

Heatherstone Village HOA
Balance Sheet
December 31, 2024

ASSETS

Current Assets		
Chase Checking	\$	7,163.54
Dollar Bank Checking		21,651.24
		<hr/>
Total Current Assets		28,814.78
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>28,814.78</u>

LIABILITIES AND CAPITAL

Current Liabilities		<hr/>
Total Current Liabilities		0.00
Long-Term Liabilities		<hr/>
Total Long-Term Liabilities		0.00
Total Liabilities		<hr/>
		0.00
Capital		
Retained Earnings	\$	13,889.96
Net Income		14,924.82
		<hr/>
Total Capital		28,814.78
		<hr/>
Total Liabilities & Capital	\$	<u>28,814.78</u>

Heatherstone Village HOA
Income Statement
For the Twelve Months Ending December 31, 2024

	Current Month		Year to Date	
Revenues				
Member Dues Income	\$ 32,215.00	100.00	\$ 32,215.00	100.00
Total Revenues	<u>32,215.00</u>	<u>100.00</u>	<u>32,215.00</u>	<u>100.00</u>
Cost of Sales				
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Gross Profit	<u>32,215.00</u>	<u>100.00</u>	<u>32,215.00</u>	<u>100.00</u>
Expenses				
Bank Fees	299.25	0.93	299.25	0.93
Legal Fees	700.00	2.17	700.00	2.17
Landscaping Fees	10,007.76	31.07	10,007.76	31.07
Tree Service Fees	1,700.00	5.28	1,700.00	5.28
Postage Expense	159.00	0.49	159.00	0.49
Post Office Box Expense	519.60	1.61	519.60	1.61
Supplies Expense	1,369.18	4.25	1,369.18	4.25
Insurance	1,639.00	5.09	1,639.00	5.09
Domain/Web Expense	58.71	0.18	58.71	0.18
Email Hosting	199.02	0.62	199.02	0.62
Publications	52.65	0.16	52.65	0.16
Property Taxes	586.01	1.82	586.01	1.82
Total Expenses	<u>17,290.18</u>	<u>53.67</u>	<u>17,290.18</u>	<u>53.67</u>
Net Income	<u>\$ 14,924.82</u>	<u>46.33</u>	<u>\$ 14,924.82</u>	<u>46.33</u>

Heatherstone Village HOA
Check Register
For the Period From Jan 1, 2024 to Dec 31, 2024

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1243	1/28/24	Kaman & Cusimano	10200	700.00
1242	1/29/24	Turf Pride Lawn Care	10200	357.68
1244	1/31/24	Lake County Treasur	10200	586.01
1245	5/7/24	MG Landscaping	10200	1,743.00
1246	5/10/24	Marc's	10200	179.54
1247	5/13/24	Marc's	10200	65.81
1248	5/17/24	USPS	10200	267.00
1250	5/29/24	MG Landscaping	10200	3,680.00
1249	5/30/24	Tree Worx	10200	1,100.00
1251	5/30/24	Staples	10200	152.54
1252	5/31/24	USPS	10200	159.00
1253	6/4/24	The News Herald	10200	52.65
1254	6/6/24	Staples	10200	17.67
2163320	7/3/24	Dollar Bank	10200	11.00
1255	7/15/24	MG Landscaping	10200	1,100.00
2163319(1256)	7/31/24	Travelers Insurance	10200	1,639.00
d005	8/22/24	Dollar Bank	10200	130.00
d006	8/22/24	Dollar Bank	10200	11.00
1258	8/30/24	MG Landscaping	10200	700.00
1259	8/30/24	MG Landscaping	10200	700.00
1260	8/31/24	Lowes	10200	181.73
1261	9/3/24	MG Landscaping	10200	700.00
1205	10/11/24	Staples	10200	625.94
rr1	10/14/24	RubberStamps.com	22000	32.28
1262	10/19/24	Staples	10200	174.14
rr2	10/23/24	Nicepage.com	22000	58.71
1221	10/25/24	Chase	10200	1,000.00
1263	11/11/24	MG Landscaping	10200	600.00
1264	11/13/24	Tree Worx	10200	600.00
d001	11/25/24	Staples	10000	244.81
d002	11/25/24	Staples	10000	42.79
d003	11/25/24	USPS	10000	219.00
d004	11/27/24	USPS	10000	33.60

Heatherstone Village HOA
Check Register
For the Period From Jan 1, 2024 to Dec 31, 2024

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
d005	11/28/24	RubberStamps.com	10000	66.20
1257	11/30/24	Electronic Fortress In	10200	199.02
1265	11/30/24	Russell Rancourt	10200	90.99
d006	12/6/24	Deluxe Check Printin	10000	147.25
d007	12/6/24	Staples	10000	12.81
Total				<u>18,381.17</u>

On 14 OCT 2024, we purchased new rubber stamps from the rubberstamps.com website.
On 23 OCT 2024, we purchased a software license for the website creation/management software from the Nicepage.com website.
At that time, the HOA did not have any capability to make an online payment, so Russ used his own credit card for those two payments, totaling 90.99.
On 30 NOV 2024, the HOA reimbursed Russ \$90.99 for the two purchases on his credit card.

