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Cash Basis

Clearview of Talent Homeowners Association

General Ledger

As of June 30, 2026

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Key Bank 7649 Operating								15,599.54
Check	06/01/2026	1041	Google Gsuite		Web Site	-7.00	-7.00	15,592.54
Check	06/01/2026		City of Talent	Acc 7101 Bill ...	Utilities	-721.01	-721.01	14,871.53
Check	06/01/2026		City of Talent	Acc 7288 Bill ...	Utilities	-194.46	-194.46	14,677.07
Check	06/01/2026		Walsh Tax Services	Inv 8258	Accounting	-345.00	-345.00	14,332.07
Deposit	06/04/2026			Deposit	-SPLIT-	1,630.55	1,630.55	15,962.62
Check	06/09/2026	1041	Erin Douglas	Plumbing Rei...	Repairs and M...	-466.25	-466.25	15,496.37
Check	06/09/2026		Olivia Landscape	Inv 7206	Landscaping a...	-4,185.00	-4,185.00	11,311.37
Check	06/10/2026		United States Liabilit...	NPP1593455F	Insurance Exp...	-765.50	-765.50	10,545.87
Deposit	06/12/2026			Deposit	-SPLIT-	936.00	936.00	11,481.87
Check	06/16/2026		Pacific Power	Bill 6/11/26	Utilities	-82.81	-82.81	11,399.06
Deposit	06/18/2026			Deposit	Undeposited F...	104.00	104.00	11,503.06
Deposit	06/25/2026			Deposit	-SPLIT-	769.21	769.21	12,272.27
Deposit	06/30/2026			Deposit	-SPLIT-	233.70	233.70	12,505.97
Total Key Bank 7649 Operating							-3,093.57	12,505.97
Clearview HOA Reserve Acc 2424								22,369.18
Deposit	06/30/2026			Interest	Interest Income	0.18	0.18	22,369.36
Total Clearview HOA Reserve Acc 2424							0.18	22,369.36
Accounts Receivable								-11,359.55
Payment	06/04/2026	5050	BEACHMORR- 301 ...		Undeposited F...	-936.00	312.00	-11,047.55
Payment	06/04/2026	5050	BEACHMORR- 301 ...		Undeposited F...	-936.00	-936.00	-11,983.55
Payment	06/04/2026	5890	Douglas - 112 Sun		Undeposited F...	-104.00	-104.00	-12,087.55
Payment	06/04/2026	4464	Marten - 225 Winter		Undeposited F...	-104.00	-104.00	-12,191.55
Payment	06/04/2026	4464	Marten - 225 Winter		Undeposited F...	-104.00	104.00	-12,087.55
Payment	06/04/2026	7286	White - 124 Poppy		Undeposited F...	-104.00	-104.00	-12,191.55
Payment	06/04/2026	7286	White - 124 Poppy		Undeposited F...	-104.00	104.00	-12,087.55
Payment	06/04/2026	4805	Clearview Commerci...		Undeposited F...	-20.55	20.55	-12,067.00
Payment	06/04/2026	4805	Clearview Commerci...		Undeposited F...	-20.55	-20.55	-12,087.55
Payment	06/04/2026	6813	Manatowa-Mastel - ...		Undeposited F...	-362.00	50.00	-12,037.55
Payment	06/04/2026	6813	Manatowa-Mastel - ...		Undeposited F...	-362.00	-362.00	-12,399.55
Payment	06/04/2026	6813	Manatowa-Mastel - ...		Undeposited F...	-362.00	104.00	-12,295.55
Payment	06/12/2026	101	Meyer - 232 Winter		Undeposited F...	-312.00	312.00	-11,983.55
Payment	06/12/2026	101	Meyer - 232 Winter		Undeposited F...	-312.00	-312.00	-12,295.55
Payment	06/12/2026	102	Meyer - 232 Winter		Undeposited F...	-624.00	-624.00	-12,919.55
Payment	06/18/2026	6611	Alvord - 118 Sun		Undeposited F...	-104.00	-104.00	-13,023.55
Payment	06/18/2026	6611	Alvord - 118 Sun		Undeposited F...	-104.00	104.00	-12,919.55
Payment	06/25/2026	0694	Roupp N - 245 Winter		Undeposited F...	-322.00	-322.00	-13,241.55
Payment	06/25/2026	4816	Clearview Commerci...		Undeposited F...	-223.76	223.76	-13,017.79
Payment	06/25/2026	4816	Clearview Commerci...		Undeposited F...	-223.76	-223.76	-13,241.55
Payment	06/25/2026	4818	Clearview Commerci...		Undeposited F...	-223.45	-223.45	-13,465.00
Payment	06/25/2026	4818	Clearview Commerci...		Undeposited F...	-223.45	223.45	-13,241.55
Payment	06/30/2026	2335	DeCayette - 434 Wi...		Undeposited F...	-104.00	-104.00	-13,345.55
Payment	06/30/2026	2335	DeCayette - 434 Wi...		Undeposited F...	-104.00	104.00	-13,241.55
Payment	06/30/2026	9581	Kasper - 179 Poppy		Undeposited F...	-104.00	-104.00	-13,345.55

