

## Clearview of Talent Homeowners Association General Ledger As of November 30, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Key Bank 7649 Operating</b>								14,123.79
Check	11/01/2025	1040	Google Gsuite		Web Site	-7.00	-7.00	14,116.79
Check	11/03/2025		City of Talent	Acc 7101 Bill ...	Utilities	-181.14	-181.14	13,935.65
Check	11/03/2025		City of Talent	Acc 7288 Bill ...	Utilities	-287.05	-287.05	13,648.60
Check	11/03/2025		United States Liabilit...	CUP1570858C	Insurance Exp...	-350.00	-350.00	13,298.60
Check	11/03/2025		Walsh Tax Services	Inv 6536	Accounting	-395.00	-395.00	12,903.60
Deposit	11/06/2025			Deposit	-SPLIT-	2,264.46	2,264.46	15,168.06
Deposit	11/13/2025			Deposit	Undeposited F...	312.00	312.00	15,480.06
Check	11/18/2025		United States Liabilit...	CUP157085C	Insurance Exp...	-350.00	-350.00	15,130.06
Check	11/18/2025		Pacific Power	Bill 11-10-2025	Utilities	-75.42	-75.42	15,054.64
Check	11/18/2025		Olivia Landscape	Inv 6863	Landscaping a...	-4,000.00	-4,000.00	11,054.64
Deposit	11/21/2025			Deposit	-SPLIT-	168.22	168.22	11,222.86
Total Key Bank 7649 Operating							-2,900.93	11,222.86
<b>Clearview HOA Reserve Acc 2424</b>								19,462.99
Deposit	11/30/2025			Interest	Interest Income	0.16	0.16	19,463.15
Total Clearview HOA Reserve Acc 2424							0.16	19,463.15
<b>Accounts Receivable</b>								-6,931.00
Payment	11/06/2025	423	Atchison - 134 Sun		Undeposited F...	-624.00	312.00	-6,619.00
Payment	11/06/2025	423	Atchison - 134 Sun		Undeposited F...	-624.00	-624.00	-7,243.00
Payment	11/06/2025	423	Atchison - 134 Sun		Undeposited F...	-624.00	272.00	-6,971.00
Payment	11/06/2025	6464	Douglas - 112 Sun		Undeposited F...	-104.00	-104.00	-7,075.00
Payment	11/06/2025	2489	Kasper - 179 Poppy		Undeposited F...	-104.00	-104.00	-7,179.00
Payment	11/06/2025	5238	Larrick - 233 Winter		Undeposited F...	-631.09	312.00	-6,867.00
Payment	11/06/2025	5238	Larrick - 233 Winter		Undeposited F...	-631.09	7.09	-6,859.91
Payment	11/06/2025	5238	Larrick - 233 Winter		Undeposited F...	-631.09	312.00	-6,547.91
Payment	11/06/2025	5238	Larrick - 233 Winter		Undeposited F...	-631.09	-631.09	-7,179.00
Payment	11/06/2025	5237	Larrick - 414 Winter		Undeposited F...	-312.00	312.00	-6,867.00
Payment	11/06/2025	5237	Larrick - 414 Winter		Undeposited F...	-312.00	-312.00	-7,179.00
Payment	11/06/2025	0911	White - 124 Poppy		Undeposited F...	-104.00	104.00	-7,075.00
Payment	11/06/2025	0911	White - 124 Poppy		Undeposited F...	-104.00	-104.00	-7,179.00
Payment	11/06/2025	1249	Del Rio - 208 Winter		Undeposited F...	-362.00	312.00	-6,867.00
Payment	11/06/2025	1249	Del Rio - 208 Winter		Undeposited F...	-362.00	-362.00	-7,229.00
Payment	11/06/2025	1249	Del Rio - 208 Winter		Undeposited F...	-362.00	50.00	-7,179.00
Payment	11/06/2025	4713	Clearview Commerci...		Undeposited F...	-23.37	23.37	-7,155.63
Payment	11/06/2025	4713	Clearview Commerci...		Undeposited F...	-23.37	-23.37	-7,179.00
Payment	11/13/2025		Bein - 147 Poppy		Undeposited F...	-312.00	76.48	-7,102.52
Payment	11/13/2025		Bein - 147 Poppy		Undeposited F...	-312.00	235.52	-6,867.00
Payment	11/13/2025		Bein - 147 Poppy		Undeposited F...	-312.00	-312.00	-7,179.00
Payment	11/21/2025	4677	DeCayette - 434 Wi...		Undeposited F...	-112.00	86.84	-7,092.16
Payment	11/21/2025	4677	DeCayette - 434 Wi...		Undeposited F...	-112.00	25.16	-7,067.00
Payment	11/21/2025	4677	DeCayette - 434 Wi...		Undeposited F...	-112.00	-112.00	-7,179.00
Payment	11/21/2025	4725	Clearview Commerci...		Undeposited F...	-56.22	56.22	-7,122.78
Payment	11/21/2025	4725	Clearview Commerci...		Undeposited F...	-56.22	-56.22	-7,179.00
Total Accounts Receivable							-248.00	-7,179.00

