

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

	<u>Jun 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	6,861.00
Clearview HOA Reserve Acc 2424	16,833.52
Total Checking/Savings	<u>23,694.52</u>
Accounts Receivable	
Accounts Receivable	-8,697.48
Total Accounts Receivable	<u>-8,697.48</u>
Total Current Assets	<u>14,997.04</u>
TOTAL ASSETS	<u>14,997.04</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-6,634.28
Net Income	-1,198.64
Total Equity	<u>14,997.04</u>
TOTAL LIABILITIES & EQUITY	<u>14,997.04</u>

Clearview of Talent Homeowners Association
Profit & Loss
June 2025

	<u>Jun 25</u>
Income	
Power Reimbursement	23.06
Landscaping Reimbursement	223.45
Water Reimbursement	62.92
HOA Dues	652.62
Interest Income	0.14
	<hr/>
Total Income	962.19
	<hr/>
Gross Profit	962.19
Expense	
Accounting	300.00
Insurance Expense	765.50
Landscaping and Groundskeeping	4,860.00
Utilities	406.09
Web Site	52.00
	<hr/>
Total Expense	6,383.59
	<hr/>
Net Income	-5,421.40
	<hr/> <hr/>

10:42 AM

Clearview of Talent Homeowners Association

07/09/25

Profit & Loss

Cash Basis

January through June 2025

	<u>Jan - Jun 25</u>
Income	
Power Reimbursement	254.28
Landscaping Reimbursement	3,907.34
Water Reimbursement	365.34
Transfer Fee	50.00
Pre-Paid Discounts	-591.46
HOA Dues	34,627.68
Interest Income	0.79
Late Fees	37.40
	<hr/>
Total Income	38,651.37
	<hr/>
Gross Profit	38,651.37
	<hr/>
Expense	
Accounting	2,481.00
Insurance Expense	1,020.50
Landscaping and Groundskeeping	34,565.00
Miscellaneous	2.00
Repairs and Maintenance	70.00
Tax Preparation	200.00
Utilities	899.76
Web Site	611.75
	<hr/>
Total Expense	39,850.01
	<hr/>
Net Income	<u><u>-1,198.64</u></u>

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	206.77	23.06	0.00	0.00	0.00	0.00	0.00	0.00	254.28	
Landscaping Reimbursement	0.00	223.45	0.00	0.00	3,460.44	223.45	0.00	0.00	0.00	0.00	0.00	0.00	3,907.34	
Water Reimbursement	0.00	7.81	7.81	8.88	277.92	62.92	0.00	0.00	0.00	0.00	0.00	0.00	365.34	
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	14,595.95	1,361.16	652.62	0.00	0.00	0.00	0.00	0.00	0.00	34,627.68	72,384.00
Interest Income	0.13	0.12	0.13	0.13	0.14	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.79	
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	14,605.02	5,313.27	962.19	0.00	0.00	0.00	0.00	0.00	0.00	38,651.37	72,384.00
Gross Profit	16,210.21	828.38	732.30	14,605.02	5,313.27	962.19	0.00	0.00	0.00	0.00	0.00	0.00	38,651.37	72,384.00
Expense														
Accounting	380.00	552.00	376.00	505.00	368.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	2,481.00	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	765.50	0.00	0.00	0.00	0.00	0.00	0.00	1,020.50	3,012.00
Landscaping and Groundskeeping	10,330.00	4,000.00	4,000.00	7,375.00	4,000.00	4,860.00	0.00	0.00	0.00	0.00	0.00	0.00	34,565.00	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	406.09	0.00	0.00	0.00	0.00	0.00	0.00	899.76	5,500.00
Web Site	135.00	202.50	73.25	97.00	52.00	52.00	0.00	0.00	0.00	0.00	0.00	0.00	611.75	2,200.00
Total Expense	10,895.34	5,007.48	4,577.72	8,109.36	4,876.52	6,383.59	0.00	0.00	0.00	0.00	0.00	0.00	39,850.01	75,347.00
Net Income	5,314.87	-4,179.10	-3,845.42	6,495.66	436.75	-5,421.40	0.00	0.00	0.00	0.00	0.00	0.00	-1,198.64	-2,963.00