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Cash Basis

Clearview of Talent Homeowners Association
General Ledger
As of August 31, 2026

Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Key Bank 7649 Operating								12,920.66
Check	08/01/2026	1043	Google Gsuite		Web Site	-7.00	-7.00	12,913.66
Check	08/04/2026		City of Talent	8/3/26	Utilities	-1,884.69	-1,884.69	11,028.97
Check	08/04/2026		City of Talent	8/3/26	Utilities	-305.49	-305.49	10,723.48
Check	08/04/2026		Walsh Tax Services	Inv 8517	Accounting	-351.00	-351.00	10,372.48
Deposit	08/06/2026			Deposit	-SPLIT-	1,080.85	1,080.85	11,453.33
Check	08/12/2026		Ariel George	8/10/26	Web Site	-45.00	-45.00	11,408.33
Check	08/12/2026		Susan Moen	Feral Cat TNR	Miscellaneous	-155.00	-155.00	11,253.33
Deposit	08/13/2026			Deposit	-SPLIT-	975.00	975.00	12,228.33
Check	08/19/2026		Olivia Landscape	Inv 7315	Landscaping a...	-4,000.00	-4,000.00	8,228.33
Check	08/19/2026		Pacific Power	Bill 08-12-2026	Utilities	-83.75	-83.75	8,144.58
Deposit	08/20/2026			Deposit	-SPLIT-	636.00	636.00	8,780.58
Check	08/27/2026		Tia Marten	Reimburse for...	Miscellaneous	-130.00	-130.00	8,650.58
Deposit	08/31/2026			Deposit	-SPLIT-	873.44	873.44	9,524.02
Total Key Bank 7649 Operating							-3,396.64	9,524.02
Clearview HOA Reserve Acc 2424								23,764.12
Deposit	08/31/2026			Interest	Interest Income	0.20	0.20	23,764.32
Total Clearview HOA Reserve Acc 2424							0.20	23,764.32
Accounts Receivable								-7,532.08
Payment	08/06/2026	3333	Pavia - 317 Clear		Undeposited F...	-312.00	304.01	-7,228.07
Payment	08/06/2026	3333	Pavia - 317 Clear		Undeposited F...	-312.00	-312.00	-7,540.07
Payment	08/06/2026	8355	Kasper - 179 Poppy		Undeposited F...	-104.00	-104.00	-7,644.07
Payment	08/06/2026	5955	Douglas - 112 Sun		Undeposited F...	-104.00	-104.00	-7,748.07
Payment	08/06/2026	3778	Marten - 225 Winter		Undeposited F...	-104.00	-104.00	-7,852.07
Payment	08/06/2026	3778	Marten - 225 Winter		Undeposited F...	-104.00	104.00	-7,748.07
Payment	08/06/2026	2599	Alvord - 118 Sun		Undeposited F...	-104.00	-104.00	-7,852.07
Payment	08/06/2026	2599	Alvord - 118 Sun		Undeposited F...	-104.00	104.00	-7,748.07
Payment	08/06/2026	1066	White - 124 Poppy		Undeposited F...	-104.00	104.00	-7,644.07
Payment	08/06/2026	1066	White - 124 Poppy		Undeposited F...	-104.00	-104.00	-7,748.07
Payment	08/06/2026	4832	Clearview Commerci...		Undeposited F...	-248.85	25.40	-7,722.67
Payment	08/06/2026	4832	Clearview Commerci...		Undeposited F...	-248.85	-248.85	-7,971.52
Payment	08/06/2026	4832	Clearview Commerci...		Undeposited F...	-248.85	223.45	-7,748.07
Payment	08/13/2026	2599	Yates - 164 Poppy		Undeposited F...	-351.00	312.00	-7,436.07
Payment	08/13/2026	2599	Yates - 164 Poppy		Undeposited F...	-351.00	-351.00	-7,787.07
Payment	08/13/2026	7634	Freiheit - 270 Winter		Undeposited F...	-624.00	312.00	-7,475.07
Payment	08/13/2026	7634	Freiheit - 270 Winter		Undeposited F...	-624.00	-624.00	-8,099.07
Payment	08/20/2026	8592	Sambrano - 132 Pop...		Undeposited F...	-312.00	312.00	-7,787.07
Payment	08/20/2026	8592	Sambrano - 132 Pop...		Undeposited F...	-312.00	-312.00	-8,099.07
Payment	08/20/2026	0199	Noble - 175 Poppy		Undeposited F...	-324.00	309.00	-7,790.07
Payment	08/20/2026	0199	Noble - 175 Poppy		Undeposited F...	-324.00	-324.00	-8,114.07
Payment	08/31/2026	9221	Bein - 147 Poppy		Undeposited F...	-312.00	229.52	-7,884.55
Payment	08/31/2026	9221	Bein - 147 Poppy		Undeposited F...	-312.00	-312.00	-8,196.55
Payment	08/31/2026	6311	DeCayette - 434 Wi...		Undeposited F...	-104.00	104.00	-8,092.55
Payment	08/31/2026	6311	DeCayette - 434 Wi...		Undeposited F...	-104.00	-104.00	-8,196.55
Payment	08/31/2026	3166	Kasper - 179 Poppy		Undeposited F...	-104.00	-104.00	-8,300.55

