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06/04/26

Cash Basis

Clearview of Talent Homeowners Association

General Ledger

As of May 31, 2026

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Key Bank 7649 Operating								17,347.41
Check	05/01/2026	1046	Google Gsuite		Web Site	-7.00	-7.00	17,340.41
Check	05/01/2026		City of Talent	Bill 5/1/26	Utilities	-72.07	-72.07	17,268.34
Check	05/01/2026		City of Talent	Bill 5/1/26	Utilities	-212.72	-212.72	17,055.62
Check	05/04/2026		Walsh Tax Services	Inv 8155	Accounting	-334.00	-334.00	16,721.62
Deposit	05/07/2026			Deposit	-SPLIT-	1,690.89	1,690.89	18,412.51
Check	05/13/2026		Tia Marten	Reimburseme...	Repairs and M...	-507.50	-507.50	17,905.01
Check	05/13/2026		Olivia Landscape	Inv 7152	Landscaping a...	-4,000.00	-4,000.00	13,905.01
Check	05/13/2026		Ariel George		Web Site	-45.00	-45.00	13,860.01
Check	05/19/2026		Pacific Power	Bill 5/12/26	Utilities	-66.21	-66.21	13,793.80
Deposit	05/21/2026			Deposit	-SPLIT-	1,439.29	1,439.29	15,233.09
Check	05/22/2026	1040	Adriana Figueroa	Backflow Test...	Landscaping a...	-65.00	-65.00	15,168.09
Deposit	05/28/2026			Deposit	-SPLIT-	431.45	431.45	15,599.54
Total Key Bank 7649 Operating							-1,747.87	15,599.54
Clearview HOA Reserve Acc 2424								22,368.99
Deposit	05/31/2026			Deposit	Interest Income	0.19	0.19	22,369.18
Total Clearview HOA Reserve Acc 2424							0.19	22,369.18
Accounts Receivable								-10,333.08
Payment	05/07/2026	1413	Nystadt - 167 Poppy		Undeposited F...	-312.00	-312.00	-10,645.08
Payment	05/07/2026	1413	Nystadt - 167 Poppy		Undeposited F...	-312.00	312.00	-10,333.08
Payment	05/07/2026	0608	White - 124 Poppy		Undeposited F...	-104.00	-104.00	-10,437.08
Payment	05/07/2026	0608	White - 124 Poppy		Undeposited F...	-104.00	104.00	-10,333.08
Payment	05/07/2026	2955	Douglas - 112 Sun		Undeposited F...	-104.00	-104.00	-10,437.08
Payment	05/07/2026	3965	Kasper - 179 Poppy		Undeposited F...	-104.00	-104.00	-10,541.08
Payment	05/07/2026	1340	Marten - 225 Winter		Undeposited F...	-104.00	-104.00	-10,645.08
Payment	05/07/2026	1340	Marten - 225 Winter		Undeposited F...	-104.00	104.00	-10,541.08
Payment	05/07/2026	4794	Clearview Commerci...		Undeposited F...	-26.89	26.89	-10,514.19
Payment	05/07/2026	4794	Clearview Commerci...		Undeposited F...	-26.89	-26.89	-10,541.08
Payment	05/07/2026	4206	Greenberg Schreibe...		Undeposited F...	-936.00	-936.00	-11,477.08
Payment	05/07/2026	4206	Greenberg Schreibe...		Undeposited F...	-936.00	312.00	-11,165.08
Payment	05/21/2026	3334	Pavia - 317 Clear		Undeposited F...	-320.00	312.00	-10,853.08
Payment	05/21/2026	3334	Pavia - 317 Clear		Undeposited F...	-320.00	0.01	-10,853.07
Payment	05/21/2026	3334	Pavia - 317 Clear		Undeposited F...	-320.00	-320.00	-11,173.07
Payment	05/21/2026		Bein - 147 Poppy		Undeposited F...	-312.00	229.52	-10,943.55
Payment	05/21/2026		Bein - 147 Poppy		Undeposited F...	-312.00	-312.00	-11,255.55
Payment	05/21/2026	8492	Alvord - 118 Sun		Undeposited F...	-104.00	104.00	-11,151.55
Payment	05/21/2026	8492	Alvord - 118 Sun		Undeposited F...	-104.00	-104.00	-11,255.55
Payment	05/21/2026	7269	Thornburg - 233 Win...		Undeposited F...	-680.92	6.92	-11,248.63
Payment	05/21/2026	7269	Thornburg - 233 Win...		Undeposited F...	-680.92	312.00	-10,936.63
Payment	05/21/2026	7269	Thornburg - 233 Win...		Undeposited F...	-680.92	50.00	-10,886.63
Payment	05/21/2026	7269	Thornburg - 233 Win...		Undeposited F...	-680.92	312.00	-10,574.63
Payment	05/21/2026	7269	Thornburg - 233 Win...		Undeposited F...	-680.92	-680.92	-11,255.55
Payment	05/21/2026	4801	Clearview Commerci...		Undeposited F...	-22.37	-22.37	-11,277.92
Payment	05/21/2026	4801	Clearview Commerci...		Undeposited F...	-22.37	22.37	-11,255.55
Payment	05/28/2026	50277	DeCayette - 434 Wi...		Undeposited F...	-104.00	-104.00	-11,359.55

