2025 CCOA Annual Meeting – 4/30/2025
2024 Final Budget & 2025 Proposed Budget

2024 Beginning Balance		**$403.42**
2024 Ending Balance		**$1,013.38**

Income from Dues (FINAL): $2,892.22

Income from Past Dues (FINAL): $676.73

2024 Operating Expenses (FINAL): $3,071.56

- *Banking Fees: $94.65*
- *Common Area Grass Mowing: $2,440.90*
- *Attorney Fees: $0.00*
- *State Farm Insurance: $516.00*
- *HOA Michigan Registry: $0.00*
- *Office Supplies: $20.01*

2025 Income from Dues (based on 58 homes) *ESTIMATED*: $3,628.48

Income from Past Dues *(ESTIMATED)*: $1,113.08

2025 Operating Expenses *(ESTIMATED):* $4,452.00

- *Banking Fees: $0.00*
- *Tree Removal/Common Area Grass Mowing: $3,500.00*
- *Attorney Fees: $300.00*
- *Lien/Lien Release Fees: $60.00*
- *State Farm Insurance: $552.00*
- *HOA Michigan Registry: $40.00*
- *Office Supplies: $0.00*

2025 Ending Balance *(ESTIMATED)*: $1,302.94

2025 Dues Income *Received to Date*: $2,629.64
TOTAL Dues Income *Received to Date*: $2,939.71
(includes past dues, lien fees, online bank fees, etc.)

Account Balance as of 4/30/25 $3,840.53

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	Withdrawl / 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**	☑

Acting Treasurer: Cheryl Griffin