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Cash Basis

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

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Key Bank 7649 Operating</b>								
Check	12/01/2025	1041	Google Gsuite		Web Site	-7.00	-7.00	11,222.86
Check	12/01/2025		City of Talent	Acc 7101 Bill ...	Utilities	-29.17	-29.17	11,215.86
Check	12/01/2025		City of Talent	Acc 7288 Bill ...	Utilities	-137.02	-137.02	11,186.69
Check	12/02/2025		United States Liabilit...	NPP1593455F	Insurance Exp...	-885.50	-885.50	10,164.17
Check	12/02/2025		Ariel George		Web Site	-22.50	-22.50	10,141.67
Check	12/02/2025		Walsh Tax Services	Inv 6626	Accounting	-320.00	-320.00	9,821.67
Deposit	12/04/2025			Deposit	-SPLIT-	1,293.95	1,293.95	11,115.62
Check	12/10/2025		Olivia Landscape	Inv 6913	Landscaping a...	-4,000.00	-4,000.00	7,115.62
General Journal	12/11/2025	3	Meyer - 232 Winter	Bounced Che...	Accounts Rece...	-631.09	-631.09	6,484.53
Deposit	12/17/2025			Deposit	-SPLIT-	365.00	365.00	6,849.53
Deposit	12/23/2025			Deposit	-SPLIT-	554.51	554.51	7,404.04
Deposit	12/31/2025			Deposit	-SPLIT-	886.00	886.00	8,290.04
<b>Total Key Bank 7649 Operating</b>							-2,932.82	8,290.04
<b>Clearview HOA Reserve Acc 2424</b>								
Deposit	12/31/2025			Interest	Interest Income	0.17	0.17	19,463.15
<b>Total Clearview HOA Reserve Acc 2424</b>							0.17	19,463.32
<b>Accounts Receivable</b>								
Payment	12/04/2025	5231	DeCayette - 434 Wi...		Undeposited F...	-104.00	104.00	-7,179.00
Payment	12/04/2025	5231	DeCayette - 434 Wi...		Undeposited F...	-104.00	-104.00	-7,075.00
Payment	12/04/2025	5037	Kasper - 179 Poppy		Undeposited F...	-104.00	-104.00	-7,283.00
Payment	12/04/2025	6474	Douglas - 112 Sun		Undeposited F...	-104.00	-104.00	-7,387.00
Payment	12/04/2025	1161	White - 124 Poppy		Undeposited F...	-104.00	-104.00	-7,491.00
Payment	12/04/2025	1161	White - 124 Poppy		Undeposited F...	-104.00	104.00	-7,387.00
Payment	12/04/2025	4729	Clearview Commerci...		Undeposited F...	-246.86	23.41	-7,363.59
Payment	12/04/2025	4729	Clearview Commerci...		Undeposited F...	-246.86	-246.86	-7,610.45
Payment	12/04/2025	4729	Clearview Commerci...		Undeposited F...	-246.86	223.45	-7,387.00
Payment	12/04/2025	89	Meyer - 232 Winter		Undeposited F...	-631.09	-631.09	-8,018.09
General Journal	12/11/2025	3	Meyer - 232 Winter	Bounced Che...	Key Bank 7649...	-631.09	631.09	-7,387.00
Payment	12/17/2025	5572	Christensen - 239 W...		Undeposited F...	-315.00	-315.00	-7,702.00
Payment	12/17/2025	6487	Swenson - 414 Winter		Undeposited F...	-50.00	-50.00	-7,752.00
Payment	12/17/2025	6487	Swenson - 414 Winter		Undeposited F...	-50.00	50.00	-7,702.00
Payment	12/23/2025	7246	Roupp N - 245 Winter		Undeposited F...	-322.00	-322.00	-8,024.00
Payment	12/23/2025	4734	Clearview Commerci...		Undeposited F...	-9.06	9.06	-8,014.94
Payment	12/23/2025	4734	Clearview Commerci...		Undeposited F...	-9.06	-9.06	-8,024.00
Payment	12/23/2025	4737	Clearview Commerci...		Undeposited F...	-223.45	223.45	-7,800.55
Payment	12/23/2025	4737	Clearview Commerci...		Undeposited F...	-223.45	-223.45	-8,024.00
Payment	12/31/2025	3543	DeCayette - 434 Wi...		Undeposited F...	-112.00	-112.00	-8,136.00
Payment	12/31/2025	3543	DeCayette - 434 Wi...		Undeposited F...	-112.00	112.00	-8,024.00
Payment	12/31/2025	8589	Kasper - 179 Poppy		Undeposited F...	-104.00	-104.00	-8,128.00
Payment	12/31/2025	1051	Douglas - 112 Sun		Undeposited F...	-104.00	-104.00	-8,232.00
Payment	12/31/2025	1448	White - 124 Poppy		Undeposited F...	-104.00	-104.00	-8,336.00

