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# Clearview of Talent Homeowners Association

01/08/26

## Balance Sheet

Cash Basis

As of December 31, 2025

	<u>Dec 31, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Key Bank 7649 Operating	8,290.04
Clearview HOA Reserve Acc 2424	19,463.32
<b>Total Checking/Savings</b>	<u>27,753.36</u>
<b>Accounts Receivable</b>	
Accounts Receivable	-8,648.00
<b>Total Accounts Receivable</b>	<u>-8,648.00</u>
<b>Total Current Assets</b>	<u>19,105.36</u>
<b>TOTAL ASSETS</b>	<u><u>19,105.36</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Opening Balance Equity	22,829.96
Retained Earnings	-6,634.28
Net Income	2,909.68
<b>Total Equity</b>	<u>19,105.36</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>19,105.36</u></u>

**Profit & Loss**

December 2025

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	<u>Dec 25</u>
<b>Income</b>	
Power Reimbursement	23.41
Landscaping Reimbursement	446.90
Water Reimbursement	9.06
Transfer Fee	100.00
HOA Dues	320.00
Interest Income	0.17
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<b>Total Income</b>	<b>899.54</b>
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<b>Gross Profit</b>	<b>899.54</b>
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<b>Expense</b>	
Accounting	320.00
Insurance Expense	785.50
Landscaping and Groundskeeping	4,000.00
Utilities	166.19
Web Site	29.50
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<b>Total Expense</b>	<b>5,301.19</b>
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<b>Net Income</b>	<b>-4,401.65</b>
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# Clearview of Talent Homeowners Association

01/08/26

## Profit & Loss

Cash Basis

January through December 2025

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	<u>Jan - Dec 25</u>
<b>Income</b>	
Power Reimbursement	990.59
Landscaping Reimbursement	7,445.41
Water Reimbursement	2,541.55
Transfer Fee	300.00
Pre-Paid Discounts	-675.46
HOA Dues	68,906.21
Interest Income	1.74
Late Fees	94.60
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<b>Total Income</b>	<b>79,604.64</b>
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<b>Gross Profit</b>	<b>79,604.64</b>
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<b>Expense</b>	
Bank Service Charges	20.00
Accounting	4,591.00
Insurance Expense	2,506.00
Landscaping and Groundskeeping	59,510.00
Miscellaneous	2.00
Repairs and Maintenance	70.00
Tax Preparation	200.00
Utilities	8,962.21
Web Site	833.75
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<b>Total Expense</b>	<b>76,694.96</b>
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<b>Net Income</b>	<b>2,909.68</b>
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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
<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	23.37	23.41	990.59	
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	446.90	7,445.41	
Water Reimbursement	0.00	7.81	7.81	8.88	277.92	62.92	667.44	574.13	560.52	308.84	56.22	9.06	2,541.55	
Transfer Fee	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00	100.00	300.00	
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	320.00	68,906.21	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	0.17	1.74	
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	
<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>2,496.84</b>	<b>899.54</b>	<b>79,604.64</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>2,496.84</b>	<b>899.54</b>	<b>79,604.64</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	395.00	320.00	4,591.00	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	785.50	2,506.00	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	4,000.00	59,510.00	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	408.09	1,899.41	2,055.64	2,078.02	1,319.58	543.61	166.19	8,962.21	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	29.50	833.75	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>6,363.59</b>	<b>6,331.41</b>	<b>6,484.64</b>	<b>7,040.02</b>	<b>6,042.08</b>	<b>5,645.61</b>	<b>5,301.19</b>	<b>76,694.96</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>-3,148.77</b>	<b>-4,401.65</b>	<b>2,909.68</b>	<b>-2,963.00</b>