

Clearview of Talent Homeowners Association  
**Balance Sheet**  
As of November 30, 2023

	<u>Nov 30, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Key Bank 7649 Operating	18,593.68
Clearview HOA Reserve Acc 2424	8,390.85
<b>Total Checking/Savings</b>	<u>26,984.53</u>
<b>Accounts Receivable</b>	
Accounts Receivable	-8,032.40
<b>Total Accounts Receivable</b>	<u>-8,032.40</u>
<b>Total Current Assets</b>	<u>18,952.13</u>
<b>TOTAL ASSETS</b>	<u><u>18,952.13</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Balance Equity	22,829.96
Retained Earnings	-74.91
Net Income	-3,802.92
<b>Total Equity</b>	<u>18,952.13</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>18,952.13</u></u>

Clearview of Talent Homeowners Association  
**Profit & Loss**  
November 2023

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	<u>Nov 23</u>
<b>Income</b>	
HOA Dues	156.00
Interest Income	0.07
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<b>Total Income</b>	156.07
<b>Expense</b>	
Accounting	325.00
Insurance Expense	1,235.50
Landscaping and Groundskeeping	6,976.52
Repairs and Maintenance	267.00
Utilities	188.90
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<b>Total Expense</b>	8,992.92
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<b>Net Income</b>	<b><u><u>-8,836.85</u></u></b>

**Clearview of Talent Homeowners Association**  
**Profit & Loss**  
January through November 2023

	<u>Jan - Nov 23</u>
<b>Income</b>	
Transfer Fee	100.00
Pre-Paid Discounts	-773.36
HOA Dues	35,407.65
Interest Income	0.70
Late Fees	108.10
Playground Equipment	900.00
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<b>Total Income</b>	35,743.09
<b>Expense</b>	
Accounting	3,834.00
Administrative	74.92
Grant- Landscaping	0.00
Insurance Expense	2,001.00
Landscaping and Groundskeeping	24,519.47
Legal Fees	2,321.00
Office Supplies	10.00
Property Management	550.00
Repairs and Maintenance	1,989.40
Tax Preparation	175.00
Taxes & License	50.00
Utilities	3,950.42
Web Site	70.80
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<b>Total Expense</b>	39,546.01
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<b>Net Income</b>	<b>-3,802.92</b>