## Clearview of Talent Homeowners Association

### General Ledger

As of December 31, 2025

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Payment	12/31/2025	6571	McCluer - 227 Winter		Undeposited F...	-362.00	-362.00	-8,698.00
Payment	12/31/2025	6571	McCluer - 227 Winter		Undeposited F...	-362.00	50.00	-8,648.00
Total Accounts Receivable							-1,469.00	-8,648.00
<b>Inventory Asset</b>								0.00
Total Inventory Asset								0.00
<b>Undeposited Funds</b>								0.00
Payment	12/04/2025	89	Meyer - 232 Winter		Accounts Rece...	631.09	631.09	631.09
Payment	12/04/2025	5231	DeCayette - 434 Wi...		Accounts Rece...	104.00	104.00	735.09
Payment	12/04/2025	5037	Kasper - 179 Poppy		Accounts Rece...	104.00	104.00	839.09
Payment	12/04/2025	6474	Douglas - 112 Sun		Accounts Rece...	104.00	104.00	943.09
Payment	12/04/2025	1161	White - 124 Poppy		Accounts Rece...	104.00	104.00	1,047.09
Payment	12/04/2025	4729	Clearview Commerci...		Accounts Rece...	246.86	246.86	1,293.95
Deposit	12/04/2025	89	Meyer - 232 Winter	Deposit	Key Bank 7649...	-631.09	-631.09	662.86
Deposit	12/04/2025	5231	DeCayette - 434 Wi...	Deposit	Key Bank 7649...	-104.00	-104.00	558.86
Deposit	12/04/2025	5037	Kasper - 179 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	454.86
Deposit	12/04/2025	6474	Douglas - 112 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	350.86
Deposit	12/04/2025	1161	White - 124 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	246.86
Deposit	12/04/2025	4729	Clearview Commerci...	Deposit	Key Bank 7649...	-246.86	-246.86	0.00
Payment	12/17/2025	5572	Christensen - 239 W...		Accounts Rece...	315.00	315.00	315.00
Payment	12/17/2025	6487	Swenson - 414 Winter		Accounts Rece...	50.00	50.00	365.00
Deposit	12/17/2025	5572	Christensen - 239 W...	Deposit	Key Bank 7649...	-315.00	-315.00	50.00
Deposit	12/17/2025	6487	Swenson - 414 Winter	Deposit	Key Bank 7649...	-50.00	-50.00	0.00
Payment	12/23/2025	7246	Roupp N - 245 Winter		Accounts Rece...	322.00	322.00	322.00
Payment	12/23/2025	4734	Clearview Commerci...		Accounts Rece...	9.06	9.06	331.06
Payment	12/23/2025	4737	Clearview Commerci...		Accounts Rece...	223.45	223.45	554.51
Deposit	12/23/2025	7246	Roupp N - 245 Winter	Deposit	Key Bank 7649...	-322.00	-322.00	232.51
Deposit	12/23/2025	4734	Clearview Commerci...	Deposit	Key Bank 7649...	-9.06	-9.06	223.45
Deposit	12/23/2025	4737	Clearview Commerci...	Deposit	Key Bank 7649...	-223.45	-223.45	0.00
Payment	12/31/2025	3543	DeCayette - 434 Wi...		Accounts Rece...	112.00	112.00	112.00
Payment	12/31/2025	8589	Kasper - 179 Poppy		Accounts Rece...	104.00	104.00	216.00
Payment	12/31/2025	1051	Douglas - 112 Sun		Accounts Rece...	104.00	104.00	320.00
Payment	12/31/2025	1448	White - 124 Poppy		Accounts Rece...	104.00	104.00	424.00
Payment	12/31/2025	6571	McCluer - 227 Winter		Accounts Rece...	362.00	362.00	786.00
Deposit	12/31/2025	3543	DeCayette - 434 Wi...	Deposit	Key Bank 7649...	-112.00	-112.00	674.00
Deposit	12/31/2025	8589	Kasper - 179 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	570.00
Deposit	12/31/2025	1051	Douglas - 112 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	466.00
Deposit	12/31/2025	1448	White - 124 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	362.00
Deposit	12/31/2025	6571	McCluer - 227 Winter	Deposit	Key Bank 7649...	-362.00	-362.00	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

