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09/03/26

Cash Basis

Clearview of Talent Homeowners Association

Balance Sheet

As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Key Bank 7649 Operating	9,524.02
Clearview HOA Reserve Acc 2424	23,764.32
Total Checking/Savings	33,288.34
Accounts Receivable	
Accounts Receivable	-8,300.55
Total Accounts Receivable	-8,300.55
Total Current Assets	24,987.79
TOTAL ASSETS	24,987.79
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	22,829.96
Retained Earnings	-3,093.51
Net Income	5,251.34
Total Equity	24,987.79
TOTAL LIABILITIES & EQUITY	24,987.79

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Clearview of Talent Homeowners Association

Profit & Loss

August 2026

	Aug 26
Income	
Power Reimbursement	51.39
Landscaping Reimbursement	446.90
HOA Dues	2,298.53
Interest Income	0.20
Total Income	2,797.02
Gross Profit	2,797.02
Expense	
Accounting	351.00
Landscaping and Groundskeeping	4,000.00
Miscellaneous	285.00
Utilities	2,273.93
Web Site	52.00
Total Expense	6,961.93
Net Income	-4,164.91

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Clearview of Talent Homeowners Association

Profit & Loss

January through August 2026

	Jan - Aug 26
Income	
Power Reimbursement	148.31
Landscaping Reimbursement	1,787.60
Water Reimbursement	987.01
Transfer Fee	150.00
HOA Dues	52,303.36
Interest Income	1.47
Late Fees	70.51
Total Income	55,448.26
Gross Profit	55,448.26
Expense	
Accounting	2,716.00
Insurance Expense	765.50
Landscaping and Groundskeeping	37,327.50
Legal Fees	630.00
Miscellaneous	325.00
Repairs and Maintenance	973.75
Tax Preparation	225.00
Utilities	6,773.17
Web Site	461.00
Total Expense	50,196.92
Net Income	5,251.34