

9:37 AM

09/04/25

Cash Basis

## Clearview of Talent Homeowners Association General Ledger As of August 31, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Key Bank 7649 Operating</b>								11,769.71
Check	08/01/2025		Google Gsuite		Web Site	-7.00	-7.00	11,762.71
Check	08/01/2025		City of Talent	Acc 7101 Bill ...	Utilities	-1,850.46	-1,850.46	9,912.25
Check	08/01/2025		City of Talent	Acc 7288 Bill ...	Utilities	-129.72	-129.72	9,782.53
Check	08/04/2025		Olivia Landscape	Inv 6703	Landscaping a...	-4,000.00	-4,000.00	5,782.53
Check	08/04/2025		Walsh Tax Services	Inv 6192	Accounting	-422.00	-422.00	5,360.53
Deposit	08/08/2025			Deposit	-SPLIT-	1,471.61	1,471.61	6,832.14
Deposit	08/14/2025			Deposit	Undeposited F...	223.45	223.45	7,055.59
Check	08/18/2025		Pacific Power	Bill Date 08-1...	Utilities	-75.46	-75.46	6,980.13
Deposit	08/28/2025			Deposit	-SPLIT-	909.55	909.55	7,889.68
Total Key Bank 7649 Operating							-3,880.03	7,889.68
<b>Clearview HOA Reserve Acc 2424</b>								18,162.45
Deposit	08/31/2025			Interest	Interest Income	0.16	0.16	18,162.61
Total Clearview HOA Reserve Acc 2424							0.16	18,162.61
<b>Accounts Receivable</b>								-3,901.00
Payment	08/08/2025		Becker - 444 Winter		Undeposited F...	-601.00	312.00	-3,589.00
Payment	08/08/2025		Becker - 444 Winter		Undeposited F...	-601.00	288.35	-3,300.65
Payment	08/08/2025		Becker - 444 Winter		Undeposited F...	-601.00	-601.00	-3,901.65
Payment	08/08/2025	102	Larrick - 414 Winter		Undeposited F...	-312.00	312.00	-3,589.65
Payment	08/08/2025	102	Larrick - 414 Winter		Undeposited F...	-312.00	-312.00	-3,901.65
Payment	08/08/2025	3471	Douglas - 112 Sun		Undeposited F...	-104.00	-104.00	-4,005.65
Payment	08/08/2025	7862	White - 124 Poppy		Undeposited F...	-104.00	104.00	-3,901.65
Payment	08/08/2025	7862	White - 124 Poppy		Undeposited F...	-104.00	-104.00	-4,005.65
Payment	08/08/2025	9813	Alvord - 118 Sun		Undeposited F...	-104.00	-104.00	-4,109.65
Payment	08/08/2025	9813	Alvord - 118 Sun		Undeposited F...	-104.00	104.00	-4,005.65
Payment	08/08/2025	4665	Clearview Commerci...		Undeposited F...	-223.45	223.45	-3,782.20
Payment	08/08/2025	4665	Clearview Commerci...		Undeposited F...	-223.45	-223.45	-4,005.65
Payment	08/08/2025	4666	Clearview Commerci...		Undeposited F...	-23.16	23.16	-3,982.49
Payment	08/08/2025	4666	Clearview Commerci...		Undeposited F...	-23.16	-23.16	-4,005.65
Payment	08/14/2025	4672	Clearview Commerci...		Undeposited F...	-223.45	-223.45	-4,229.10
Payment	08/14/2025	4672	Clearview Commerci...		Undeposited F...	-223.45	223.45	-4,005.65
Payment	08/28/2025	0850	DeCayette - 434 Wi...		Undeposited F...	-104.00	-104.00	-4,109.65
Payment	08/28/2025	0850	DeCayette - 434 Wi...		Undeposited F...	-104.00	104.00	-4,005.65
Payment	08/28/2025	4173	White - 124 Poppy		Undeposited F...	-104.00	104.00	-3,901.65
Payment	08/28/2025	4173	White - 124 Poppy		Undeposited F...	-104.00	-104.00	-4,005.65
Payment	08/28/2025	2062	Alvord - 118 Sun		Undeposited F...	-104.00	-104.00	-4,109.65
Payment	08/28/2025	2062	Alvord - 118 Sun		Undeposited F...	-104.00	104.00	-4,005.65
Payment	08/28/2025	4674	Clearview Commerci...		Undeposited F...	-574.13	-574.13	-4,579.78
Payment	08/28/2025	4674	Clearview Commerci...		Undeposited F...	-574.13	574.13	-4,005.65
Payment	08/28/2025	4675	Clearview Commerci...		Undeposited F...	-23.42	23.42	-3,982.23
Payment	08/28/2025	4675	Clearview Commerci...		Undeposited F...	-23.42	-23.42	-4,005.65
Total Accounts Receivable							-104.65	-4,005.65