**Clearview of Talent Homeowners Association**  
**General Ledger**  
**As of November 30, 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	11/06/2025	423	Atchison - 134 Sun		Accounts Rece...	624.00	624.00	624.00
Payment	11/06/2025	6464	Douglas - 112 Sun		Accounts Rece...	104.00	104.00	728.00
Payment	11/06/2025	2489	Kasper - 179 Poppy		Accounts Rece...	104.00	104.00	832.00
Payment	11/06/2025	5238	Larrick - 233 Winter		Accounts Rece...	631.09	631.09	1,463.09
Payment	11/06/2025	5237	Larrick - 414 Winter		Accounts Rece...	312.00	312.00	1,775.09
Payment	11/06/2025	0911	White - 124 Poppy		Accounts Rece...	104.00	104.00	1,879.09
Payment	11/06/2025	1249	Del Rio - 208 Winter		Accounts Rece...	362.00	362.00	2,241.09
Payment	11/06/2025	4713	Clearview Commerci...		Accounts Rece...	23.37	23.37	2,264.46
Deposit	11/06/2025	423	Atchison - 134 Sun	Deposit	Key Bank 7649...	-624.00	-624.00	1,640.46
Deposit	11/06/2025	6464	Douglas - 112 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	1,536.46
Deposit	11/06/2025	2489	Kasper - 179 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	1,432.46
Deposit	11/06/2025	5238	Larrick - 233 Winter	Deposit	Key Bank 7649...	-631.09	-631.09	801.37
Deposit	11/06/2025	5237	Larrick - 414 Winter	Deposit	Key Bank 7649...	-312.00	-312.00	489.37
Deposit	11/06/2025	0911	White - 124 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	385.37
Deposit	11/06/2025	1249	Del Rio - 208 Winter	Deposit	Key Bank 7649...	-362.00	-362.00	23.37
Deposit	11/06/2025	4713	Clearview Commerci...	Deposit	Key Bank 7649...	-23.37	-23.37	0.00
Payment	11/13/2025		Bein - 147 Poppy		Accounts Rece...	312.00	312.00	312.00
Deposit	11/13/2025		Bein - 147 Poppy	Deposit	Key Bank 7649...	-312.00	-312.00	0.00
Payment	11/21/2025	4677	DeCayette - 434 Wi...		Accounts Rece...	112.00	112.00	112.00
Payment	11/21/2025	4725	Clearview Commerci...		Accounts Rece...	56.22	56.22	168.22
Deposit	11/21/2025	4677	DeCayette - 434 Wi...	Deposit	Key Bank 7649...	-112.00	-112.00	56.22
Deposit	11/21/2025	4725	Clearview Commerci...	Deposit	Key Bank 7649...	-56.22	-56.22	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
<b>Retained Earnings</b>								6,634.28
Total Retained Earnings								6,634.28