On 25 OCT 2024, the HOA opened a checking account at Chase, for better financial flexibility, including direct deposit capability, and better transaction tracking in the accounting software. Check 1221 from the Dollar Bank account was a transfer of funds (\$1000) to open the new Chase account.

The Chase account also provided the HOA with a debit card that can be used for POS and online transactions, when needed. We used that capability on 25-28 NOV 2024, when we made purchases with Staples, USPS, and rubberstamps.com.

On 30 NOV 2024, the HOA made a check payment to Electronic Fortress Inc., for \$199.02, in payment of an annual invoice for the provision of our hosted Exchange email account (trustees@heatherstonevillage.com), with virus/malware protection, spam filtering, and full email archiving for legal purposes. Electronic Fortress Inc., a company which belongs to Russ, is providing the hosting of the Heatherstone website at no charge to the HOA, but is required to pay a third-party vendor for the provision of the email account. So, the HOA will pay that one invoice each year in November, to cover that cost.

These notes are presented to clear up any confusion about why the HOA has made a payment to a trustee, or to his company.
Now that we have the debit card, there should be no need for a trustee to pay for any HOA expense out of pocket, eliminating any required reimbursement moving forward. The annual invoice for the email account will continue.

If you have any questions about these matters, please send an email to trustees@heatherstonevillage.com.



JPMorgan Chase Bank, N.A.
 P O Box 182051
 Columbus, OH 43218 - 2051

November 30, 2024 through December 31, 2024

Account Number: [REDACTED]

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
 Service Center: **1-800-242-7338**
 Para Espanol: **1-888-622-4273**
 International Calls: **1-713-262-1679**
 We accept operator relay calls



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HEATHERSTONE VILLAGE HOMEOWNERS
 ASSOCIATION
 1110 DARTMOUTH DR
 PAINESVILLE OH 44077-5287

A reminder about incoming wire transfer fees

Due to a systems issue, we may not have charged you for all incoming wires in the past. On or after March 23, 2025, wire transfer fees will be charged for incoming wires in accordance with your Chase Deposit Account Agreement.

Please visit chase.com/business/disclosures and review the Additional Banking Services and Fees document for more details.

Please note, we don't charge incoming wire transfer fees for Chase Performance Business Checking®, Chase Performance Business Checking with Interest®, Chase Platinum Business CheckingSM, Chase Business Complete CheckingSM accounts when transfer is originally sent with the help of a Chase banker or using chase.com or Chase Mobile, Chase Business Complete CheckingSM accounts with Military Banking Benefits, IOLTA, IOTA, IOLA, IBRETA, IOREBTA, IRETA, COLTAF, CARHOF, UARHOFSM, Client Funds CheckingSM and Client Funds SavingsSM accounts.

If you have any questions, call the number on this statement.

CHECKING SUMMARY

Chase Business Complete Checking

	INSTANCES	AMOUNT
Beginning Balance		\$2,493.60
Deposits and Additions	9	4,505.00
ATM & Debit Card Withdrawals	1	-12.81
Electronic Withdrawals	1	-147.25
Ending Balance	11	\$6,838.54

Congratulations, we waived the \$15 Monthly Service Fee for this statement period, based on your qualifying activity.

How to Avoid the Monthly Service Fee (MSF)

If you meet any of the following qualifying activities for this Chase Business Complete CheckingSM account in a statement period, we will waive the \$15 MSF.

Here's the business activity we used to determine if you qualified for the MSF waiver:

- **\$2,000 Minimum Daily Ending Balance:** Your lowest daily ending balance was \$2,493.60.
- **\$2,000 Chase Payment SolutionsSM Activity:** \$0.00 was deposited into this account.
- **\$2,000 Chase Ink[®] Business Card Activity:** \$0.00 was your total Ink activity.

You can also avoid the MSF if you:

- Maintain a linked Chase Private Client CheckingSM account OR
- Meet Chase Military Banking requirements

For complete details on all requirements to avoid the MSF, please review the Additional Banking Services and Fees for Business Accounts at chase.com/business/disclosures or visit a Chase branch.



