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Cash Basis

## Clearview of Talent Homeowners Association General Ledger As of December 31, 2023

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Key Bank 7649 Operating</b>								
Check	12/01/2023		City of Talent	Acc 7101 Bill ...	Utilities	-22.07	-22.07	18,593.68
Check	12/01/2023		City of Talent	Acc 7288 Bill ...	Utilities	-26.97	-26.97	18,571.61
Check	12/06/2023		Walsh Tax Services	Invoice 2080	Accounting	-200.00	-200.00	18,544.64
Deposit	12/07/2023			Deposit	-SPLIT-	212.00	212.00	18,344.64
Check	12/12/2023	1035	MC Facility Mainten...	VOID:	Repairs and M...	0.00	0.00	18,556.64
Check	12/13/2023		Bram Larrick	Reimburseme...	Web Site	-225.96	-225.96	18,330.68
Deposit	12/14/2023			Deposit	-SPLIT-	102.00	102.00	18,432.68
Check	12/19/2023		Pacific Power	Bill Date 12-1...	Utilities	-76.64	-76.64	18,432.68
Deposit	12/21/2023			Deposit	Undeposited F...	162.00	162.00	18,356.04
Check	12/27/2023		Olivia Landscape	Invoice 5562	Landscaping a...	-4,000.00	-4,000.00	18,518.04
Deposit	12/28/2023			Deposit	Undeposited F...	54.00	54.00	14,518.04
<b>Total Key Bank 7649 Operating</b>							<b>-4,021.64</b>	<b>14,572.04</b>
<b>Clearview HOA Reserve Acc 2424</b>								
Deposit	12/31/2023			Interest	Interest Income	0.07	0.07	8,390.85
<b>Total Clearview HOA Reserve Acc 2424</b>							<b>0.07</b>	<b>8,390.92</b>
<b>Accounts Receivable</b>								
Payment	12/07/2023	1223	DeCayette - 434 Wi...		Undeposited F...	-54.00	-54.00	-8,032.40
Payment	12/07/2023	1223	DeCayette - 434 Wi...		Undeposited F...	-54.00	54.00	-8,086.40
Payment	12/07/2023	5013	Kasper - 179 Poppy		Undeposited F...	-104.00	-104.00	-8,032.40
Payment	12/07/2023	1525	White - 124 Poppy		Undeposited F...	-54.00	54.00	-8,136.40
Payment	12/07/2023	1525	White - 124 Poppy		Undeposited F...	-54.00	-54.00	-8,082.40
Payment	12/14/2023	2034	Clearview Resi - 155...		Undeposited F...	-51.00	-51.00	-8,136.40
Payment	12/14/2023	2034	Clearview Resi - 155...		Undeposited F...	-51.00	51.00	-8,187.40
Payment	12/14/2023	2035	Clearview Resi - 123...		Undeposited F...	-51.00	-51.00	-8,136.40
Payment	12/14/2023	2035	Clearview Resi - 123...		Undeposited F...	-51.00	51.00	-8,187.40
Payment	12/21/2023	5224	Christensen - 239 W...		Undeposited F...	-162.00	-162.00	-8,136.40
Payment	12/28/2023	6197	White - 124 Poppy		Undeposited F...	-54.00	-54.00	-8,298.40
<b>Total Accounts Receivable</b>							<b>-320.00</b>	<b>-8,352.40</b>

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**General Ledger**  
**As of December 31, 2023**