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Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Payment	05/28/2026	50277	DeCayette - 434 Wi...		Undeposited F...	-104.00	104.00	-11,255.55
Payment	05/28/2026	9972	Kasper - 179 Poppy		Undeposited F...	-104.00	-104.00	-11,359.55
Payment	05/28/2026	4804	Clearview Commerci...		Undeposited F...	-223.45	223.45	-11,136.10
Payment	05/28/2026	4804	Clearview Commerci...		Undeposited F...	-223.45	-223.45	-11,359.55
Total Accounts Receivable							-1,026.47	-11,359.55
Inventory Asset								0.00
Total Inventory Asset								0.00
Undeposited Funds								0.00
Payment	05/07/2026	1413	Nystadt - 167 Poppy		Accounts Rece...	312.00	312.00	312.00
Payment	05/07/2026	4206	Greenberg Schreibe...		Accounts Rece...	936.00	936.00	1,248.00
Payment	05/07/2026	0608	White - 124 Poppy		Accounts Rece...	104.00	104.00	1,352.00
Payment	05/07/2026	2955	Douglas - 112 Sun		Accounts Rece...	104.00	104.00	1,456.00
Payment	05/07/2026	3965	Kasper - 179 Poppy		Accounts Rece...	104.00	104.00	1,560.00
Payment	05/07/2026	1340	Marten - 225 Winter		Accounts Rece...	104.00	104.00	1,664.00
Payment	05/07/2026	4794	Clearview Commerci...		Accounts Rece...	26.89	26.89	1,690.89
Deposit	05/07/2026	1413	Nystadt - 167 Poppy	Deposit	Key Bank 7649...	-312.00	-312.00	1,378.89
Deposit	05/07/2026	4206	Greenberg Schreibe...	Deposit	Key Bank 7649...	-936.00	-936.00	442.89
Deposit	05/07/2026	0608	White - 124 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	338.89
Deposit	05/07/2026	2955	Douglas - 112 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	234.89
Deposit	05/07/2026	3965	Kasper - 179 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	130.89
Deposit	05/07/2026	1340	Marten - 225 Winter	Deposit	Key Bank 7649...	-104.00	-104.00	26.89
Deposit	05/07/2026	4794	Clearview Commerci...	Deposit	Key Bank 7649...	-26.89	-26.89	0.00
Payment	05/21/2026	3334	Pavia - 317 Clear		Accounts Rece...	320.00	320.00	320.00
Payment	05/21/2026		Bein - 147 Poppy		Accounts Rece...	312.00	312.00	632.00
Payment	05/21/2026	8492	Alvord - 118 Sun		Accounts Rece...	104.00	104.00	736.00
Payment	05/21/2026	7269	Thornburg - 233 Win...		Accounts Rece...	680.92	680.92	1,416.92
Payment	05/21/2026	4801	Clearview Commerci...		Accounts Rece...	22.37	22.37	1,439.29
Deposit	05/21/2026	3334	Pavia - 317 Clear	Deposit	Key Bank 7649...	-320.00	-320.00	1,119.29
Deposit	05/21/2026		Bein - 147 Poppy	Deposit	Key Bank 7649...	-312.00	-312.00	807.29
Deposit	05/21/2026	8492	Alvord - 118 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	703.29
Deposit	05/21/2026	7269	Thornburg - 233 Win...	Deposit	Key Bank 7649...	-680.92	-680.92	22.37
Deposit	05/21/2026	4801	Clearview Commerci...	Deposit	Key Bank 7649...	-22.37	-22.37	0.00
Payment	05/28/2026	50277	DeCayette - 434 Wi...		Accounts Rece...	104.00	104.00	104.00
Payment	05/28/2026	9972	Kasper - 179 Poppy		Accounts Rece...	104.00	104.00	208.00
Payment	05/28/2026	4804	Clearview Commerci...		Accounts Rece...	223.45	223.45	431.45
Deposit	05/28/2026	50277	DeCayette - 434 Wi...	Deposit	Key Bank 7649...	-104.00	-104.00	327.45
Deposit	05/28/2026	9972	Kasper - 179 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	223.45
Deposit	05/28/2026	4804	Clearview Commerci...	Deposit	Key Bank 7649...	-223.45	-223.45	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

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General Ledger
As of May 31, 2026