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Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Payment	06/30/2026	4822	Clearview Commerci...		Undeposited F...	-25.70	25.70	-13,319.85
Payment	06/30/2026	4822	Clearview Commerci...		Undeposited F...	-25.70	-25.70	-13,345.55
Total Accounts Receivable							-1,986.00	-13,345.55
Inventory Asset								0.00
Total Inventory Asset								0.00
Undeposited Funds								0.00
Payment	06/04/2026	5050	BEACHMORR- 301 ...		Accounts Rece...	936.00	936.00	936.00
Payment	06/04/2026	5890	Douglas - 112 Sun		Accounts Rece...	104.00	104.00	1,040.00
Payment	06/04/2026	4464	Marten - 225 Winter		Accounts Rece...	104.00	104.00	1,144.00
Payment	06/04/2026	7286	White - 124 Poppy		Accounts Rece...	104.00	104.00	1,248.00
Payment	06/04/2026	4805	Clearview Commerci...		Accounts Rece...	20.55	20.55	1,268.55
Payment	06/04/2026	6813	Manatowa-Mastel - ...		Accounts Rece...	362.00	362.00	1,630.55
Deposit	06/04/2026	5050	BEACHMORR- 301 ...	Deposit	Key Bank 7649...	-936.00	-936.00	694.55
Deposit	06/04/2026	5890	Douglas - 112 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	590.55
Deposit	06/04/2026	4464	Marten - 225 Winter	Deposit	Key Bank 7649...	-104.00	-104.00	486.55
Deposit	06/04/2026	7286	White - 124 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	382.55
Deposit	06/04/2026	4805	Clearview Commerci...	Deposit	Key Bank 7649...	-20.55	-20.55	362.00
Deposit	06/04/2026	6813	Manatowa-Mastel - ...	Deposit	Key Bank 7649...	-362.00	-362.00	0.00
Payment	06/12/2026	101	Meyer - 232 Winter		Accounts Rece...	312.00	312.00	312.00
Payment	06/12/2026	102	Meyer - 232 Winter		Accounts Rece...	624.00	624.00	936.00
Deposit	06/12/2026	101	Meyer - 232 Winter	Deposit	Key Bank 7649...	-312.00	-312.00	624.00
Deposit	06/12/2026	102	Meyer - 232 Winter	Deposit	Key Bank 7649...	-624.00	-624.00	0.00
Payment	06/18/2026	6611	Alvord - 118 Sun		Accounts Rece...	104.00	104.00	104.00
Deposit	06/18/2026	6611	Alvord - 118 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	0.00
Payment	06/25/2026	0694	Roupp N - 245 Winter		Accounts Rece...	322.00	322.00	322.00
Payment	06/25/2026	4816	Clearview Commerci...		Accounts Rece...	223.76	223.76	545.76
Payment	06/25/2026	4818	Clearview Commerci...		Accounts Rece...	223.45	223.45	769.21
Deposit	06/25/2026	0694	Roupp N - 245 Winter	Deposit	Key Bank 7649...	-322.00	-322.00	447.21
Deposit	06/25/2026	4816	Clearview Commerci...	Deposit	Key Bank 7649...	-223.76	-223.76	223.45
Deposit	06/25/2026	4818	Clearview Commerci...	Deposit	Key Bank 7649...	-223.45	-223.45	0.00
Payment	06/30/2026	2335	DeCayette - 434 Wi...		Accounts Rece...	104.00	104.00	104.00
Payment	06/30/2026	9581	Kasper - 179 Poppy		Accounts Rece...	104.00	104.00	208.00
Payment	06/30/2026	4822	Clearview Commerci...		Accounts Rece...	25.70	25.70	233.70
Deposit	06/30/2026	2335	DeCayette - 434 Wi...	Deposit	Key Bank 7649...	-104.00	-104.00	129.70
Deposit	06/30/2026	9581	Kasper - 179 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	25.70
Deposit	06/30/2026	4822	Clearview Commerci...	Deposit	Key Bank 7649...	-25.70	-25.70	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 June 30, 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								-50.67
Invoice	06/04/2026	1230	Clearview Commerci...	Power Reimb...	Accounts Rece...	-20.55	-20.55	-71.22
Invoice	06/30/2026	1234	Clearview Commerci...	Power Reimb...	Accounts Rece...	-25.70	-25.70	-96.92
Total Power Reimbursement							-46.25	-96.92
Landscaping Reimbursement								-1,117.25
Invoice	06/25/2026	1233	Clearview Commerci...	Landscaping ...	Accounts Rece...	-223.45	-223.45	-1,340.70
Total Landscaping Reimbursement							-223.45	-1,340.70
Water Reimbursement								-66.40
Invoice	06/25/2026	1231	Clearview Commerci...	Water Reimb...	Accounts Rece...	-223.76	-223.76	-290.16
Total Water Reimbursement							-223.76	-290.16
Lien Income								0.00
Total Lien Income								0.00
Transfer Fee								-50.00
Invoice	06/04/2026	1232	Manatowa-Mastel - ...	Transfer Fee	Accounts Rece...	-50.00	-50.00	-100.00
Total Transfer Fee							-50.00	-100.00
Pre-Paid Discounts								0.00
Total Pre-Paid Discounts								0.00
HOA Dues								-33,948.52
Invoice	06/04/2026	1184	Manatowa-Mastel - ...	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-34,052.52
Invoice	06/04/2026	1203	Marten - 225 Winter	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-34,156.52
Invoice	06/04/2026	1218	BEACHMORR- 301 ...	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-34,468.52
Invoice	06/04/2026	1221	White - 124 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-34,572.52
Invoice	06/12/2026	1205	Meyer - 232 Winter	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-34,884.52
Invoice	06/18/2026	1167	Alvord - 118 Sun	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-34,988.52
Invoice	06/30/2026	1182	DeCayette - 434 Wi...	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-35,092.52
Total HOA Dues							-1,144.00	-35,092.52