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Undeposited Funds</b>								0.00
Payment	12/07/2023	1223	DeCayette - 434 Wi...		Accounts Rece...	54.00	54.00	54.00
Payment	12/07/2023	5013	Kasper - 179 Poppy		Accounts Rece...	104.00	104.00	158.00
Payment	12/07/2023	1525	White - 124 Poppy		Accounts Rece...	54.00	54.00	212.00
Deposit	12/07/2023	1223	DeCayette - 434 Wi...	Deposit	Key Bank 7649...	-54.00	-54.00	158.00
Deposit	12/07/2023	5013	Kasper - 179 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	54.00
Deposit	12/07/2023	1525	White - 124 Poppy	Deposit	Key Bank 7649...	-54.00	-54.00	0.00
Payment	12/14/2023	2034	Clearview Resi - 155...		Accounts Rece...	51.00	51.00	51.00
Payment	12/14/2023	2035	Clearview Resi - 123...		Accounts Rece...	51.00	51.00	102.00
Deposit	12/14/2023	2034	Clearview Resi - 155...	Deposit	Key Bank 7649...	-51.00	-51.00	51.00
Deposit	12/14/2023	2035	Clearview Resi - 123...	Deposit	Key Bank 7649...	-51.00	-51.00	0.00
Payment	12/21/2023	5224	Christensen - 239 W...		Accounts Rece...	162.00	162.00	162.00
Deposit	12/21/2023	5224	Christensen - 239 W...	Deposit	Key Bank 7649...	-162.00	-162.00	0.00
Payment	12/28/2023	6197	White - 124 Poppy		Accounts Rece...	54.00	54.00	54.00
Deposit	12/28/2023	6197	White - 124 Poppy	Deposit	Key Bank 7649...	-54.00	-54.00	0.00
<b>Total Undeposited Funds</b>							0.00	0.00
<b>Accumulated Depreciation</b>								0.00
<b>Total Accumulated Depreciation</b>								0.00
<b>Furniture and Equipment</b>								0.00
<b>Total Furniture and Equipment</b>								0.00
<b>Payroll Liabilities</b>								0.00
<b>Total Payroll Liabilities</b>								0.00
<b>Tenant Security Deposits Held</b>								0.00
<b>Total Tenant Security Deposits Held</b>								0.00
<b>Opening Balance Equity</b>								-22,829.96
<b>Total Opening Balance Equity</b>								-22,829.96
<b>Retained Earnings</b>								74.91
<b>Total Retained Earnings</b>								74.91
<b>Lien Income</b>								0.00
<b>Total Lien Income</b>								0.00
<b>Transfer Fee</b>								-100.00
<b>Total Transfer Fee</b>								-100.00
<b>Pre-Paid Discounts</b>								773.36
<b>Total Pre-Paid Discounts</b>								773.36

**Clearview of Talent Homeowners Association**  
**General Ledger**  
**As of December 31, 2023**

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>HOA Dues</b>								
Invoice	12/07/2023	404	DeCayette - 434 Wi...	Quarterly HO...	Accounts Rece...	-162.00	-54.00	-35,407.65
Invoice	12/07/2023	443	White - 124 Poppy	Quarterly HO...	Accounts Rece...	-162.00	-54.00	-35,461.65
Invoice	12/14/2023	398	Clearview Resi - 123...	Quarterly HO...	Accounts Rece...	-162.00	-51.00	-35,515.65
Invoice	12/14/2023	399	Clearview Resi - 155...	Quarterly HO...	Accounts Rece...	-162.00	-51.00	-35,566.65
<b>Total HOA Dues</b>							-210.00	-35,617.65
<b>Interest Income</b>								
Deposit	12/31/2023			Interest	Clearview HOA...	-0.07	-0.07	-0.70
<b>Total Interest Income</b>							-0.07	-0.77
<b>Late Fees</b>								
<b>Total Late Fees</b>								-108.10
<b>Playground Equipment</b>								
<b>Total Playground Equipment</b>								-900.00
<b>Bank Service Charges</b>								
<b>Total Bank Service Charges</b>								0.00
<b>Accounting</b>								
Check	12/06/2023		Walsh Tax Services	Invoice 2080	Key Bank 7649...	200.00	200.00	3,834.00
<b>Total Accounting</b>							200.00	4,034.00
<b>Administrative</b>								
<b>Total Administrative</b>								74.92
<b>Grant- Landscaping</b>								
<b>Total Grant- Landscaping</b>								0.00
<b>Insurance Expense</b>								
<b>Total Insurance Expense</b>								2,001.00
<b>Landscaping and Groundskeeping</b>								
Check	12/27/2023		Olivia Landscape	Invoice 5562	Key Bank 7649...	4,000.00	4,000.00	24,519.47
<b>Total Landscaping and Groundskeeping</b>							4,000.00	28,519.47
<b>Legal Fees</b>								
<b>Total Legal Fees</b>								2,321.00
<b>Miscellaneous</b>								
<b>Total Miscellaneous</b>								0.00
<b>Office Supplies</b>								
<b>Total Office Supplies</b>								10.00

