

8:22 AM

Clearview of Talent Homeowners Association

11/10/25

Balance Sheet

Cash Basis

As of October 31, 2025

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	<u>Oct 31, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Key Bank 7649 Operating	14,123.79
Clearview HOA Reserve Acc 2424	19,462.99
	<hr/>
<b>Total Checking/Savings</b>	33,586.78
<b>Accounts Receivable</b>	
Accounts Receivable	-6,931.00
	<hr/>
<b>Total Accounts Receivable</b>	-6,931.00
	<hr/>
<b>Total Current Assets</b>	26,655.78
	<hr/>
<b>TOTAL ASSETS</b>	<b><u>26,655.78</u></b>
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<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Balance Equity	22,829.96
Retained Earnings	-6,634.28
Net Income	10,460.10
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<b>Total Equity</b>	26,655.78
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>26,655.78</u></b>
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8:22 AM

Clearview of Talent Homeowners Association

11/10/25

Profit & Loss

Cash Basis

October 2025

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	<u>Oct 25</u>
<b>Income</b>	
Power Reimbursement	75.15
Landscaping Reimbursement	223.45
Water Reimbursement	308.84
Transfer Fee	50.00
Pre-Paid Discounts	-50.00
HOA Dues	15,347.65
Interest Income	0.16
Late Fees	28.84
	<hr/>
<b>Total Income</b>	15,984.09
<b>Gross Profit</b>	15,984.09
<b>Expense</b>	
Bank Service Charges	20.00
Accounting	373.00
Landscaping and Groundskeeping	4,255.00
Utilities	1,319.58
Web Site	74.50
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<b>Total Expense</b>	6,042.08
<b>Net Income</b>	<u><u>9,942.01</u></u>

11:19 AM  
11/10/25  
Cash Basis

**Clearview of Talent Homeowners Association**  
**Profit & Loss**  
January through October 2025

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	<u>Jan - Oct 25</u>
<b>Income</b>	
Power Reimbursement	943.81
Landscaping Reimbursement	6,998.51
Water Reimbursement	2,476.27
Transfer Fee	150.00
Pre-Paid Discounts	-675.46
HOA Dues	66,226.21
Interest Income	1.41
Late Fees	87.51
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<b>Total Income</b>	<b>76,208.26</b>
<b>Gross Profit</b>	<b>76,208.26</b>
<b>Expense</b>	
Bank Service Charges	20.00
Accounting	3,876.00
Insurance Expense	1,020.50
Landscaping and Groundskeeping	51,510.00
Miscellaneous	2.00
Repairs and Maintenance	70.00
Tax Preparation	200.00
Utilities	8,252.41
Web Site	797.25
	<hr/>
<b>Total Expense</b>	<b>65,748.16</b>
<b>Net Income</b>	<b><u><u>10,460.10</u></u></b>

**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
<b>Income</b>														
Power Reimbursement	0.00	0.00	0.82	23.63	206.77	23.06	567.80	46.58	0.00	75.15	0.00	0.00	943.81	
Landscaping Reimbursement	0.00	223.45	0.00	0.00	3,460.44	223.45	2,163.48	446.90	257.34	223.45	0.00	0.00	6,998.51	
Water Reimbursement	0.00	7.81	7.81	8.88	277.92	62.92	667.44	574.13	560.52	308.84	0.00	0.00	2,476.27	
Transfer Fee	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00	50.00	0.00	0.00	150.00	
Pre-Paid Discounts	-508.46	0.00	0.00	-83.00	0.00	0.00	-34.00	0.00	0.00	-50.00	0.00	0.00	-675.46	
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	15,347.65	0.00	0.00	66,226.21	72,384.00
Interest Income	0.13	0.12	0.13	0.13	0.14	0.14	0.15	0.16	0.15	0.16	0.00	0.00	1.41	
Late Fees	21.13	0.00	0.00	9.43	6.84	0.00	14.18	0.00	7.09	28.84	0.00	0.00	87.51	
<b>Total Income</b>	<b>16,210.21</b>	<b>828.38</b>	<b>732.30</b>	<b>14,605.02</b>	<b>5,313.27</b>	<b>962.19</b>	<b>17,365.53</b>	<b>2,500.12</b>	<b>1,707.15</b>	<b>15,984.09</b>	<b>0.00</b>	<b>0.00</b>	<b>76,208.26</b>	<b>72,384.00</b>
<b>Gross Profit</b>	<b>16,210.21</b>	<b>828.38</b>	<b>732.30</b>	<b>14,605.02</b>	<b>5,313.27</b>	<b>962.19</b>	<b>17,365.53</b>	<b>2,500.12</b>	<b>1,707.15</b>	<b>15,984.09</b>	<b>0.00</b>	<b>0.00</b>	<b>76,208.26</b>	<b>72,384.00</b>
<b>Expense</b>														
Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	20.00	
Accounting	380.00	552.00	376.00	505.00	368.00	300.00	300.00	422.00	300.00	373.00	0.00	0.00	3,876.00	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	4,255.00	0.00	0.00	51,510.00	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	1,319.58	0.00	0.00	8,252.41	5,500.00
Web Site	135.00	202.50	73.25	97.00	52.00	52.00	52.00	7.00	52.00	74.50	0.00	0.00	797.25	2,200.00
<b>Total Expense</b>	<b>10,895.34</b>	<b>5,007.48</b>	<b>4,577.72</b>	<b>8,109.36</b>	<b>4,876.52</b>	<b>6,383.59</b>	<b>6,331.41</b>	<b>6,484.64</b>	<b>7,040.02</b>	<b>6,042.08</b>	<b>0.00</b>	<b>0.00</b>	<b>65,748.16</b>	<b>75,347.00</b>
<b>Net Income</b>	<b>5,314.87</b>	<b>-4,179.10</b>	<b>-3,845.42</b>	<b>6,495.66</b>	<b>436.75</b>	<b>-5,421.40</b>	<b>11,034.12</b>	<b>-3,984.52</b>	<b>-5,332.87</b>	<b>9,942.01</b>	<b>0.00</b>	<b>0.00</b>	<b>10,460.10</b>	<b>-2,963.00</b>