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10/09/25

Cash Basis

Clearview of Talent Homeowners Association General Ledger As of September 30, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Key Bank 7649 Operating								7,889.68
Check	09/02/2025		City of Talent	Acc 7101 Bill ...	Utilities	-1,806.11	-1,806.11	6,083.57
Check	09/02/2025		City of Talent	Acc 7288 Bill ...	Utilities	-196.76	-196.76	5,886.81
Check	09/02/2025		Google Gsuite		Web Site	-7.00	-7.00	5,879.81
Check	09/03/2025		Walsh Tax Services	Inv 6298	Accounting	-300.00	-300.00	5,579.81
Check	09/03/2025		Ariel George		Web Site	-45.00	-45.00	5,534.81
Deposit	09/04/2025				-SPLIT-	839.14	839.14	6,373.95
Check	09/09/2025		Olivia Landscape	Inv 6757	Landscaping a...	-4,610.00	-4,610.00	1,763.95
Deposit	09/17/2025				-SPLIT-	610.52	610.52	2,374.47
Check	09/23/2025		Pacific Power		Utilities	-75.15	-75.15	2,299.32
Deposit	09/25/2025				-SPLIT-	572.34	572.34	2,871.66
Deposit	09/30/2025				-SPLIT-	1,454.00	1,454.00	4,325.66
Total Key Bank 7649 Operating							-3,564.02	4,325.66
Clearview HOA Reserve Acc 2424								18,162.61
Deposit	09/30/2025			Interest	Interest Income	0.15	0.15	18,162.76
Total Clearview HOA Reserve Acc 2424							0.15	18,162.76
Accounts Receivable								-4,005.65
Payment	09/04/2025	1316	Zindel - 223 Winter		Undeposited F...	-631.14	312.00	-3,693.65
Payment	09/04/2025	1316	Zindel - 223 Winter		Undeposited F...	-631.14	-631.14	-4,324.79
Payment	09/04/2025	1316	Zindel - 223 Winter		Undeposited F...	-631.14	0.05	-4,324.74
Payment	09/04/2025	1316	Zindel - 223 Winter		Undeposited F...	-631.14	312.00	-4,012.74
Payment	09/04/2025	1316	Zindel - 223 Winter		Undeposited F...	-631.14	7.09	-4,005.65
Payment	09/04/2025	8836	Douglas - 112 Sun		Undeposited F...	-104.00	-104.00	-4,109.65
Payment	09/04/2025	5386	Kasper - 179 Poppy		Undeposited F...	-104.00	-104.00	-4,213.65
Payment	09/17/2025	4684	Clearview Commerci...		Undeposited F...	-560.52	560.52	-3,653.13
Payment	09/17/2025	4684	Clearview Commerci...		Undeposited F...	-560.52	-560.52	-4,213.65
Payment	09/17/2025	8838	Malloy - 243 Winter		Undeposited F...	-50.00	-50.00	-4,263.65
Payment	09/17/2025	8838	Malloy - 243 Winter		Undeposited F...	-50.00	50.00	-4,213.65
Payment	09/25/2025	5527	Christensen - 239 W...		Undeposited F...	-315.00	-315.00	-4,528.65
Payment	09/25/2025	4687	Clearview Commerci...		Undeposited F...	-257.34	-257.34	-4,785.99
Payment	09/25/2025	4687	Clearview Commerci...		Undeposited F...	-257.34	257.34	-4,528.65
Payment	09/30/2025	2493	Yates - 164 Poppy		Undeposited F...	-312.00	-312.00	-4,840.65
Payment	09/30/2025	2794	Kasper - 179 Poppy		Undeposited F...	-104.00	-104.00	-4,944.65
Payment	09/30/2025	9894	DeCayette - 434 Wi...		Undeposited F...	-104.00	104.00	-4,840.65
Payment	09/30/2025	9894	DeCayette - 434 Wi...		Undeposited F...	-104.00	-104.00	-4,944.65
Payment	09/30/2025	8905	Noble - 175 Poppy		Undeposited F...	-300.00	-300.00	-5,244.65
Payment	09/30/2025	8968	Alvord - 118 Sun		Undeposited F...	-208.00	-208.00	-5,452.65
Payment	09/30/2025	8968	Alvord - 118 Sun		Undeposited F...	-208.00	104.00	-5,348.65
Payment	09/30/2025	7118	White - 124 Poppy		Undeposited F...	-104.00	-104.00	-5,452.65
Payment	09/30/2025	5537	Roupp N - 245 Winter		Undeposited F...	-322.00	-322.00	-5,774.65
Total Accounts Receivable							-1,769.00	-5,774.65
Inventory Asset								0.00
Total Inventory Asset								0.00

