

**Clearview of Talent Homeowners Association**  
**Balance Sheet**  
As of February 29, 2024

|                                       | <u>Feb 29, 24</u>       |
|---------------------------------------|-------------------------|
| <b>ASSETS</b>                         |                         |
| <b>Current Assets</b>                 |                         |
| <b>Checking/Savings</b>               |                         |
| Key Bank 7649 Operating               | 25,274.94               |
| Clearview HOA Reserve Acc 2424        | 8,391.06                |
| <b>Total Checking/Savings</b>         | <u>33,666.00</u>        |
| <b>Accounts Receivable</b>            |                         |
| Accounts Receivable                   | -14,051.00              |
| <b>Total Accounts Receivable</b>      | <u>-14,051.00</u>       |
| <b>Total Current Assets</b>           | <u>19,615.00</u>        |
| <b>TOTAL ASSETS</b>                   | <u><u>19,615.00</u></u> |
| <b>LIABILITIES &amp; EQUITY</b>       |                         |
| <b>Equity</b>                         |                         |
| Opening Balance Equity                | 22,829.96               |
| Retained Earnings                     | -8,209.40               |
| Net Income                            | 4,994.44                |
| <b>Total Equity</b>                   | <u>19,615.00</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><u>19,615.00</u></u> |

8:22 AM  
03/08/24  
Cash Basis

**Clearview of Talent Homeowners Association**  
**Profit & Loss**  
February 2024

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|                                | <u>Feb 24</u>           |
|--------------------------------|-------------------------|
| <b>Income</b>                  |                         |
| HOA Dues                       | 840.00                  |
| Interest Income                | 0.07                    |
| <b>Total Income</b>            | <u>840.07</u>           |
| <b>Expense</b>                 |                         |
| Accounting                     | 449.00                  |
| Landscaping and Groundskeeping | 4,000.00                |
| Tax Preparation                | 190.00                  |
| Utilities                      | 187.20                  |
| Web Site                       | 49.00                   |
| <b>Total Expense</b>           | <u>4,875.20</u>         |
| <b>Net Income</b>              | <u><u>-4,035.13</u></u> |

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03/08/24  
Cash Basis

**Clearview of Talent Homeowners Association**  
**Profit & Loss**  
**January through February 2024**

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|                                | <u>Jan - Feb 24</u>    |
|--------------------------------|------------------------|
| <b>Income</b>                  |                        |
| Pre-Paid Discounts             | -663.44                |
| HOA Dues                       | 14,891.54              |
| Interest Income                | 0.14                   |
| Late Fees                      | 10.54                  |
|                                | <hr/>                  |
| <b>Total Income</b>            | <b>14,238.78</b>       |
| <b>Expense</b>                 |                        |
| Accounting                     | 679.00                 |
| Landscaping and Groundskeeping | 8,000.00               |
| Repairs and Maintenance        | 45.00                  |
| Tax Preparation                | 190.00                 |
| Taxes & License                | 50.00                  |
| Utilities                      | 231.34                 |
| Web Site                       | 49.00                  |
|                                | <hr/>                  |
| <b>Total Expense</b>           | <b>9,244.34</b>        |
| <b>Net Income</b>              | <b><u>4,994.44</u></b> |