

Clearview of Talent Homeowners Association
Balance Sheet
As of April 30, 2026

	Apr 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	17,347.41
Clearview HOA Reserve Acc 2424	22,368.99
Total Checking/Savings	39,716.40
Accounts Receivable	
Accounts Receivable	-10,333.08
Total Accounts Receivable	-10,333.08
Total Current Assets	29,383.32
TOTAL ASSETS	29,383.32
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-3,093.51
Net Income	9,646.87
Total Equity	29,383.32
TOTAL LIABILITIES & EQUITY	29,383.32

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Cash Basis

Clearview of Talent Homeowners Association

Profit & Loss

April 2026

	Apr 26
Income	
Power Reimbursement	23.78
Landscaping Reimbursement	223.45
Water Reimbursement	17.39
HOA Dues	14,082.48
Interest Income	0.19
Late Fees	13.84
Total Income	14,361.13
Gross Profit	14,361.13
Expense	
Accounting	310.00
Landscaping and Groundskeeping	4,000.00
Utilities	243.99
Web Site	52.00
Total Expense	4,605.99
Net Income	9,755.14

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Cash Basis

Clearview of Talent Homeowners Association

Profit & Loss

January through April 2026

	Jan - Apr 26
Income	
Power Reimbursement	23.78
Landscaping Reimbursement	893.80
Water Reimbursement	44.03
HOA Dues	31,742.99
Interest Income	0.70
Late Fees	27.86
Total Income	32,733.16
Gross Profit	32,733.16
Expense	
Accounting	1,336.00
Landscaping and Groundskeeping	20,780.00
Miscellaneous	0.00
Tax Preparation	225.00
Utilities	492.29
Web Site	253.00
Total Expense	23,086.29
Net Income	9,646.87