**Clearview of Talent Homeowners Association**  
**General Ledger**  
**As of August 31, 2025**

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Inventory Asset</b>								0.00
Total Inventory Asset								0.00
<b>Undeposited Funds</b>								0.00
Payment	08/08/2025		Becker - 444 Winter		Accounts Rece...	601.00	601.00	601.00
Payment	08/08/2025	102	Larrick - 414 Winter		Accounts Rece...	312.00	312.00	913.00
Payment	08/08/2025	3471	Douglas - 112 Sun		Accounts Rece...	104.00	104.00	1,017.00
Payment	08/08/2025	7862	White - 124 Poppy		Accounts Rece...	104.00	104.00	1,121.00
Payment	08/08/2025	9813	Alvord - 118 Sun		Accounts Rece...	104.00	104.00	1,225.00
Payment	08/08/2025	4665	Clearview Commerci...		Accounts Rece...	223.45	223.45	1,448.45
Payment	08/08/2025	4666	Clearview Commerci...		Accounts Rece...	23.16	23.16	1,471.61
Deposit	08/08/2025		Becker - 444 Winter	Deposit	Key Bank 7649...	-601.00	-601.00	870.61
Deposit	08/08/2025	102	Larrick - 414 Winter	Deposit	Key Bank 7649...	-312.00	-312.00	558.61
Deposit	08/08/2025	3471	Douglas - 112 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	454.61
Deposit	08/08/2025	7862	White - 124 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	350.61
Deposit	08/08/2025	9813	Alvord - 118 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	246.61
Deposit	08/08/2025	4665	Clearview Commerci...	Deposit	Key Bank 7649...	-223.45	-223.45	23.16
Deposit	08/08/2025	4666	Clearview Commerci...	Deposit	Key Bank 7649...	-23.16	-23.16	0.00
Payment	08/14/2025	4672	Clearview Commerci...		Accounts Rece...	223.45	223.45	223.45
Deposit	08/14/2025	4672	Clearview Commerci...	Deposit	Key Bank 7649...	-223.45	-223.45	0.00
Payment	08/28/2025	0850	DeCayette - 434 Wi...		Accounts Rece...	104.00	104.00	104.00
Payment	08/28/2025	4173	White - 124 Poppy		Accounts Rece...	104.00	104.00	208.00
Payment	08/28/2025	2062	Alvord - 118 Sun		Accounts Rece...	104.00	104.00	312.00
Payment	08/28/2025	4674	Clearview Commerci...		Accounts Rece...	574.13	574.13	886.13
Payment	08/28/2025	4675	Clearview Commerci...		Accounts Rece...	23.42	23.42	909.55
Deposit	08/28/2025	0850	DeCayette - 434 Wi...	Deposit	Key Bank 7649...	-104.00	-104.00	805.55
Deposit	08/28/2025	4173	White - 124 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	701.55
Deposit	08/28/2025	2062	Alvord - 118 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	597.55
Deposit	08/28/2025	4674	Clearview Commerci...	Deposit	Key Bank 7649...	-574.13	-574.13	23.42
Deposit	08/28/2025	4675	Clearview Commerci...	Deposit	Key Bank 7649...	-23.42	-23.42	0.00
Total Undeposited Funds							0.00	0.00
<b>Accumulated Depreciation</b>								0.00
Total Accumulated Depreciation								0.00
<b>Furniture and Equipment</b>								0.00
Total Furniture and Equipment								0.00
<b>Payroll Liabilities</b>								0.00
Total Payroll Liabilities								0.00
<b>Tenant Security Deposits Held</b>								0.00
Total Tenant Security Deposits Held								0.00
<b>Opening Balance Equity</b>								-22,829.96
Total Opening Balance Equity								-22,829.96

