\$ 2.35						\$ 2.35		\$ 3,279.03	✓
5/29/24	Account Closing 0185 / Transfer to New Account 7510		\$ 3,279.03						\$3,279.03		\$ 0.00	✓
			\$94.65	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$319.65	\$3,195.25	\$0.00	
5/14/24	Opening Balance #7510								\$ -	\$ 50.00	\$ 50.00	✓
5/22/24	Harland Clarke Checks					\$ 20.01			\$ 20.01		\$ 29.99	✓
5/29/24	Transfer from Account #0185								\$ -	\$ 3,279.03	\$ 3,309.02	✓
5/23/24	Isabella Pucetti	1100		\$ 375.00					\$ 375.00		\$ 2,934.02	✓
6/13/24	Nick Berry (Trailer use for Spring P/U & Disposal)	1101		\$ 90.90					\$ 90.90		\$ 2,843.12	✓
6/17/24	Bank Processing Fee		\$ 2.34						\$ 2.34		\$ 2,840.78	✓
6/24/24	Isabella Pucetti	1102		\$ 375.00					\$ 375.00		\$ 2,465.78	✓
6/27/24	Refund of Bank Processing Fee								\$ -	\$ 2.34	\$ 2,468.12	✓
7/17/24	HOA Annual Dues								\$ -	\$ 60.74	\$ 2,528.86	✓
7/24/24	Isabella Pucetti	1103		\$ 375.00					\$ 375.00		\$ 2,153.86	✓
7/30/24	State Farm	1104			\$ 516.00				\$ 516.00		\$ 1,637.86	✓
8/22/24	Isabella Pucetti	1105		\$ 375.00					\$ 375.00		\$ 1,262.86	✓
9/5/24	HOA Annual Dues								\$ -	\$ 61.00	\$ 1,323.86	✓
9/20/24	HOA Annual Dues								\$ -	\$ 239.52	\$ 1,563.38	✓
9/29/24	Isabella Pucetti	1106		\$ 375.00					\$ 375.00		\$ 1,188.38	✓
10/23/24	Isabella Pucetti	1107		\$ 125.00					\$ 125.00		\$ 1,063.38	✓
11/4/24	HOA Annual Dues								\$ -	\$ 75.00	\$ 1,138.38	✓
11/24/24	Isabella Pucetti	1108		\$ 125.00					\$ 125.00		\$ 1,013.38	✓
			\$ -	\$ 2,215.90	\$ 516.00	\$ 20.01	\$ -	\$ -	\$ 2,751.91	\$ 436.26	\$ 1,013.38	✓
	2024 ANNUAL TOTAL		\$94.65	\$2,440.90	\$516.00	\$20.01	\$0.00	\$0.00	\$3,071.56	\$3,631.51	\$ 1,013.38	✓