Clearview of Talent Homeowners Association
General Ledger
As of September 30, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Undeposited Funds								0.00
Payment	09/04/2025	1316	Zindel - 223 Winter		Accounts Rece...	631.14	631.14	631.14
Payment	09/04/2025	8836	Douglas - 112 Sun		Accounts Rece...	104.00	104.00	735.14
Payment	09/04/2025	5386	Kasper - 179 Poppy		Accounts Rece...	104.00	104.00	839.14
Deposit	09/04/2025	1316	Zindel - 223 Winter	Deposit	Key Bank 7649...	-631.14	-631.14	208.00
Deposit	09/04/2025	8836	Douglas - 112 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	104.00
Deposit	09/04/2025	5386	Kasper - 179 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	0.00
Payment	09/17/2025	4684	Clearview Commerci...		Accounts Rece...	560.52	560.52	560.52
Payment	09/17/2025	8838	Malloy - 243 Winter		Accounts Rece...	50.00	50.00	610.52
Deposit	09/17/2025	4684	Clearview Commerci...	Deposit	Key Bank 7649...	-560.52	-560.52	50.00
Deposit	09/17/2025	8838	Malloy - 243 Winter	Deposit	Key Bank 7649...	-50.00	-50.00	0.00
Payment	09/25/2025	5527	Christensen - 239 W...		Accounts Rece...	315.00	315.00	315.00
Payment	09/25/2025	4687	Clearview Commerci...		Accounts Rece...	257.34	257.34	572.34
Deposit	09/25/2025	5527	Christensen - 239 W...	Deposit	Key Bank 7649...	-315.00	-315.00	257.34
Deposit	09/25/2025	4687	Clearview Commerci...	Deposit	Key Bank 7649...	-257.34	-257.34	0.00
Payment	09/30/2025	2493	Yates - 164 Poppy		Accounts Rece...	312.00	312.00	312.00
Payment	09/30/2025	2794	Kasper - 179 Poppy		Accounts Rece...	104.00	104.00	416.00
Payment	09/30/2025	9894	DeCayette - 434 Wi...		Accounts Rece...	104.00	104.00	520.00
Payment	09/30/2025	8905	Noble - 175 Poppy		Accounts Rece...	300.00	300.00	820.00
Payment	09/30/2025	8968	Alvord - 118 Sun		Accounts Rece...	208.00	208.00	1,028.00
Payment	09/30/2025	7118	White - 124 Poppy		Accounts Rece...	104.00	104.00	1,132.00
Payment	09/30/2025	5537	Roupp N - 245 Winter		Accounts Rece...	322.00	322.00	1,454.00
Deposit	09/30/2025	2493	Yates - 164 Poppy	Deposit	Key Bank 7649...	-312.00	-312.00	1,142.00
Deposit	09/30/2025	2794	Kasper - 179 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	1,038.00
Deposit	09/30/2025	9894	DeCayette - 434 Wi...	Deposit	Key Bank 7649...	-104.00	-104.00	934.00
Deposit	09/30/2025	8905	Noble - 175 Poppy	Deposit	Key Bank 7649...	-300.00	-300.00	634.00
Deposit	09/30/2025	8968	Alvord - 118 Sun	Deposit	Key Bank 7649...	-208.00	-208.00	426.00
Deposit	09/30/2025	7118	White - 124 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	322.00
Deposit	09/30/2025	5537	Roupp N - 245 Winter	Deposit	Key Bank 7649...	-322.00	-322.00	0.00
Total Undeposited Funds							0.00	0.00
Accumulated Depreciation								0.00
Total Accumulated Depreciation								0.00
Furniture and Equipment								0.00
Total Furniture and Equipment								0.00
Payroll Liabilities								0.00
Total Payroll Liabilities								0.00
Tenant Security Deposits Held								0.00
Total Tenant Security Deposits Held								0.00
Opening Balance Equity								-22,829.96
Total Opening Balance Equity								-22,829.96
Retained Earnings								6,634.28
Total Retained Earnings								6,634.28

