

10:42 AM
05/20/25
Cash Basis

Clearview of Talent Homeowners Association
Balance Sheet
As of April 30, 2025

| | <u>Apr 30, 25</u> |
|---------------------------------------|-------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Key Bank 7649 Operating | 10,654.13 |
| Clearview HOA Reserve Acc 2424 | 16,792.56 |
| Total Checking/Savings | <u>27,446.69</u> |
| Accounts Receivable | |
| Accounts Receivable | -7,467.90 |
| Total Accounts Receivable | <u>-7,467.90</u> |
| Total Current Assets | <u>19,978.79</u> |
| TOTAL ASSETS | <u><u>19,978.79</u></u> |
| LIABILITIES & EQUITY | |
| Equity | |
| Opening Balance Equity | 22,829.96 |
| Retained Earnings | -6,634.28 |
| Net Income | 3,783.11 |
| Total Equity | <u>19,978.79</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>19,978.79</u></u> |

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Clearview of Talent Homeowners Association
Profit & Loss
April 2025

| | <u>Apr 25</u> |
|--------------------------------|------------------|
| Income | |
| Power Reimbursement | 23.63 |
| Water Reimbursement | 8.88 |
| Transfer Fee | 50.00 |
| Pre-Paid Discounts | -83.00 |
| HOA Dues | 14,593.05 |
| Interest Income | 0.13 |
| Late Fees | 9.43 |
| | <hr/> |
| Total Income | 14,602.12 |
| | <hr/> |
| Gross Profit | 14,602.12 |
| | <hr/> |
| Expense | |
| Accounting | 505.00 |
| Landscaping and Groundskeeping | 7,375.00 |
| Utilities | 132.36 |
| Web Site | 97.00 |
| | <hr/> |
| Total Expense | 8,109.36 |
| | <hr/> |
| Net Income | 6,492.76 |
| | <hr/> <hr/> |

10:42 AM
05/20/25
Cash Basis

Clearview of Talent Homeowners Association
Profit & Loss
January through April 2025

| | <u>Jan - Apr 25</u> |
|--------------------------------|---------------------|
| Income | |
| Power Reimbursement | 24.45 |
| Landscaping Reimbursement | 223.45 |
| Water Reimbursement | 24.50 |
| Transfer Fee | 50.00 |
| Pre-Paid Discounts | -591.46 |
| HOA Dues | 32,611.00 |
| Interest Income | 0.51 |
| Late Fees | 30.56 |
| | <hr/> |
| Total Income | 32,373.01 |
| | <hr/> |
| Gross Profit | 32,373.01 |
| | <hr/> |
| Expense | |
| Accounting | 1,813.00 |
| Landscaping and Groundskeeping | 25,705.00 |
| Miscellaneous | 2.00 |
| Tax Preparation | 200.00 |
| Utilities | 362.15 |
| Web Site | 507.75 |
| | <hr/> |
| Total Expense | 28,589.90 |
| | <hr/> |
| Net Income | 3,783.11 |
| | <hr/> <hr/> |

Clearview of Talent Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2025

| | TOTAL | | | | | | | | | | | | | |
|--------------------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|------------------|
| | Jan 25 | Feb 25 | Mar 25 | Apr 25 | May 25 | Jun 25 | Jul 25 | Aug 25 | Sep 25 | Oct 25 | Nov 25 | Dec 25 | Jan - Dec 25 | Budget |
| Income | | | | | | | | | | | | | | |
| Power Reimbursement | 0.00 | 0.00 | 0.82 | 23.63 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 24.45 | |
| Landscaping Reimbursement | 0.00 | 223.45 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 223.45 | |
| Water Reimbursement | 0.00 | 7.81 | 7.81 | 8.88 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 24.50 | |
| Transfer Fee | 0.00 | 0.00 | 0.00 | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50.00 | |
| Pre-Paid Discounts | -508.46 | 0.00 | 0.00 | -83.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -591.46 | |
| HOA Dues | 16,697.41 | 597.00 | 723.54 | 14,593.05 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 32,611.00 | 72,384.00 |
| Interest Income | 0.13 | 0.12 | 0.13 | 0.13 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.51 | |
| Late Fees | 21.13 | 0.00 | 0.00 | 9.43 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 30.56 | |
| Total Income | 16,210.21 | 828.38 | 732.30 | 14,602.12 | 0.00 | 32,373.01 | 72,384.00 |
| Gross Profit | 16,210.21 | 828.38 | 732.30 | 14,602.12 | 0.00 | 32,373.01 | 72,384.00 |
| Expense | | | | | | | | | | | | | | |
| Accounting | 380.00 | 552.00 | 376.00 | 505.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,813.00 | 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 | 0.00 | 0.00 | 75.00 |
| Insurance Expense | 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 | 3,012.00 |
| Landscaping and Groundskeeping | 10,330.00 | 4,000.00 | 4,000.00 | 7,375.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25,705.00 | 56,000.00 |
| Legal Fees | 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 | 1,500.00 |
| Miscellaneous | 0.00 | 0.00 | 2.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.00 | |
| 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 | 510.00 |
| Repairs and Maintenance | 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 | 2,100.00 |
| Tax Preparation | 0.00 | 200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 | 200.00 |
| Taxes & License | 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 | 50.00 |
| Utilities | 50.34 | 52.98 | 126.47 | 132.36 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 362.15 | 5,500.00 |
| Web Site | 135.00 | 202.50 | 73.25 | 97.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 507.75 | 2,200.00 |
| Total Expense | 10,895.34 | 5,007.48 | 4,577.72 | 8,109.36 | 0.00 | 28,589.90 | 75,347.00 |
| Net Income | 5,314.87 | -4,179.10 | -3,845.42 | 6,492.76 | 0.00 | 3,783.11 | -2,963.00 |