

Financial Statement

Property: Lakeview COA

01/01/20 - 01/31/20 (cash)

ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		36,473.83
1000 Total Operating Accounts		<u>36,473.83</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		36,354.08
1111 Total Reserve Account		<u>36,354.08</u>
Total Bank		<u>72,827.91</u>
TOTAL ASSETS		<u>72,827.91</u>

LIABILITIES & EQUITY

Equity

Equity		
3001 Retained Earnings		-13,984.37
3010 Disbursements From Reserve		49,430.40
3040 Reserve Account Equity		<u>34,333.97</u>
Total Equity		69,780.00

Income

4000 HOA Dues		100.62
4050 Reserve Income		2,349.91
4200 Income		
4210 Late Fees		270.00
4260 Interest Income		
4263 Reserve Interest		0.92
4260 Total Interest Income		<u>0.92</u>
4310 Maintenance & Repairs		44.00
4200 Total Income		<u>314.92</u>
4626 SA18 Special Assessment		830.37
4627 SA19		1,000.00
4028 SA20 Special Assessment		<u>5,800.00</u>
Total Income		10,395.82

Expense

5000 Association Expenses		
5010 Management Fees		446.00
5020 Postage / Copies		37.00
5000 Total Association Expenses		<u>483.00</u>
5200 Utilities		
5210 Electric		24.60
5240 Sewer		507.00
5260 Garbage		298.14
5200 Total Utilities		<u>829.74</u>
5400 Landscaping		
5410 Landscaping Contract		287.26
5400 Total Landscaping		<u>287.26</u>

5600 Insurance	
5610 Insurance	423.91
5600 Total Insurance	<u>423.91</u>
6700 Reserve Contribution	5,324.00
Total Expense	<u>7,347.91</u>
Net Income (1/1/2020 thru 1/31/2020)	3,047.91
Total Equity	<u>72,827.91</u>
TOTAL LIABILITIES & EQUITY	<u><u>72,827.91</u></u>

Checks By Account

Property: Lakeview COA

Date Range: 01/01/20 - 01/31/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	1/1/20	850	Monthly Managem	1/1/20	January	Lakev	446.00
							446.00
5000 Association Expenses : 5020 Postage / Copies							
RPM Services Inc	1/1/20	850	Postage annual r	1/1/20	Postage	Lakev	37.00
							37.00
5200 Utilities : 5210 Electric							
Clark Public Utiliti	1/10/20	854	Monthly Electricity	1/1/20	7236-175-1	Lakev	24.60
							24.60
5200 Utilities : 5240 Sewer							
Clark Regional W:	1/9/20	851	Monthly Sewer Ac	1/1/20	016125-000	Lakev	507.00
							507.00
5200 Utilities : 5260 Garbage							
Waste Connector	1/9/20	853	Monthly Garbage :	1/1/20	2010-976517	Lakev	298.14
							298.14
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscape Iv	1/9/20	852	service 12/25/19	1/1/20	1502	Lakev	287.26
							287.26
5600 Insurance : 5610 Insurance							
American Family I	1/9/20	ACH	Policy #019-860-2	1/10/20	Feb	Lakev	423.91
							423.91
Total Amount:							2,023.91

