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06/04/25

Cash Basis

Clearview of Talent Homeowners Association

Balance Sheet

As of May 31, 2025

	<u>May 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	11,364.06
Clearview HOA Reserve Acc 2424	16,833.38
Total Checking/Savings	<u>28,197.44</u>
Accounts Receivable	
Accounts Receivable	-7,779.90
Total Accounts Receivable	<u>-7,779.90</u>
Total Current Assets	<u>20,417.54</u>
TOTAL ASSETS	<u><u>20,417.54</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-6,634.28
Net Income	4,221.86
Total Equity	<u>20,417.54</u>
TOTAL LIABILITIES & EQUITY	<u><u>20,417.54</u></u>

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Clearview of Talent Homeowners Association

06/04/25

Profit & Loss

Cash Basis

May 2025

	<u>May 25</u>
Income	
Power Reimbursement	245.39
Landscaping Reimbursement	3,460.44
Water Reimbursement	239.30
HOA Dues	1,361.16
Interest Income	0.14
Late Fees	6.84
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Total Income	5,313.27
Gross Profit	5,313.27
Expense	
Accounting	368.00
Insurance Expense	255.00
Landscaping and Groundskeeping	4,000.00
Repairs and Maintenance	70.00
Utilities	131.52
Web Site	52.00
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Total Expense	4,876.52
Net Income	<u>436.75</u>

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06/04/25

Cash Basis

Clearview of Talent Homeowners Association

Profit & Loss

January through May 2025

	<u>Jan - May 25</u>
Income	
Power Reimbursement	269.84
Landscaping Reimbursement	3,683.89
Water Reimbursement	263.80
Transfer Fee	50.00
Pre-Paid Discounts	-591.46
HOA Dues	33,974.16
Interest Income	0.65
Late Fees	37.40
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Total Income	37,688.28
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Gross Profit	37,688.28
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Expense	
Accounting	2,181.00
Insurance Expense	255.00
Landscaping and Groundskeeping	29,705.00
Miscellaneous	2.00
Repairs and Maintenance	70.00
Tax Preparation	200.00
Utilities	493.67
Web Site	559.75
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Total Expense	33,466.42
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Net Income	4,221.86
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**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	245.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	269.84	
Landscaping Reimbursement	0.00	223.45	0.00	0.00	3,460.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,683.89	
Water Reimbursement	0.00	7.81	7.81	8.88	239.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	263.80	
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	14,595.05	1,361.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,974.16	72,384.00
Interest Income	0.13	0.12	0.13	0.13	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.65	
Late Fees	21.13	0.00	0.00	9.43	6.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.40	
Total Income	16,210.21	828.38	732.30	14,604.12	5,313.27	0.00	37,688.28	72,384.00						
Gross Profit	16,210.21	828.38	732.30	14,604.12	5,313.27	0.00	37,688.28	72,384.00						
Expense														
Accounting	380.00	552.00	376.00	505.00	368.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,181.00	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	255.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255.00	3,012.00
Landscaping and Groundskeeping	10,330.00	4,000.00	4,000.00	7,375.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,705.00	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	70.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	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	131.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	493.67	5,500.00
Web Site	135.00	202.50	73.25	97.00	52.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	559.75	2,200.00
Total Expense	10,895.34	5,007.48	4,577.72	8,109.36	4,876.52	0.00	33,466.42	75,347.00						
	5,314.87	-4,179.10	-3,845.42	6,494.76	436.75	0.00	4,221.86	-2,963.00						