Laura St Townhomes Clearwater
Homeowners Assoc Inc.

BALANCE SHEET

As of: 04/30/2025

Assets

Account #	Account Name	Total
Asset		
100000	Operating Checking - Truist *1767	$93,110.77
115000	Petty Cash	$500.00
	ASSET TOTAL:	$93,610.77
Accounts Receivable		
130000	Maintenance Fees Receivable	$2,734.26
135000	Misc Chargebacks	$616.50
	ACCOUNTS RECEIVABLE TOTAL:	$3,350.76
Reserve Assets		
140000	Reserve Checking - Truist *1775	$61,018.13
	RESERVE ASSETS TOTAL:	$61,018.13
Current Operating Assets		
150000	Prepaid Insurance	$8,722.82
	CURRENT OPERATING ASSETS TOTAL:	$8,722.82
	TOTAL ASSETS:	$166,702.48

Liabilities

Account #	Account Name	Total
Operating Liabilities		
220000	Accounts Payable	$1,267.20
230000	Prepaid Assessments	$2,129.00
	OPERATING LIABILITIES TOTAL:	$3,396.20
Reserves		
250000	Pavers Reserve	$7,938.93
251000	Painting Reserve	$50,545.86
252000	Roof Reserve	$3,663.05
253000	Pool Reserve	$13,839.41
253100	Pool Equipment Reserve	$897.05
253200	Pool Pavers Reserve	$101.71
255000	Pressure Washing Reserve	$3,328.21
256000	Fire Alarm System Reserve	$640.00
257000	Balcony Railing Reserve	$250.00

Account #	Account Name	Total
258000	Pavement Resurface Reserve	$53.32
259000	Lighting Reserve	$10.00
260000	Fencing Reserve	$586.64
261000	Awnings Reserve	$893.78
262000	Wall Reserve	$11,009.66
263000	Stormwater Maintenance Reserve	($3,851.68)
270000	Electrical Reserve	$4,381.51
291000	Deferred Maint Reserve	($33,271.66)
295000	Interest Reserve	$2.34
	RESERVES TOTAL:	$61,018.13
	TOTAL LIABILITIES:	$64,414.33

Equity

Account #	Account Name	Total
Equity		
399999	Fund Balance	$110,722.78
	EQUITY TOTAL:	$110,722.78
	Current Year Net Income/(Loss)	($8,434.63)
	TOTAL EQUITY:	$102,288.15
	TOTAL LIABILITIES AND EQUITY:	$166,702.48

Laura St Townhomes Clearwater Homeowners Assoc Inc.