Profit & Loss 12 Month Recap

Property: Lakeview COA

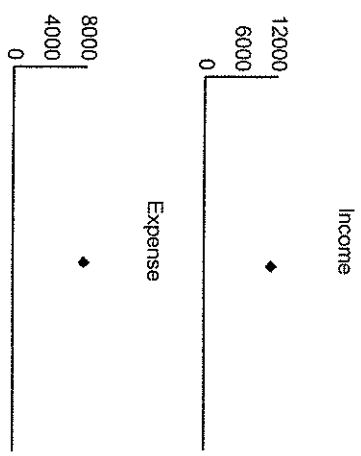
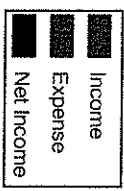
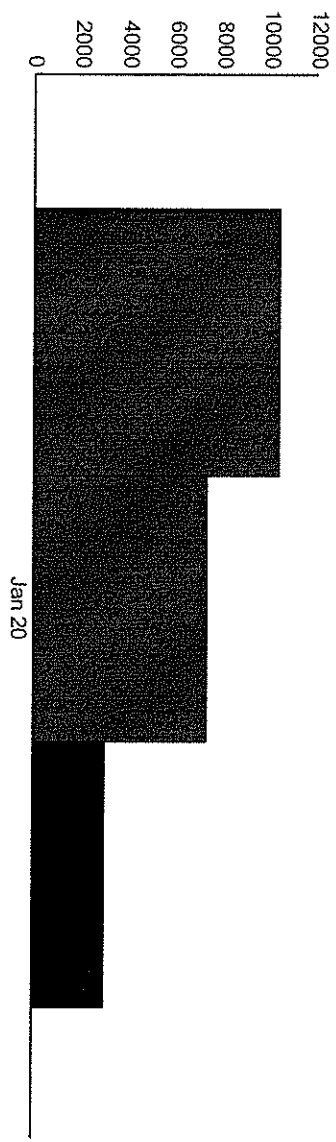
Monthly recap 01/01/20 - 01/31/20 (cash basis)

	JAN 20	TOTAL
INCOME		
4000 HOA Dues	100.62	100.62
4050 Reserve Income	2,349.91	2,349.91
4200 Income		
4210 Late Fees	270.00	270.00
4260 Interest Income		
4263 Reserve Interest	0.92	0.92
4260 Total Interest Income	0.92	0.92
4310 Maintenance & Repairs	44.00	44.00
4200 Total Income	314.92	314.92
4626 SA18 Special Assessment	830.37	830.37
4627 SA19	1,000.00	1,000.00
4028 SA20 Special Assessment	5,800.00	5,800.00
TOTAL INCOME	10,395.82	10,395.82
EXPENSE		
5000 Association Expenses		
5010 Management Fees	446.00	446.00
5020 Postage / Copies	37.00	37.00
5000 Total Association Expenses	483.00	483.00
5200 Utilities		
5210 Electric	24.60	24.60
5240 Sewer	507.00	507.00
5260 Garbage	298.14	298.14
5200 Total Utilities	829.74	829.74
5400 Landscaping		
5410 Landscaping Contract	287.26	287.26
5400 Total Landscaping	287.26	287.26
5600 Insurance		
5610 Insurance	423.91	423.91
5600 Total Insurance	423.91	423.91
6700 Reserve Contribution	5,324.00	5,324.00
TOTAL EXPENSE	7,347.91	7,347.91
NET INCOME	3,047.91	3,047.91

NET INCOME SUMMARY

Income
Expense
NET INCOME

JAN 20	TOTAL
10,395.82	10,395.82
-7,347.91	-7,347.91
3,047.91	3,047.91



Budget Comparison

Property: Lakeview COA

Comparison Periods: 01/01/20 - 01/31/20 and 01/01/20 - 01/31/20 (cash basis)