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Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Payment	08/31/2026	9692	White - 124 Poppy		Undeposited F...	-104.00	104.00	-8,196.55
Payment	08/31/2026	9692	White - 124 Poppy		Undeposited F...	-104.00	-104.00	-8,300.55
Payment	08/31/2026	4843	Clearview Commerci...		Undeposited F...	-249.44	-249.44	-8,549.99
Payment	08/31/2026	4843	Clearview Commerci...		Undeposited F...	-249.44	223.45	-8,326.54
Payment	08/31/2026	4843	Clearview Commerci...		Undeposited F...	-249.44	25.99	-8,300.55
Total Accounts Receivable							-768.47	-8,300.55
Inventory Asset								0.00
Total Inventory Asset								0.00
Undeposited Funds								0.00
Payment	08/06/2026	3333	Pavia - 317 Clear		Accounts Rece...	312.00	312.00	312.00
Payment	08/06/2026	8355	Kasper - 179 Poppy		Accounts Rece...	104.00	104.00	416.00
Payment	08/06/2026	5955	Douglas - 112 Sun		Accounts Rece...	104.00	104.00	520.00
Payment	08/06/2026	3778	Marten - 225 Winter		Accounts Rece...	104.00	104.00	624.00
Payment	08/06/2026	2599	Alvord - 118 Sun		Accounts Rece...	104.00	104.00	728.00
Payment	08/06/2026	1066	White - 124 Poppy		Accounts Rece...	104.00	104.00	832.00
Payment	08/06/2026	4832	Clearview Commerci...		Accounts Rece...	248.85	248.85	1,080.85
Deposit	08/06/2026	3333	Pavia - 317 Clear	Deposit	Key Bank 7649...	-312.00	-312.00	768.85
Deposit	08/06/2026	8355	Kasper - 179 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	664.85
Deposit	08/06/2026	5955	Douglas - 112 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	560.85
Deposit	08/06/2026	3778	Marten - 225 Winter	Deposit	Key Bank 7649...	-104.00	-104.00	456.85
Deposit	08/06/2026	2599	Alvord - 118 Sun	Deposit	Key Bank 7649...	-104.00	-104.00	352.85
Deposit	08/06/2026	1066	White - 124 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	248.85
Deposit	08/06/2026	4832	Clearview Commerci...	Deposit	Key Bank 7649...	-248.85	-248.85	0.00
Payment	08/13/2026	2599	Yates - 164 Poppy		Accounts Rece...	351.00	351.00	351.00
Payment	08/13/2026	7634	Freiheit - 270 Winter		Accounts Rece...	624.00	624.00	975.00
Deposit	08/13/2026	2599	Yates - 164 Poppy	Deposit	Key Bank 7649...	-351.00	-351.00	624.00
Deposit	08/13/2026	7634	Freiheit - 270 Winter	Deposit	Key Bank 7649...	-624.00	-624.00	0.00
Payment	08/20/2026	8592	Sambrano - 132 Pop...		Accounts Rece...	312.00	312.00	312.00
Payment	08/20/2026	0199	Noble - 175 Poppy		Accounts Rece...	324.00	324.00	636.00
Deposit	08/20/2026	8592	Sambrano - 132 Pop...	Deposit	Key Bank 7649...	-312.00	-312.00	324.00
Deposit	08/20/2026	0199	Noble - 175 Poppy	Deposit	Key Bank 7649...	-324.00	-324.00	0.00
Payment	08/31/2026	9221	Bein - 147 Poppy		Accounts Rece...	312.00	312.00	312.00
Payment	08/31/2026	6311	DeCayette - 434 Wi...		Accounts Rece...	104.00	104.00	416.00
Payment	08/31/2026	3166	Kasper - 179 Poppy		Accounts Rece...	104.00	104.00	520.00
Payment	08/31/2026	9692	White - 124 Poppy		Accounts Rece...	104.00	104.00	624.00
Payment	08/31/2026	4843	Clearview Commerci...		Accounts Rece...	249.44	249.44	873.44
Deposit	08/31/2026	9221	Bein - 147 Poppy	Deposit	Key Bank 7649...	-312.00	-312.00	561.44
Deposit	08/31/2026	6311	DeCayette - 434 Wi...	Deposit	Key Bank 7649...	-104.00	-104.00	457.44
Deposit	08/31/2026	3166	Kasper - 179 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	353.44
Deposit	08/31/2026	9692	White - 124 Poppy	Deposit	Key Bank 7649...	-104.00	-104.00	249.44
Deposit	08/31/2026	4843	Clearview Commerci...	Deposit	Key Bank 7649...	-249.44	-249.44	0.00
Total Undeposited Funds							0.00	0.00
Accumulated Depreciation								0.00
Total Accumulated Depreciation								0.00