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General Ledger

As of June 30, 2026

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Interest Income								-0.89
Deposit	06/30/2026			Interest	Clearview HOA...	-0.18	-0.18	-1.07
Total Interest Income							-0.18	-1.07
Late Fees								-34.78
Total Late Fees								-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								1,670.00
Check	06/01/2026		Walsh Tax Services	Inv 8258	Key Bank 7649...	345.00	345.00	2,015.00
Total Accounting							345.00	2,015.00
Administrative								0.00
Total Administrative								0.00
Grant- Landscaping								0.00
Total Grant- Landscaping								0.00
Insurance Expense								0.00
Check	06/10/2026		United States Liabilit...	NPP1593455F	Key Bank 7649...	765.50	765.50	765.50
Total Insurance Expense							765.50	765.50
Landscaping and Groundskeeping								24,845.00
Check	06/09/2026		Olivia Landscape	Inv 7206	Key Bank 7649...	4,185.00	4,185.00	29,030.00
Total Landscaping and Groundskeeping							4,185.00	29,030.00
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

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General Ledger
As of June 30, 2026

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Repairs and Maintenance								507.50
Check	06/09/2026	1041	Erin Douglas	Plumbing Rei...	Key Bank 7649...	466.25	466.25	973.75
Total Repairs and Maintenance							466.25	973.75
Tax Preparation								225.00
Total Tax Preparation								225.00
Taxes & License								0.00
Total Taxes & License								0.00
Utilities								843.29
Check	06/01/2026		City of Talent	Acc 7101 Bill ...	Key Bank 7649...	721.01	721.01	1,564.30
Check	06/01/2026		City of Talent	Acc 7288 Bill ...	Key Bank 7649...	194.46	194.46	1,758.76
Check	06/16/2026		Pacific Power	Bill 6/11/26	Key Bank 7649...	82.81	82.81	1,841.57
Total Utilities							998.28	1,841.57
Web Site								305.00
Check	06/01/2026	1041	Google Gsuite		Key Bank 7649...	7.00	7.00	312.00
Total Web Site							7.00	312.00
No acct								0.00
Total no acct								0.00
TOTAL							0.00	0.00