November 30, 2024 through December 31, 2024

Account Number: [REDACTED]

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
12/05	Remote Online Deposit 9	\$605.00
12/06	Remote Online Deposit 9	930.00
12/09	Remote Online Deposit 9	630.00
12/09	Remote Online Deposit 9	395.00
12/11	Remote Online Deposit 9	400.00
12/13	Remote Online Deposit 9	130.00
12/23	Remote Online Deposit 9	260.00
12/24	Remote Online Deposit 9	625.00
12/31	Remote Online Deposit 9	530.00
Total Deposits and Additions		\$4,505.00

ATM & DEBIT CARD WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
12/06	Card Purchase With Pin 12/06 Staples 0939 Mentor OH Card 0709	\$12.81
Total ATM & Debit Card Withdrawals		\$12.81

ATM & DEBIT CARD SUMMARY

Russell J Rancourt Card 0709

Total ATM Withdrawals & Debits	\$0.00
Total Card Purchases	\$12.81
Total Card Deposits & Credits	\$0.00

ATM & Debit Card Totals

Total ATM Withdrawals & Debits	\$0.00
Total Card Purchases	\$12.81
Total Card Deposits & Credits	\$0.00

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
12/10	Orig CO Name:Deluxe Small Bus Orig ID:A410216800 Desc Date: CO Entry Descr:EDI/ACH Sec:CTX Trace#:042000012245770 Eed:241210 Ind ID:17082001443487 Ind Name:0008Heatherstone Vil Trn: 3452245770Tc	\$147.25
Total Electronic Withdrawals		\$147.25

DAILY ENDING BALANCE

DATE	AMOUNT
12/05	\$3,098.60
12/06	4,015.79
12/09	5,040.79
12/10	4,893.54
12/11	5,293.54
12/13	5,423.54
12/23	5,683.54
12/24	6,308.54
12/31	6,838.54



November 30, 2024 through December 31, 2024

Account Number: [REDACTED]

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

Call us at 1-866-564-2262 or write us at the address on the front of this statement immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

For business accounts, see your deposit account agreement or other applicable agreements that govern your account for details.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC FUNDS TRANSFERS: Contact us immediately if your statement is incorrect or if you need more information about any non-electronic funds transfers on this statement. For more details, see your deposit account agreement or other applicable agreements that govern your account.

JPMorgan Chase Bank, N.A. Member FDIC





November 30, 2024 through December 31, 2024

Account Number: [REDACTED]

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HEATHERSTONE VILLAGE HOME OWNERS ASSO
 PO BOX 1321
 PAINESVILLE OH 44077-8321

ACCOUNT NUMBER [REDACTED]
 STATEMENT DATE 12/01/24 THRU 12/31/24
 PAINESVILLE TOWNSHIP OFFICE
 1209 MENTOR AVENUE
 (440) 352-6261

ACCOUNT SUMMARY				
	BALANCE LAST STATEMENT	DEPOSITS AND OTHER CREDITS	CHECKS AND OTHER DEBITS	BALANCE THIS STATEMENT
CHECKING	21,941.25	0.00	290.01	21,651.24

CHECKING ACTIVITY				
DATE	TRANSACTION DESCRIPTION	CARD #	DEBIT	CREDIT
12/06	CHECKS CLEARED		199.02	
12/13	CHECKS CLEARED		90.99	

LEDGER BALANCE BY DAY					
DATE	ENDING LEDGER	DATE	ENDING LEDGER	DATE	ENDING LEDGER
12/01	21,941.25	12/02	21,941.25	12/03	21,941.25
12/04	21,941.25	12/05	21,941.25	12/06	21,742.23
12/07	21,742.23	12/08	21,742.23	12/09	21,742.23
12/10	21,742.23	12/11	21,742.23	12/12	21,742.23
12/13	21,651.24	12/14	21,651.24	12/15	21,651.24
12/16	21,651.24	12/17	21,651.24	12/18	21,651.24
12/19	21,651.24	12/20	21,651.24	12/21	21,651.24
12/22	21,651.24	12/23	21,651.24	12/24	21,651.24
12/25	21,651.24	12/26	21,651.24	12/27	21,651.24
12/28	21,651.24	12/29	21,651.24	12/30	21,651.24
12/31	21,651.24				

SUMMARY OF ACTIVITY BY CATEGORY					
DEPOSITS AND OTHER CREDITS			CHECKS AND OTHER DEBITS		
DESCRIPTION	ITEMS	AMOUNT	DESCRIPTION	ITEMS	AMOUNT
			CHECKS	2	290.01
TOTAL DEP & OTHER CREDITS	0	0.00	TOTAL CHECKS & OTHER DEBITS	2	290.01

SEQUENTIAL CHECK LISTING							
DATE	CHECK #	SEQ #	CHK AMOUNT	DATE	CHECK #	SEQ #	CHK AMOUNT
12/06	1257	18001951	199.02	12/13	1265 *	18013780	90.99

* DENOTES A BREAK IN CHECK SEQUENCE NUMBERS