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Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
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								3,093.51
Total Retained Earnings								3,093.51
Power Reimbursement								-96.92
Invoice	08/06/2026	1296	Clearview Commerci...	Power Reimb...	Accounts Rece...	-25.40	-25.40	-122.32
Invoice	08/31/2026	1297	Clearview Commerci...	Power Reimb...	Accounts Rece...	-25.99	-25.99	-148.31
Total Power Reimbursement							-51.39	-148.31
Landscaping Reimbursement								-1,340.70
Invoice	08/06/2026	1295	Clearview Commerci...	Landscaping ...	Accounts Rece...	-223.45	-223.45	-1,564.15
Invoice	08/31/2026	1297	Clearview Commerci...	Landscaping ...	Accounts Rece...	-223.45	-223.45	-1,787.60
Total Landscaping Reimbursement							-446.90	-1,787.60
Water Reimbursement								-987.01
Total Water Reimbursement								-987.01
Lien Income								0.00
Total Lien Income								0.00
Transfer Fee								-150.00
Total Transfer Fee								-150.00
Pre-Paid Discounts								0.00
Total Pre-Paid Discounts								0.00

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Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
HOA Dues								-50,004.83
Invoice	08/06/2026	1236	Alvord - 118 Sun	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-50,108.83
Invoice	08/06/2026	1272	Marten - 225 Winter	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-50,212.83
Invoice	08/06/2026	1282	Pavia - 317 Clear	Quarterly HO...	Accounts Rece...	-312.00	-304.01	-50,516.84
Invoice	08/06/2026	1290	White - 124 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-50,620.84
Invoice	08/13/2026	1256	Freiheit - 270 Winter	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-50,932.84
Invoice	08/13/2026	1291	Yates - 164 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-51,244.84
Invoice	08/20/2026	1278	Noble - 175 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-309.00	-51,553.84
Invoice	08/20/2026	1286	Sambrano - 132 Pop...	Quarterly HO...	Accounts Rece...	-312.00	-312.00	-51,865.84
Invoice	08/31/2026	1239	Bein - 147 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-229.52	-52,095.36
Invoice	08/31/2026	1251	DeCayette - 434 Wi...	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-52,199.36
Invoice	08/31/2026	1290	White - 124 Poppy	Quarterly HO...	Accounts Rece...	-312.00	-104.00	-52,303.36
Total HOA Dues							-2,298.53	-52,303.36
Interest Income								-1.27
Deposit	08/31/2026			Interest	Clearview HOA...	-0.20	-0.20	-1.47
Total Interest Income							-0.20	-1.47
Late Fees								-70.51
Total Late Fees								-70.51
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								2,365.00
Check	08/04/2026		Walsh Tax Services	Inv 8517	Key Bank 7649...	351.00	351.00	2,716.00
Total Accounting							351.00	2,716.00
Administrative								0.00
Total Administrative								0.00
Grant- Landscaping								0.00
Total Grant- Landscaping								0.00
Insurance Expense								765.50
Total Insurance Expense								765.50
Landscaping and Groundskeeping								33,327.50
Check	08/19/2026		Olivia Landscape	Inv 7315	Key Bank 7649...	4,000.00	4,000.00	37,327.50
Total Landscaping and Groundskeeping							4,000.00	37,327.50

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Type	Date	Num	Name	Memo	Split	Original Amount	Paid Amount	Balance
Legal Fees								630.00
Total Legal Fees								630.00
Miscellaneous								40.00
Check	08/12/2026		Susan Moen	Feral Cat TNR	Key Bank 7649...	155.00	155.00	195.00
Check	08/27/2026		Tia Marten	Reimburse for...	Key Bank 7649...	130.00	130.00	325.00
Total Miscellaneous							285.00	325.00
Office Supplies								0.00
Total Office Supplies								0.00
Property Managment								0.00
Total Property Managment								0.00
Repairs and Maintenance								973.75
Total Repairs and Maintenance								973.75
Tax Preparation								225.00
Total Tax Preparation								225.00
Taxes & License								0.00
Total Taxes & License								0.00
Utilities								4,499.24
Check	08/04/2026		City of Talent	8/3/26	Key Bank 7649...	1,884.69	1,884.69	6,383.93
Check	08/04/2026		City of Talent	8/3/26	Key Bank 7649...	305.49	305.49	6,689.42
Check	08/19/2026		Pacific Power	Bill 08-12-2026	Key Bank 7649...	83.75	83.75	6,773.17
Total Utilities							2,273.93	6,773.17
Web Site								409.00
Check	08/01/2026	1043	Google Gsuite		Key Bank 7649...	7.00	7.00	416.00
Check	08/12/2026		Ariel George	8/10/26	Key Bank 7649...	45.00	45.00	461.00
Total Web Site							52.00	461.00
No acct								0.00
Total no acct								0.00
TOTAL							0.00	0.00