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**Clearview of Talent Homeowners Association**  
**General Ledger**  
 As of December 31, 2023

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Property Management</b>								550.00
Total Property Management								550.00
<b>Repairs and Maintenance</b>								1,989.40
Check	12/12/2023	1035	MC Facility Mainten...	VOID:	Key Bank 7649...	0.00	0.00	1,989.40
Total Repairs and Maintenance							0.00	1,989.40
<b>Tax Preparation</b>								175.00
Total Tax Preparation								175.00
<b>Taxes &amp; License</b>								50.00
Total Taxes & License								50.00
<b>Utilities</b>								3,950.42
Check	12/01/2023		City of Talent	Acc 7101 Bill ...	Key Bank 7649...	22.07	22.07	3,972.49
Check	12/01/2023		City of Talent	Acc 7288 Bill ...	Key Bank 7649...	26.97	26.97	3,999.46
Check	12/19/2023		Pacific Power	Bill Date 12-1...	Key Bank 7649...	76.64	76.64	4,076.10
Total Utilities							125.68	4,076.10
<b>Web Site</b>								70.80
Check	12/13/2023		Bram Larrick	Reimburseme...	Key Bank 7649...	225.96	225.96	296.76
Total Web Site							225.96	296.76
<b>No acct</b>								0.00
Total no acct								0.00
<b>TOTAL</b>							<b>0.00</b>	<b>0.00</b>

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**Clearview of Talent Homeowners Association**  
**Open Invoices**  
As of December 31, 2023

Type	Date	Num	P. O. #	Terms	Due Date	Aging	Open Balance
<b>Allario - 163 Poppy</b>							
Payment	03/24/2023	3633					-984.00
Credit Memo	06/12/2023	227			06/12/2023	202	-150.00
<b>Total Allario - 163 Poppy</b>							-1,134.00
<b>Atchison - 134 Sun</b>							
Credit Memo	07/10/2023	333			07/10/2023	174	-20.00
<b>Total Atchison - 134 Sun</b>							-20.00
<b>Bein - 147 Poppy</b>							
Credit Memo	07/21/2023	339			07/21/2023	163	-12.48
<b>Total Bein - 147 Poppy</b>							-12.48
<b>Berry - 108 Poppy</b>							
Credit Memo	06/13/2023	232			06/13/2023	201	-2.96
<b>Total Berry - 108 Poppy</b>							-2.96
<b>Berry - 139 Poppy</b>							
Payment	04/14/2023	1069					-2.96
<b>Total Berry - 139 Poppy</b>							-2.96
<b>Berry - 325 Clear</b>							
Payment	04/14/2023	1069					-2.96
<b>Total Berry - 325 Clear</b>							-2.96
<b>Christensen - 239 Winter</b>							
Payment	12/21/2023	5224					-68.00
Invoice	12/21/2023	461			12/21/2023	10	10.00
<b>Total Christensen - 239 Winter</b>							-58.00
<b>Clearview Com - 207 Winter</b>							
Payment	10/13/2023	4413					-10.00
Payment	10/19/2023	4415					-152.00
Credit Memo	10/13/2023	455			10/13/2023	79	-10.00
Credit Memo	10/19/2023	458			10/19/2023	73	-10.00
<b>Total Clearview Com - 207 Winter</b>							-182.00