

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

	<u>Nov 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	11,222.86
Clearview HOA Reserve Acc 2424	19,463.15
Total Checking/Savings	<u>30,686.01</u>
Accounts Receivable	
Accounts Receivable	-7,179.00
Total Accounts Receivable	<u>-7,179.00</u>
Total Current Assets	<u>23,507.01</u>
TOTAL ASSETS	<u>23,507.01</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-6,634.28
Net Income	7,311.33
Total Equity	<u>23,507.01</u>
TOTAL LIABILITIES & EQUITY	<u>23,507.01</u>

3:27 PM

Clearview of Talent Homeowners Association

12/02/25

Profit & Loss

Cash Basis

November 2025

	<u>Nov 25</u>
Income	
Power Reimbursement	23.37
Water Reimbursement	56.22
Transfer Fee	50.00
HOA Dues	2,360.00
Interest Income	0.16
Late Fees	7.09
	<hr/>
Total Income	2,496.84
	<hr/>
Gross Profit	2,496.84
Expense	
Accounting	395.00
Insurance Expense	700.00
Landscaping and Groundskeeping	4,000.00
Utilities	543.61
Web Site	7.00
	<hr/>
Total Expense	5,645.61
	<hr/>
Net Income	-3,148.77
	<hr/> <hr/>

3:27 PM

Clearview of Talent Homeowners Association

12/02/25

Profit & Loss

Cash Basis

January through November 2025

	<u>Jan - Nov 25</u>
Income	
Power Reimbursement	967.18
Landscaping Reimbursement	6,998.51
Water Reimbursement	2,532.49
Transfer Fee	200.00
Pre-Paid Discounts	-675.46
HOA Dues	68,586.21
Interest Income	1.57
Late Fees	94.60
	<hr/>
Total Income	78,705.10
	<hr/>
Gross Profit	78,705.10
	<hr/>
Expense	
Bank Service Charges	20.00
Accounting	4,271.00
Insurance Expense	1,720.50
Landscaping and Groundskeeping	55,510.00
Miscellaneous	2.00
Repairs and Maintenance	70.00
Tax Preparation	200.00
Utilities	8,796.02
Web Site	804.25
	<hr/>
Total Expense	71,393.77
	<hr/>
Net Income	<u>7,311.33</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	567.80	46.58	0.00	75.15	23.37	0.00	967.18	
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	56.22	0.00	2,532.49	
Transfer Fee	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00	0.00	200.00	
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	2,360.00	0.00	68,586.21	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	0.16	0.00	1.57	
Late Fees	21.13	0.00	0.00	9.43	6.84	0.00	14.18	0.00	7.09	28.84	7.09	0.00	94.60	
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	15,984.09	2,496.84	0.00	78,705.10	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	15,984.09	2,496.84	0.00	78,705.10	72,384.00
Expense														
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	395.00	0.00	4,271.00	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	700.00	0.00	1,720.50	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	4,000.00	0.00	55,510.00	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	543.61	0.00	8,796.02	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	7.00	0.00	804.25	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	6,042.08	5,645.61	0.00	71,393.77	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	9,942.01	-3,148.77	0.00	7,311.33	-2,963.00