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01/09/25

Cash Basis

Clearview of Talent Homeowners Association

Balance Sheet

As of December 31, 2024

	Dec 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	6,225.32
Clearview HOA Reserve Acc 2424	14,037.79
Total Checking/Savings	20,263.11
Accounts Receivable	
Accounts Receivable	-4,067.43
Total Accounts Receivable	-4,067.43
Total Current Assets	16,195.68
TOTAL ASSETS	16,195.68
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-8,209.40
Net Income	1,575.12
Total Equity	16,195.68
TOTAL LIABILITIES & EQUITY	16,195.68

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Cash Basis

Clearview of Talent Homeowners Association

Profit & Loss

December 2024

	Dec 24
Income	
Water Reimbursement	7.55
HOA Dues	516.00
Interest Income	0.12
Total Income	523.67
Expense	
Accounting	410.00
Administrative	28.00
Insurance Expense	885.50
Landscaping and Groundskeeping	4,103.00
Utilities	193.67
Web Site	131.05
Total Expense	5,751.22
Net Income	-5,227.55

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Clearview of Talent Homeowners Association

01/09/25

Profit & Loss

Cash Basis

January through December 2024

	Jan - Dec 24
Income	
Water Reimbursement	720.26
Pre-Paid Discounts	-1,675.98
HOA Dues	69,196.43
Interest Income	1.17
Late Fees	56.28
Playground Equipment	-500.00
Total Income	67,798.16
Expense	
Accounting	3,738.92
Administrative	28.00
Insurance Expense	2,256.00
Landscaping and Groundskeeping	53,946.18
Legal Fees	116.00
Repairs and Maintenance	105.00
Tax Preparation	190.00
Taxes & License	50.00
Utilities	5,275.39
Web Site	517.55
Total Expense	66,223.04
Net Income	1,575.12

Clearview of Talent Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2024

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Cash Basis

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan - Dec 24	Budget
Income														
Water Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	39.21	0.00	399.74	122.90	150.86	7.55	720.26	-800.00
Pre-Paid Discounts	-663.44	0.00	0.00	-124.00	0.00	0.00	-214.00	0.00	0.00	-674.54	0.00	0.00	-1,675.98	
HOA Dues	14,051.54	840.00	1,441.52	16,204.06	2,238.00	104.00	14,330.54	778.00	2,290.00	13,830.48	2,572.29	516.00	69,196.43	72,384.00
Interest Income	0.07	0.07	0.08	0.09	0.10	0.09	0.11	0.11	0.10	0.12	0.11	0.12	1.17	
Late Fees	10.54	0.00	0.00	38.28	0.00	0.00	7.46	0.00	0.00	0.00	0.00	0.00	56.28	
Playground Equipment	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	-1,700.00	0.00	0.00	0.00	0.00	-500.00	
Total Income	13,398.71	840.07	1,441.60	16,118.43	2,238.10	1,304.09	14,163.32	-921.89	2,689.84	13,278.96	2,723.26	523.67	67,798.16	71,584.00
Expense														
Accounting	230.00	449.00	200.00	305.00	264.00	395.00	435.00	230.00	200.00	385.92	235.00	410.00	3,738.92	4,200.00
Administrative	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.00	28.00	75.00
Insurance Expense	0.00	0.00	0.00	0.00	255.00	0.00	765.50	0.00	0.00	350.00	0.00	885.50	2,256.00	3,012.00
Landscaping and Groundskeeping	4,000.00	4,000.00	0.00	4,185.00	8,092.00	4,000.00	6,708.99	4,000.00	6,617.19	4,240.00	4,000.00	4,103.00	53,946.18	48,000.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	116.00	0.00	0.00	0.00	0.00	0.00	0.00	116.00	1,500.00
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
Repairs and Maintenance	45.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00	2,100.00
Tax Preparation	0.00	190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00	190.00
Taxes & License	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00
Utilities	44.14	187.20	109.11	114.66	123.19	233.99	913.69	1,253.98	931.09	440.00	730.67	193.67	5,275.39	4,200.00
Web Site	0.00	49.00	0.00	56.25	123.75	67.50	45.00	45.00	0.00	0.00	0.00	131.05	517.55	300.00
Total Expense	4,369.14	4,875.20	309.11	4,650.91	8,917.94	4,812.49	8,868.18	5,528.98	7,748.26	5,415.92	4,965.67	5,751.22	66,223.04	63,652.00
Net Income	9,029.57	-4,035.13	1,132.49	11,457.52	-6,679.84	-3,508.40	5,295.14	-6,450.87	-5,058.44	7,863.04	-2,242.41	-5,227.55	1,575.12	7,932.00

TOTAL