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Cash Basis

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

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<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
<b>Power Reimbursement</b>								-967.18
Invoice	12/04/2025	1096	Clearview Commerci...	Power Reimb...	Accounts Rece...	-23.41	-23.41	-990.59
Total Power Reimbursement								-990.59
<b>Landscaping Reimbursement</b>								-6,998.51
Invoice	12/04/2025	1096	Clearview Commerci...	Landscaping ...	Accounts Rece...	-223.45	-223.45	-7,221.96
Invoice	12/23/2025	1098	Clearview Commerci...	Landscaping ...	Accounts Rece...	-223.45	-223.45	-7,445.41
Total Landscaping Reimbursement								-7,445.41
<b>Water Reimbursement</b>								-2,532.49
Invoice	12/23/2025	1097	Clearview Commerci...	Water Reimb...	Accounts Rece...	-9.06	-9.06	-2,541.55
Total Water Reimbursement								-2,541.55
<b>Lien Income</b>								0.00
Total Lien Income								0.00
<b>Transfer Fee</b>								-200.00
Invoice	12/17/2025	1099	Swenson - 414 Winter	Transfer Fee	Accounts Rece...	-50.00	-50.00	-250.00
Invoice	12/31/2025	1100	McCluer - 227 Winter	Transfer Fee	Accounts Rece...	-50.00	-50.00	-300.00
Total Transfer Fee								-300.00
<b>Pre-Paid Discounts</b>								675.46
Total Pre-Paid Discounts								675.46
<b>HOA Dues</b>								-68,586.21
Invoice	12/04/2025	1048	DeCayette - 434 Wi...	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-68,690.21
Invoice	12/04/2025	1087	White - 124 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-68,794.21
Invoice	12/31/2025	1048	DeCayette - 434 Wi...	Quarterly HO...	Accounts Rece...	-312.00	-112.00	-68,906.21
Total HOA Dues								-68,906.21
<b>Interest Income</b>								-1.57
Deposit	12/31/2025			Interest	Clearview HOA...	-0.17	-0.17	-1.74
Total Interest Income								-1.74

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Cash Basis

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

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Late Fees</b>								-94.60
Total Late Fees								-94.60
<b>Playground Equipment</b>								0.00
Total Playground Equipment								0.00
<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>								4,271.00
Check	12/02/2025		Walsh Tax Services	Inv 6626	Key Bank 7649...	320.00	320.00	4,591.00
Total Accounting							320.00	4,591.00
<b>Administrative</b>								0.00
Total Administrative								0.00
<b>Grant- Landscaping</b>								0.00
Total Grant- Landscaping								0.00
<b>Insurance Expense</b>								1,720.50
Check	12/02/2025		United States Liabilit...	NPP1593455F	Key Bank 7649...	885.50	885.50	2,606.00
Deposit	12/31/2025	6400	United States Liabilit...	Deposit	Key Bank 7649...	-100.00	-100.00	2,506.00
Total Insurance Expense							785.50	2,506.00
<b>Landscaping and Groundskeeping</b>								55,510.00
Check	12/10/2025		Olivia Landscape	Inv 6913	Key Bank 7649...	4,000.00	4,000.00	59,510.00
Total Landscaping and Groundskeeping							4,000.00	59,510.00
<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 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

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Cash Basis

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

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
<b>Taxes &amp; License</b>								0.00
Total Taxes & License								0.00
<b>Utilities</b>								8,796.02
Check	12/01/2025		City of Talent	Acc 7101 Bill ...	Key Bank 7649...	29.17	29.17	8,825.19
Check	12/01/2025		City of Talent	Acc 7288 Bill ...	Key Bank 7649...	137.02	137.02	8,962.21
Total Utilities							166.19	8,962.21
<b>Web Site</b>								804.25
Check	12/01/2025	1041	Google Gsuite		Key Bank 7649...	7.00	7.00	811.25
Check	12/02/2025		Ariel George		Key Bank 7649...	22.50	22.50	833.75
Total Web Site							29.50	833.75
<b>No acct</b>								0.00
Total no acct								0.00
<b>TOTAL</b>							<b>0.00</b>	<b>0.00</b>