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
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								3,093.51
Total Retained Earnings								3,093.51
Power Reimbursement								-23.78
Invoice	05/07/2026	1226	Clearview Commerci...	Power Reimb...	Accounts Rece...	-26.89	-26.89	-50.67
Total Power Reimbursement							-26.89	-50.67
Landscaping Reimbursement								-893.80
Invoice	05/28/2026	1228	Clearview Commerci...	Landscaping ...	Accounts Rece...	-223.45	-223.45	-1,117.25
Total Landscaping Reimbursement							-223.45	-1,117.25
Water Reimbursement								-44.03
Invoice	05/21/2026	1227	Clearview Commerci...	Water Reimb...	Accounts Rece...	-22.37	-22.37	-66.40
Total Water Reimbursement							-22.37	-66.40
Lien Income								0.00
Total Lien Income								0.00
Transfer Fee								0.00
Invoice	05/21/2026	1229	Thornburg - 233 Win...	Transfer Fee	Accounts Rece...	-50.00	-50.00	-50.00
Total Transfer Fee							-50.00	-50.00
Pre-Paid Discounts								0.00
Total Pre-Paid Discounts								0.00

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General Ledger
As of May 31, 2026

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
HOA Dues								-31,742.99
Invoice	05/07/2026	1189	Greenberg Schreibe...	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-32,054.99
Invoice	05/07/2026	1203	Marten - 225 Winter	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-32,158.99
Invoice	05/07/2026	1210	Nystadt - 167 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-32,470.99
Invoice	05/07/2026	1221	White - 124 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-32,574.99
Invoice	05/21/2026	1134	Thornburg - 233 Win...	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-32,886.99
Invoice	05/21/2026	1148	Pavia - 317 Clear	Quarterly HO...	Accounts Rece...	-312.00	-0.01	-32,887.00
Invoice	05/21/2026	1167	Alvord - 118 Sun	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-32,991.00
Invoice	05/21/2026	1170	Bein - 147 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-229.52	-33,220.52
Invoice	05/21/2026	1199	Thornburg - 233 Win...	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-33,532.52
Invoice	05/21/2026	1213	Pavia - 317 Clear	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-33,844.52
Invoice	05/28/2026	1182	DeCayette - 434 Wi...	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-33,948.52
Total HOA Dues							-2,205.53	-33,948.52
Interest Income								-0.70
Deposit	05/31/2026			Deposit	Clearview HOA...	-0.19	-0.19	-0.89
Total Interest Income							-0.19	-0.89
Late Fees								-27.86
Invoice	05/21/2026	FC 62	Thornburg - 233 Win...	Finance Char...	Accounts Rece...	-6.92	-6.92	-34.78
Total Late Fees							-6.92	-34.78
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
Accounting								1,336.00
Check	05/04/2026		Walsh Tax Services	Inv 8155	Key Bank 7649...	334.00	334.00	1,670.00
Total Accounting							334.00	1,670.00
Administrative								0.00
Total Administrative								0.00
Grant- Landscaping								0.00
Total Grant- Landscaping								0.00
Insurance Expense								0.00
Total Insurance Expense								0.00

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General Ledger
As of May 31, 2026

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Landscaping and Groundskeeping								20,780.00
Check	05/13/2026		Olivia Landscape	Inv 7152	Key Bank 7649...	4,000.00	4,000.00	24,780.00
Check	05/22/2026	1040	Adriana Figueroa	Backflow Test...	Key Bank 7649...	65.00	65.00	24,845.00
Total Landscaping and Groundskeeping							4,065.00	24,845.00
Legal Fees								0.00
Total Legal Fees								0.00
Miscellaneous								0.00
Total Miscellaneous								0.00
Office Supplies								0.00
Total Office Supplies								0.00
Property Managment								0.00
Total Property Managment								0.00
Repairs and Maintenance								0.00
Check	05/13/2026		Tia Marten	Reimburseme...	Key Bank 7649...	507.50	507.50	507.50
Total Repairs and Maintenance							507.50	507.50
Tax Preparation								225.00
Total Tax Preparation								225.00
Taxes & License								0.00
Total Taxes & License								0.00
Utilities								492.29
Check	05/01/2026		City of Talent	Bill 5/1/26	Key Bank 7649...	72.07	72.07	564.36
Check	05/01/2026		City of Talent	Bill 5/1/26	Key Bank 7649...	212.72	212.72	777.08
Check	05/19/2026		Pacific Power	Bill 5/12/26	Key Bank 7649...	66.21	66.21	843.29
Total Utilities							351.00	843.29
Web Site								253.00
Check	05/01/2026	1046	Google Gsuite		Key Bank 7649...	7.00	7.00	260.00
Check	05/13/2026		Ariel George		Key Bank 7649...	45.00	45.00	305.00
Total Web Site							52.00	305.00
No acct								0.00
Total no acct								0.00
TOTAL							0.00	0.00