Financial Report for the May 20, 2026
Board of Directors meeting
Balances as of April 30, 2026

Bank/Financial Accounts

Community Bank – Operating Checking Account	$ 200.00
PNC Bank – Operating Checking Account	$ 91,912.49
Total Operating	**$ 92,112.49**
Community Bank – Road Repair Fund	$ 2,679.17
Community Bank – Building Fund	$ 3,566.62
Community Bank – Legal Fund	$ 2,747.23
Community Bank – Snow Removal Fund	$ 7,522.03
Total Reserve Accounts	**$ 16,515.05**
Total of All Accounts	**$108,627.54**

Accounts Receivable

2022 - 2025 HOA Dues, Late Fees, Collection Legal Fees, Violation Fees

Total Receivables	$41,216.29

Respectfully Submitted: 05/20/26 Tracy L. Hopkins, LPA, RTRP

Clearbrooke Estate HOA Inc.

2026 BUDGET

Category	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Balance Rem.	Total EXP
Accounting/Banking	19,200.00	1,158.29	1,369.01	1,102.31	1,125.24									14,445.15	4,754.85
Advertising/Copies	1,700.00													1,700.00	0.00
Insurance-Liability	1,500.00													1,500.00	0.00
Maintenance/Repairs	22,436.00	297.78	2,507.78	4,140.64	891.71									14,598.09	7,837.91
Community Building	4,872.00	711.00	469.49	428.55	345.31									2,917.65	1,954.35
Office Supplies	1,000.00		415.44											584.56	415.44
Postage	1,000.00													1,000.00	0.00
Purchases (& Website)	0.00													0.00	0.00
Rent/Lease	200.00				75.00									125.00	75.00
Taxes	25.00													25.00	0.00
Utilities	21,600.00	1,786.02	1,783.35	1,780.82	1,780.47									14,469.34	7,130.66
Welcome Committee	0.00													0.00	0.00
Miscellaneous	0.00													0.00	0.00
Legal / Collection Fees	3,177.00													3,177.00	0.00
Delinquent Members	2,000.00													2,000.00	0.00
Totals	**78,710.00**	3,953.09	6,545.07	7,452.32	4,217.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56,541.79	22,168.21
Unused Budget Total	56,541.79														56,541.79