

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

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	12,505.97
Clearview HOA Reserve Acc 2424	22,369.36
Total Checking/Savings	34,875.33
Accounts Receivable	
Accounts Receivable	-13,345.55
Total Accounts Receivable	-13,345.55
Total Current Assets	21,529.78
TOTAL ASSETS	21,529.78
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-3,093.51
Net Income	1,793.33
Total Equity	21,529.78
TOTAL LIABILITIES & EQUITY	21,529.78

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Cash Basis

Clearview of Talent Homeowners Association

Profit & Loss

June 2026

	Jun 26
Income	
Power Reimbursement	46.25
Landscaping Reimbursement	223.45
Water Reimbursement	223.76
Transfer Fee	50.00
HOA Dues	1,144.00
Interest Income	0.18
Total Income	1,687.64
Gross Profit	1,687.64
Expense	
Accounting	345.00
Insurance Expense	765.50
Landscaping and Groundskeeping	4,185.00
Repairs and Maintenance	466.25
Utilities	998.28
Web Site	7.00
Total Expense	6,767.03
Net Income	-5,079.39

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Cash Basis

Clearview of Talent Homeowners Association

Profit & Loss

January through June 2026

	Jan - Jun 26
Income	
Power Reimbursement	96.92
Landscaping Reimbursement	1,340.70
Water Reimbursement	290.16
Transfer Fee	100.00
HOA Dues	35,092.52
Interest Income	1.07
Late Fees	34.78
Total Income	36,956.15
Gross Profit	36,956.15
Expense	
Accounting	2,015.00
Insurance Expense	765.50
Landscaping and Groundskeeping	29,030.00
Miscellaneous	0.00
Repairs and Maintenance	973.75
Tax Preparation	225.00
Utilities	1,841.57
Web Site	312.00
Total Expense	35,162.82
Net Income	1,793.33