

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

	<u>Sep 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	4,325.66
Clearview HOA Reserve Acc 2424	18,162.76
Total Checking/Savings	<u>22,488.42</u>
Accounts Receivable	
Accounts Receivable	-5,774.65
Total Accounts Receivable	<u>-5,774.65</u>
Total Current Assets	<u>16,713.77</u>
TOTAL ASSETS	<u>16,713.77</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-6,634.28
Net Income	518.09
Total Equity	<u>16,713.77</u>
TOTAL LIABILITIES & EQUITY	<u>16,713.77</u>

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Clearview of Talent Homeowners Association

10/09/25

Profit & Loss

Cash Basis

September 2025

	<u>Sep 25</u>
Income	
Landscaping Reimbursement	257.34
Water Reimbursement	560.52
Transfer Fee	50.00
HOA Dues	832.05
Interest Income	0.15
Late Fees	7.09
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Total Income	1,707.15
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Gross Profit	1,707.15
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Expense	
Accounting	300.00
Landscaping and Groundskeeping	4,610.00
Utilities	2,078.02
Web Site	52.00
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Total Expense	7,040.02
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Net Income	-5,332.87
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Clearview of Talent Homeowners Association

10/09/25

Profit & Loss

Cash Basis

January through September 2025

	<u>Jan - Sep 25</u>
Income	
Power Reimbursement	868.66
Landscaping Reimbursement	6,775.06
Water Reimbursement	2,167.43
Transfer Fee	100.00
Pre-Paid Discounts	-625.46
HOA Dues	50,878.56
Interest Income	1.25
Late Fees	58.67
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Total Income	60,224.17
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Gross Profit	60,224.17
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Expense	
Accounting	3,503.00
Insurance Expense	1,020.50
Landscaping and Groundskeeping	47,255.00
Miscellaneous	2.00
Repairs and Maintenance	70.00
Tax Preparation	200.00
Utilities	6,932.83
Web Site	722.75
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Total Expense	59,706.08
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Net Income	518.09
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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	206.77	23.06	567.80	46.58	0.00	0.00	0.00	0.00	868.66	
Landscaping Reimbursement	0.00	223.45	0.00	0.00	3,460.44	223.45	2,163.48	446.90	257.34	0.00	0.00	0.00	6,775.06	
Water Reimbursement	0.00	7.81	7.81	8.88	277.92	62.92	667.44	574.13	560.52	0.00	0.00	0.00	2,167.43	
Transfer Fee	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	100.00	
Pre-Paid Discounts	-508.46	0.00	0.00	-83.00	0.00	0.00	-34.00	0.00	0.00	0.00	0.00	0.00	-625.46	
HOA Dues	16,697.41	597.00	723.54	14,595.95	1,361.16	652.62	13,986.48	1,432.35	832.05	0.00	0.00	0.00	50,878.56	72,384.00
Interest Income	0.13	0.12	0.13	0.13	0.14	0.14	0.15	0.16	0.15	0.00	0.00	0.00	1.25	
Late Fees	21.13	0.00	0.00	9.43	6.84	0.00	14.18	0.00	7.09	0.00	0.00	0.00	58.67	
Total Income	16,210.21	828.38	732.30	14,605.02	5,313.27	962.19	17,365.53	2,500.12	1,707.15	0.00	0.00	0.00	60,224.17	72,384.00
Gross Profit	16,210.21	828.38	732.30	14,605.02	5,313.27	962.19	17,365.53	2,500.12	1,707.15	0.00	0.00	0.00	60,224.17	72,384.00
Expense														
Accounting	380.00	552.00	376.00	505.00	368.00	300.00	300.00	422.00	300.00	0.00	0.00	0.00	3,503.00	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	4,080.00	4,000.00	4,610.00	0.00	0.00	0.00	47,255.00	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	1,899.41	2,055.64	2,078.02	0.00	0.00	0.00	6,932.83	5,500.00
Web Site	135.00	202.50	73.25	97.00	52.00	52.00	52.00	7.00	52.00	0.00	0.00	0.00	722.75	2,200.00
Total Expense	10,895.34	5,007.48	4,577.72	8,109.36	4,876.52	6,383.59	6,331.41	6,484.64	7,040.02	0.00	0.00	0.00	59,706.08	75,347.00
Net Income	5,314.87	-4,179.10	-3,845.42	6,495.66	436.75	-5,421.40	11,034.12	-3,984.52	-5,332.87	0.00	0.00	0.00	518.09	-2,963.00