## Clearview of Talent Homeowners Association General Ledger As of November 30, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Power Reimbursement</b>								-943.81
Invoice	11/06/2025	1092	Clearview Commerci...	Power Reimb...	Accounts Rece...	-23.37	-23.37	-967.18
Total Power Reimbursement							-23.37	-967.18
<b>Landscaping Reimbursement</b>								-6,998.51
Total Landscaping Reimbursement								-6,998.51
<b>Water Reimbursement</b>								-2,476.27
Invoice	11/21/2025	1094	Clearview Commerci...	Water Reimb...	Accounts Rece...	-56.22	-56.22	-2,532.49
Total Water Reimbursement							-56.22	-2,532.49
<b>Lien Income</b>								0.00
Total Lien Income								0.00
<b>Transfer Fee</b>								-150.00
Invoice	11/06/2025	1095	Del Rio - 208 Winter	Transfer Fee	Accounts Rece...	-50.00	-50.00	-200.00
Total Transfer Fee							-50.00	-200.00
<b>Pre-Paid Discounts</b>								675.46
Total Pre-Paid Discounts								675.46
<b>HOA Dues</b>								-66,226.21
Invoice	11/06/2025	966	Atchison - 134 Sun	Quarterly HO...	Accounts Rece...	-312.00	-272.00	-66,498.21
Invoice	11/06/2025	997	Larrick - 233 Winter	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-66,810.21
Invoice	11/06/2025	1034	Atchison - 134 Sun	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-67,122.21
Invoice	11/06/2025	1065	Larrick - 233 Winter	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-67,434.21
Invoice	11/06/2025	1066	Larrick - 414 Winter	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-67,746.21
Invoice	11/06/2025	1072	Del Rio - 208 Winter	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-68,058.21
Invoice	11/06/2025	1087	White - 124 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-68,162.21
Invoice	11/13/2025	968	Bein - 147 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-235.52	-68,397.73
Invoice	11/13/2025	1036	Bein - 147 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-76.48	-68,474.21
Invoice	11/21/2025	980	DeCayette - 434 Wi...	Quarterly HO...	Accounts Rece...	-312.00	-86.84	-68,561.05
Invoice	11/21/2025	1048	DeCayette - 434 Wi...	Quarterly HO...	Accounts Rece...	-312.00	-25.16	-68,586.21
Total HOA Dues							-2,360.00	-68,586.21
<b>Interest Income</b>								-1.41
Deposit	11/30/2025			Interest	Clearview HOA...	-0.16	-0.16	-1.57
Total Interest Income							-0.16	-1.57
<b>Late Fees</b>								-87.51
Invoice	11/06/2025	FC 49	Larrick - 233 Winter	Finance Char...	Accounts Rece...	-7.09	-7.09	-94.60
Total Late Fees							-7.09	-94.60
<b>Playground Equipment</b>								0.00
Total Playground Equipment								0.00

**Clearview of Talent Homeowners Association**  
**General Ledger**  
**As of November 30, 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>								20.00
Total Bank Service Charges								20.00
<b>Accounting</b>								3,876.00
Check	11/03/2025		Walsh Tax Services	Inv 6536	Key Bank 7649...	395.00	395.00	4,271.00
Total Accounting							395.00	4,271.00
<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
Check	11/03/2025		United States Liabilit...	CUP1570858C	Key Bank 7649...	350.00	350.00	1,370.50
Check	11/18/2025		United States Liabilit...	CUP157085C	Key Bank 7649...	350.00	350.00	1,720.50
Total Insurance Expense							700.00	1,720.50
<b>Landscaping and Groundskeeping</b>								51,510.00
Check	11/18/2025		Olivia Landscape	Inv 6863	Key Bank 7649...	4,000.00	4,000.00	55,510.00
Total Landscaping and Groundskeeping							4,000.00	55,510.00
<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 Managment</b>								0.00
Total Property Managment								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

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Cash Basis

**Clearview of Talent Homeowners Association**  
**General Ledger**  
**As of November 30, 2025**

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Utilities</b>								8,252.41
Check	11/03/2025		City of Talent	Acc 7101 Bill ...	Key Bank 7649...	181.14	181.14	8,433.55
Check	11/03/2025		City of Talent	Acc 7288 Bill ...	Key Bank 7649...	287.05	287.05	8,720.60
Check	11/18/2025		Pacific Power	Bill 11-10-2025	Key Bank 7649...	75.42	75.42	8,796.02
Total Utilities							543.61	8,796.02
<b>Web Site</b>								797.25
Check	11/01/2025	1040	Google Gsuite		Key Bank 7649...	7.00	7.00	804.25
Total Web Site							7.00	804.25
<b>No acct</b>								0.00
Total no acct								0.00
<b>TOTAL</b>							<b>0.00</b>	<b>0.00</b>