INCOME STATEMENT

Start: 04/01/2025 | End: 04/30/2025

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
401000 Maintenance Fee Income	9,180.00	9,180.09	(0.09)	36,720.00	36,720.36	(0.36)	110,161.04
421000 Interest Income - Oper	0.77	0.00	0.77	3.06	0.00	3.06	0.00
425000 Reserve Interest Income	0.50	0.00	0.50	1.99	0.00	1.99	0.00
437000 Application Fees	0.00	0.00	0.00	125.00	0.00	125.00	0.00
440000 NSF Fee	0.00	0.00	0.00	(12.00)	0.00	(12.00)	0.00
Income Total	**9,181.27**	**9,180.09**	**1.18**	**36,838.05**	**36,720.36**	**117.69**	**110,161.04**
Total Income	**9,181.27**	**9,180.09**	**1.18**	**36,838.05**	**36,720.36**	**117.69**	**110,161.04**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Administrative Expenses							
512000 Copies / Printing / Supplies	33.00	125.00	92.00	254.70	500.00	245.30	1,500.00
513000 Postage	0.00	8.33	8.33	0.00	33.32	33.32	100.00
520000 CPA Services	0.00	54.17	54.17	0.00	216.68	216.68	650.00
521000 Credit Investigation	0.00	13.33	13.33	50.00	53.32	3.32	160.00
525000 Legal / Professional	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
526000 Licenses and Fees	70.00	0.00	(70.00)	70.00	0.00	(70.00)	0.00
530000 Management Fee	760.00	997.92	237.92	3,040.00	3,991.68	951.68	11,975.04
540000 Corp Annual Report	0.00	10.00	10.00	0.00	40.00	40.00	120.00
Administrative Expenses Total	**863.00**	**1,375.42**	**512.42**	**3,414.70**	**5,501.68**	**2,086.98**	**16,505.04**
Insurance Expenses							
590000 Insurance Premiums	2,357.25	2,357.25	0.00	9,429.00	9,429.00	0.00	28,287.00
Insurance Expenses Total	**2,357.25**	**2,357.25**	**0.00**	**9,429.00**	**9,429.00**	**0.00**	**28,287.00**
Building Maintenance Expenses							
610000 Building Maintenance	1,675.00	166.67	(1,508.33)	3,853.08	666.68	(3,186.40)	2,000.00
620000 Fire/Maint Contract	385.20	83.33	(301.87)	3,474.45	333.32	(3,141.13)	1,000.00
621000 Fire Monitoring Phone	80.00	68.75	(11.25)	319.94	275.00	(44.94)	825.00
625000 Extermination/Pest Control	200.00	441.67	241.67	400.00	1,766.68	1,366.68	5,300.00
626000 Termite Treatment	0.00	41.67	41.67	0.00	166.68	166.68	500.00
Building Maintenance Expenses Total	**2,340.20**	**802.09**	**(1,538.11)**	**8,047.47**	**3,208.36**	**(4,839.11)**	**9,625.00**
Grounds Maintenance Expenses							
630000 Landscaping Contract	802.00	798.33	(3.67)	2,406.00	3,193.32	787.32	9,580.00
630100 Grounds Maintenance	0.00	333.33	333.33	275.00	1,333.32	1,058.32	4,000.00
630200 Additional Landscaping	0.00	250.00	250.00	5,668.00	1,000.00	(4,668.00)	3,000.00
630300 Additional Tree Trimming	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
631000 Irrigation / Sprinkler Repairs	0.00	41.67	41.67	3,697.66	166.68	(3,530.98)	500.00
Grounds Maintenance Expenses Total	**802.00**	**1,548.33**	**746.33**	**12,046.66**	**6,193.32**	**(5,853.34)**	**18,580.00**
Pool/Clubhouse Expenses							
635000 Contracted Pool Maintenance	550.00	550.00	0.00	2,200.00	2,200.00	0.00	6,600.00

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
635100 Pool Repairs	0.00	41.67	41.67	0.00	166.68	166.68	500.00
635200 Pool Permit	0.00	14.58	14.58	0.00	58.32	58.32	175.00
Pool/Clubhouse Expenses Total	**550.00**	**606.25**	**56.25**	**2,200.00**	**2,425.00**	**225.00**	**7,275.00**
Utilities							
710000 Electricity	185.21	100.00	(85.21)	420.60	400.00	(20.60)	1,200.00
720000 Water and Sewer	809.88	583.33	(226.55)	2,106.18	2,333.32	227.14	7,000.00
727000 Trash Removal	469.07	375.00	(94.07)	1,876.28	1,500.00	(376.28)	4,500.00
Utilities Total	**1,464.16**	**1,058.33**	**(405.83)**	**4,403.06**	**4,233.32**	**(169.74)**	**12,700.00**
Reserve Transfers							
910000 Reserve Funding	1,432.45	1,432.42	(0.03)	5,729.80	5,729.68	(0.12)	17,189.00
911000 Reserve Interest Transfer	0.50	0.00	(0.50)	1.99	0.00	(1.99)	0.00
Reserve Transfers Total	**1,432.95**	**1,432.42**	**(0.53)**	**5,731.79**	**5,729.68**	**(2.11)**	**17,189.00**
Total Expense	**9,809.56**	**9,180.09**	**(629.47)**	**45,272.68**	**36,720.36**	**(8,552.32)**	**110,161.04**
Net Income	**(628.29)**	**0.00**	**(628.29)**	**(8,434.63)**	**0.00**	**(8,434.63)**	**0.00**