	Actual		Budget		\$ Change	% Change	Actual YTD		Budget YTD		\$ Change	% Change
	01/01/20 - 01/31/20	01/20 - 01/20	01/01/20 - 01/20	01/20 - 01/20			01/01/20 - 01/31/20	01/20 - 01/20	01/01/20 - 01/31/20	01/20 - 01/20		
INCOME												
4000 HOA Dues	-206.43		3,269.13		-3,475.56	-106.3 %	-206.43		3,269.13		-3,475.56	-106.3 %
4050 Reserve Income	3,016.86		3,010.00		6.86	0.2 %	3,016.86		3,010.00		6.86	0.2 %
4200 Income												
4210 Late Fees	270.00		0.00		270.00		270.00		0.00		270.00	
4260 Interest Income												
4263 Reserve Interest	0.92		0.00		0.92		0.92		0.00		0.92	
4260 Total Interest Income	0.92		0.00		0.92		0.92		0.00		0.92	
4310 Maintenance & Repairs	44.00		0.00		44.00		44.00		0.00		44.00	
4200 Total Income	314.92		0.00		314.92		314.92		0.00		314.92	
4626 SA18 Special Assessment	830.37		0.00		830.37		830.37		0.00		830.37	
4627 SA19	1,000.00		0.00		1,000.00		1,000.00		0.00		1,000.00	
4028 SA20 Special Assessment	5,440.10		1,666.63		3,773.47	226.4 %	5,440.10		1,666.63		3,773.47	226.4 %
TOTAL INCOME	10,395.82		7,945.76		2,450.06	30.8 %	10,395.82		7,945.76		2,450.06	30.8 %
EXPENSE												
5000 Association Expenses												
5010 Management Fees	446.00		446.00		0.00	0.0 %	446.00		446.00		0.00	0.0 %
5020 Postage / Copies	37.00		4.13		32.87	795.9 %	37.00		4.13		32.87	795.9 %
5065 Website	0.00		1.63		-1.63	-100.0 %	0.00		1.63		-1.63	-100.0 %
5000 Total Association Expenses	483.00		451.76		31.24	6.9 %	483.00		451.76		31.24	6.9 %
5100 Repairs & Maintenance	0.00		1,049.50		-1,049.50	-100.0 %	0.00		1,049.50		-1,049.50	-100.0 %
5200 Utilities												
5210 Electric	24.60		16.63		7.97	47.9 %	24.60		16.63		7.97	47.9 %
5240 Sewer	507.00		520.00		-13.00	-2.5 %	507.00		520.00		-13.00	-2.5 %
5260 Garbage	298.14		310.00		-11.86	-3.8 %	298.14		310.00		-11.86	-3.8 %
5200 Total Utilities	829.74		846.63		-16.89	-2.0 %	829.74		846.63		-16.89	-2.0 %
5300 General Expenses												
5305 Legal	0.00		145.30		-145.30	-100.0 %	0.00		145.30		-145.30	-100.0 %
5315 State Filing Fee	0.00		0.87		-0.87	-100.0 %	0.00		0.87		-0.87	-100.0 %
5300 Total General Expenses	0.00		146.17		-146.17	-100.0 %	0.00		146.17		-146.17	-100.0 %
5400 Landscaping												
5410 Landscaping Contract	287.26		350.00		-62.74	-17.9 %	287.26		350.00		-62.74	-17.9 %
5400 Total Landscaping	287.26		350.00		-62.74	-17.9 %	287.26		350.00		-62.74	-17.9 %
5600 Insurance												
5610 Insurance	423.91		408.30		15.61	3.8 %	423.91		408.30		15.61	3.8 %

5600 Total Insurance
 6690 Additional Reserve Contribution
 6700 Reserve Contribution
TOTAL EXPENSE

NET INCOME

NET INCOME SUMMARY

Income
 Expense
 Other Income & Expense
NET INCOME

	Actual 01/01/20 - 01/31/20	Budget 01/20 - 01/20	\$ Change	% Change	Actual YTD 01/01/20 - 01/31/20	Budget YTD 01/20 - 01/20	\$ Change	% Change
	423.91	408.30	15.61	3.8 %	423.91	408.30	15.61	3.8 %
	0.00	1,666.63	-1,666.63	-100.0 %	0.00	1,666.63	-1,666.63	-100.0 %
	5,324.00	3,010.00	2,314.00	76.9 %	5,324.00	3,010.00	2,314.00	76.9 %
	7,347.91	7,928.99	-581.08	-7.3 %	7,347.91	7,928.99	-581.08	-7.3 %
NET INCOME	3,047.91	16.77	3,031.14	18,074.8 %	3,047.91	16.77	3,031.14	18,074.8 %
	10,395.82	7,945.76	2,450.06	30.8 %	10,395.82	7,945.76	2,450.06	30.8 %
	-7,347.91	-7,928.99	581.08	7.3 %	-7,347.91	-7,928.99	581.08	7.3 %
	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	3,047.91	16.77	3,031.14	18,074.8 %	3,047.91	16.77	3,031.14	18,074.8 %

Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 02/04/20

Deposits

Date	Ref #	Details	Amount
01/03/20	D11708	Bank Deposit: Deposit	4,102.95
01/09/20	D11774	Bank Deposit: Deposit	1,595.47
01/14/20	D11819	Bank Deposit: Deposit	3,727.85
01/30/20	D11898	Bank Deposit: Deposit	968.63
			10,394.90

Payments

Date	Ref #	Details	Amount
01/01/20	850	RPM Services Inc,	483.00
01/02/20	J5506	Journal: Jan reserve transfer contribution	3,010.00
01/03/20	J5515	Journal: Cook - special assessments paid 2018 2019 and interest i	2,314.00
01/09/20	851	Clark Regional Wastewater District	507.00
01/09/20	852	Jave Landscape Maintenance	287.26
01/09/20	853	Waste Connections	298.14
01/09/20	ACH	American Family Insurance	423.91
01/10/20	854	Clark Public Utilities	24.60
			7,347.91

Outstanding Payments

Date	Ref #	Details	Amount
02/01/20	855	RPM Services Inc,	446.00
02/01/20	856	Jave Landscape Maintenance	287.26
02/03/20	J5563	Journal: February reserve transfer/contribution	3,010.00
			3,743.26

Summary

Previous Cleared Balance:	33,426.84	Reconciled Balance	36,473.83
+ Selected Deposits	10,394.90	+ Uncleared Deposits	0.00
- Selected Payments	7,347.91	- Outstanding Checks	3,743.26
Reconciled Balance:	36,473.83	Register Balance	32,730.57
Goal:	36,473.83		
Difference:	0.00		

General Ledger

Property: Lakeview COA
Detail 01/01/20 - 01/31/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						0.00
01/01/20	CHKITM	850	RPM Services Inc.; Monthly Management Fee -	446.00		446.00
5010 Management Fees		Beg Bal: 0.00	Activity: 446.00	446.00	0.00	446.00
5020 Postage / Copies (Expense)						0.00
01/01/20	CHKITM	850	RPM Services Inc.; Postage annual meeting notice & agenda	37.00		37.00
5020 Postage / Copies		Beg Bal: 0.00	Activity: 37.00	37.00	0.00	37.00
5210 Electric (Expense)						0.00
01/10/20	CHKITM	854	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	24.60		24.60
5210 Electric		Beg Bal: 0.00	Activity: 24.60	24.60	0.00	24.60
5240 Sewer (Expense)						0.00
01/09/20	CHKITM	851	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	507.00		507.00
5240 Sewer		Beg Bal: 0.00	Activity: 507.00	507.00	0.00	507.00
5260 Garbage (Expense)						0.00
01/09/20	CHKITM	853	Waste Connections: Monthly Garbage 2010-976517	298.14		298.14
5260 Garbage		Beg Bal: 0.00	Activity: 298.14	298.14	0.00	298.14
5410 Landscaping Contract (Expense)						0.00
01/09/20	CHKITM	852	Jave Landscape Maintenance: service 12/25/19	287.26		287.26
5410 Landscaping Contract		Beg Bal: 0.00	Activity: 287.26	287.26	0.00	287.26
5610 Insurance (Expense)						0.00
01/09/20	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	423.91		423.91
5610 Insurance		Beg Bal: 0.00	Activity: 423.91	423.91	0.00	423.91
6700 Reserve Contribution (Expense)						0.00
01/02/20	JOURNL	J5506	Jan reserve transfer contribution	3,010.00		3,010.00
01/03/20	JOURNL	J5515	Cook - special assessments paid 2018 2019 and interest late fee	2,314.00		5,324.00
6700 Reserve Contribution		Beg Bal: 0.00	Activity: 5,324.00	5,324.00	0.00	5,324.00
Totals:				7,347.91	0.00	