9:37 AM

09/04/25

Cash Basis

## Clearview of Talent Homeowners Association General Ledger As of August 31, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Retained Earnings</b>								6,634.28
Total Retained Earnings								6,634.28
<b>Power Reimbursement</b>								-822.08
Invoice	08/08/2025	1024	Clearview Commerci...	Power Reimb...	Accounts Rece...	-23.16	-23.16	-845.24
Invoice	08/28/2025	1027	Clearview Commerci...	Power Reimb...	Accounts Rece...	-23.42	-23.42	-868.66
Total Power Reimbursement							-46.58	-868.66
<b>Landscaping Reimbursement</b>								-6,070.82
Invoice	08/08/2025	1023	Clearview Commerci...	Landscaping ...	Accounts Rece...	-223.45	-223.45	-6,294.27
Invoice	08/14/2025	1025	Clearview Commerci...	Landscaping ...	Accounts Rece...	-223.45	-223.45	-6,517.72
Total Landscaping Reimbursement							-446.90	-6,517.72
<b>Water Reimbursement</b>								-1,032.78
Invoice	08/28/2025	1026	Clearview Commerci...	Water Reimb...	Accounts Rece...	-574.13	-574.13	-1,606.91
Total Water Reimbursement							-574.13	-1,606.91
<b>Lien Income</b>								0.00
Total Lien Income								0.00
<b>Transfer Fee</b>								-50.00
Total Transfer Fee								-50.00
<b>Pre-Paid Discounts</b>								625.46
Total Pre-Paid Discounts								625.46
<b>HOA Dues</b>								-48,614.16
Invoice	08/08/2025	899	Becker - 444 Winter	Quarterly HO...	Accounts Rece...	-312.00	-288.35	-48,902.51
Invoice	08/08/2025	965	Alvord - 118 Sun	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-49,006.51
Invoice	08/08/2025	967	Becker - 444 Winter	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-49,318.51
Invoice	08/08/2025	998	Larrick - 414 Winter	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-49,630.51
Invoice	08/08/2025	1019	White - 124 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-49,734.51
Invoice	08/28/2025	965	Alvord - 118 Sun	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-49,838.51
Invoice	08/28/2025	980	DeCayette - 434 Wi...	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-49,942.51
Invoice	08/28/2025	1019	White - 124 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-50,046.51
Total HOA Dues							-1,432.35	-50,046.51
<b>Interest Income</b>								-0.94
Deposit	08/31/2025			Interest	Clearview HOA...	-0.16	-0.16	-1.10
Total Interest Income							-0.16	-1.10
<b>Late Fees</b>								-51.58
Total Late Fees								-51.58
<b>Playground Equipment</b>								0.00
Total Playground Equipment								0.00

9:37 AM

09/04/25

Cash Basis

**Clearview of Talent Homeowners Association**  
**General Ledger**  
 As of August 31, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Cost of Goods Sold</b>								0.00
Total Cost of Goods Sold								0.00
<b>Bank Service Charges</b>								0.00
Total Bank Service Charges								0.00
<b>Accounting</b>								2,781.00
Check	08/04/2025		Walsh Tax Services	Inv 6192	Key Bank 7649...	422.00	422.00	3,203.00
Total Accounting							422.00	3,203.00
<b>Administrative</b>								0.00
Total Administrative								0.00
<b>Grant- Landscaping</b>								0.00
Total Grant- Landscaping								0.00
<b>Insurance Expense</b>								1,020.50
Total Insurance Expense								1,020.50
<b>Landscaping and Groundskeeping</b>								38,645.00
Check	08/04/2025		Olivia Landscape	Inv 6703	Key Bank 7649...	4,000.00	4,000.00	42,645.00
Total Landscaping and Groundskeeping							4,000.00	42,645.00
<b>Legal Fees</b>								0.00
Total Legal Fees								0.00
<b>Miscellaneous</b>								2.00
Total Miscellaneous								2.00
<b>Office Supplies</b>								0.00
Total Office Supplies								0.00
<b>Property Management</b>								0.00
Total Property Management								0.00
<b>Repairs and Maintenance</b>								70.00
Total Repairs and Maintenance								70.00
<b>Tax Preparation</b>								200.00
Total Tax Preparation								200.00
<b>Taxes &amp; License</b>								0.00
Total Taxes & License								0.00

9:37 AM

09/04/25

Cash Basis

**Clearview of Talent Homeowners Association**  
**General Ledger**  
**As of August 31, 2025**

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Utilities</b>								2,799.17
Check	08/01/2025		City of Talent	Acc 7101 Bill ...	Key Bank 7649...	1,850.46	1,850.46	4,649.63
Check	08/01/2025		City of Talent	Acc 7288 Bill ...	Key Bank 7649...	129.72	129.72	4,779.35
Check	08/18/2025		Pacific Power	Bill Date 08-1...	Key Bank 7649...	75.46	75.46	4,854.81
Total Utilities							2,055.64	4,854.81
<b>Web Site</b>								663.75
Check	08/01/2025		Google Gsuite		Key Bank 7649...	7.00	7.00	670.75
Total Web Site							7.00	670.75
<b>No acct</b>								0.00
Total no acct								0.00
<b>TOTAL</b>							<b>0.00</b>	<b>0.00</b>