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Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Power Reimbursement								-868.66
Total Power Reimbursement								-868.66
Landscaping Reimbursement								-6,517.72
Invoice	09/25/2025	1029	Clearview Commerci...	Landscaping ...	Accounts Rece...	-257.34	-257.34	-6,775.06
Total Landscaping Reimbursement							-257.34	-6,775.06
Water Reimbursement								-1,606.91
Invoice	09/17/2025	1028	Clearview Commerci...	Water Reimb...	Accounts Rece...	-560.52	-560.52	-2,167.43
Total Water Reimbursement							-560.52	-2,167.43
Lien Income								0.00
Total Lien Income								0.00
Transfer Fee								-50.00
Invoice	09/17/2025	1030	Malloy - 243 Winter	Transfer Fee	Accounts Rece...	-50.00	-50.00	-100.00
Total Transfer Fee							-50.00	-100.00
Pre-Paid Discounts								625.46
Total Pre-Paid Discounts								625.46
HOA Dues								-50,046.51
Invoice	09/04/2025	881	Zindel - 223 Winter	Quarterly HO...	Accounts Rece...	-312.00	-0.05	-50,046.56
Invoice	09/04/2025	953	Zindel - 223 Winter	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-50,358.56
Invoice	09/04/2025	1021	Zindel - 223 Winter	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-50,670.56
Invoice	09/30/2025	965	Alvord - 118 Sun	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-50,774.56
Invoice	09/30/2025	980	DeCayette - 434 Wi...	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-50,878.56
Total HOA Dues							-832.05	-50,878.56
Interest Income								-1.10
Deposit	09/30/2025			Interest	Clearview HOA...	-0.15	-0.15	-1.25
Total Interest Income							-0.15	-1.25
Late Fees								-51.58
Invoice	09/04/2025	FC 45	Zindel - 223 Winter	Finance Char...	Accounts Rece...	-7.09	-7.09	-58.67
Total Late Fees							-7.09	-58.67
Playground Equipment								0.00
Total Playground Equipment								0.00
Cost of Goods Sold								0.00
Total Cost of Goods Sold								0.00
Bank Service Charges								0.00
Total Bank Service Charges								0.00

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Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Accounting								3,203.00
Check	09/03/2025		Walsh Tax Services	Inv 6298	Key Bank 7649...	300.00	300.00	3,503.00
Total Accounting							300.00	3,503.00
Administrative								0.00
Total Administrative								0.00
Grant- Landscaping								0.00
Total Grant- Landscaping								0.00
Insurance Expense								1,020.50
Total Insurance Expense								1,020.50
Landscaping and Groundskeeping								42,645.00
Check	09/09/2025		Olivia Landscape	Inv 6757	Key Bank 7649...	4,610.00	4,610.00	47,255.00
Total Landscaping and Groundskeeping							4,610.00	47,255.00
Legal Fees								0.00
Total Legal Fees								0.00
Miscellaneous								2.00
Total Miscellaneous								2.00
Office Supplies								0.00
Total Office Supplies								0.00
Property Management								0.00
Total Property Management								0.00
Repairs and Maintenance								70.00
Total Repairs and Maintenance								70.00
Tax Preparation								200.00
Total Tax Preparation								200.00
Taxes & License								0.00
Total Taxes & License								0.00
Utilities								4,854.81
Check	09/02/2025		City of Talent	Acc 7101 Bill ...	Key Bank 7649...	1,806.11	1,806.11	6,660.92
Check	09/02/2025		City of Talent	Acc 7288 Bill ...	Key Bank 7649...	196.76	196.76	6,857.68
Check	09/23/2025		Pacific Power		Key Bank 7649...	75.15	75.15	6,932.83
Total Utilities							2,078.02	6,932.83

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As of September 30, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Web Site								670.75
Check	09/02/2025		Google Gsuite		Key Bank 7649...	7.00	7.00	677.75
Check	09/03/2025		Ariel George		Key Bank 7649...	45.00	45.00	722.75
Total Web Site							52.00	722.75
No acct								0.00
Total no acct								0.00
TOTAL							0.00	0.00