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08/06/26

Cash Basis

Clearview of Talent Homeowners Association

Balance Sheet

As of July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	12,920.66
Clearview HOA Reserve Acc 2424	23,764.12
Total Checking/Savings	36,684.78
Accounts Receivable	
Accounts Receivable	-7,532.08
Total Accounts Receivable	-7,532.08
Total Current Assets	29,152.70
TOTAL ASSETS	29,152.70
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-3,093.51
Net Income	9,416.25
Total Equity	29,152.70
TOTAL LIABILITIES & EQUITY	29,152.70

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Profit & Loss

Cash Basis

July 2026

	Jul 26
Income	
Water Reimbursement	696.85
Transfer Fee	50.00
HOA Dues	14,912.31
Interest Income	0.20
Late Fees	35.73
Total Income	15,695.09
Gross Profit	15,695.09
Expense	
Accounting	350.00
Landscaping and Groundskeeping	4,297.50
Legal Fees	630.00
Miscellaneous	40.00
Utilities	2,657.67
Web Site	97.00
Total Expense	8,072.17
Net Income	7,622.92

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Cash Basis

Clearview of Talent Homeowners Association

Profit & Loss

January through July 2026

	Jan - Jul 26
Income	
Power Reimbursement	96.92
Landscaping Reimbursement	1,340.70
Water Reimbursement	987.01
Transfer Fee	150.00
HOA Dues	50,004.83
Interest Income	1.27
Late Fees	70.51
Total Income	52,651.24
Gross Profit	52,651.24
Expense	
Accounting	2,365.00
Insurance Expense	765.50
Landscaping and Groundskeeping	33,327.50
Legal Fees	630.00
Miscellaneous	40.00
Repairs and Maintenance	973.75
Tax Preparation	225.00
Utilities	4,499.24
Web Site	409.00
Total Expense	43,234.99
Net Income	9,416.25