

Financial Statement

Property: Lakeview COA

10/01/20 - 10/31/20 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	34,844.77
1000 Total Operating Accounts	<u>34,844.77</u>

1111 Reserve Account

1093 Lakeview COA Reserve Umpqua 1419	82,265.10
1111 Total Reserve Account	<u>82,265.10</u>

Total Bank 117,109.87

Other Current Asset

1200 Undeposited Funds	4.32
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Total Other Current Asset 4.32

TOTAL ASSETS 117,114.19

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-13,984.37
3010 Disbursements From Reserve	61,141.67
3040 Reserve Account Equity	<u>56,812.70</u>

Total Equity 103,970.00

Net Income (1/1/2020 thru 9/30/2020) 15,028.33

Income

4000 HOA Dues	1,662.69
4050 Reserve Income	2,406.66
4200 Income	
4260 Interest Income	
4263 Reserve Interest	1.39
4260 Total Interest Income	<u>1.39</u>
4200 Total Income	<u>1.39</u>

Total Income 4,070.74

Expense

5000 Association Expenses	
5010 Management Fees	446.00
5000 Total Association Expenses	<u>446.00</u>

5100 Repairs & Maintenance

5110 Roof Maint/Repair	319.78
5170 Dryer Vent Cleaning	596.20
5100 Total Repairs & Maintenance	<u>915.98</u>

5200 Utilities

5210 Electric	24.11
5240 Sewer	520.00
5260 Garbage	300.45

5200 Total Utilities	844.56
5400 Landscaping	
5410 Landscaping Contract	287.26
5400 Total Landscaping	287.26
5600 Insurance	
5610 Insurance	451.08
5600 Total Insurance	451.08
6700 Reserve Contribution	3,010.00
Total Expense	5,954.88
Net income (10/1/2020 thru 10/31/2020)	-1,884.14
Total Equity	117,114.19
TOTAL LIABILITIES & EQUITY	117,114.19

Checks By Account

Property: Lakeview COA

Date Range: 10/01/20 - 10/31/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	10/3/20	907	Monthly Managem	10/1/20	October	Lakev	446.00
							446.00
5100 Repairs & Maintenance : 5110 Roof Maint/Repair							
All Around Mainte	10/22/20	913	#7 - cleaned & pre	10/22/20	10444	Lakev	319.78
							319.78
5100 Repairs & Maintenance : 5170 Dryer Vent Cleaning							
Finnmark Property	10/3/20	908	Exterior dryer vent	10/3/20	29907	Lakev	596.20
							596.20
5200 Utilities : 5210 Electric							
Clark Public Utiliti	10/12/20	911	Monthly Electricity	11/1/20	7236-175-1	Lakev	24.11
							24.11
5200 Utilities : 5240 Sewer							
Clark Regional W	10/12/20	909	Monthly Sewer Ac	10/1/20	016125-000	Lakev	520.00
							520.00
5200 Utilities : 5260 Garbage							
Waste Connector	10/12/20	910	Monthly Garbage ;	10/1/20	2010-976517	Lakev	300.45
							300.45
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscape N	10/22/20	912	service 10/19/20	10/18/20	2000	Lakev	287.26
							287.26
5600 Insurance : 5610 Insurance							
American Family I	10/27/20	ACH	Customer #019-8	10/27/20	November	Lakev	451.08
							451.08

Total Amount: 2,944.88

Profit & Loss 12 Month Recap

Property: Lakeview COA

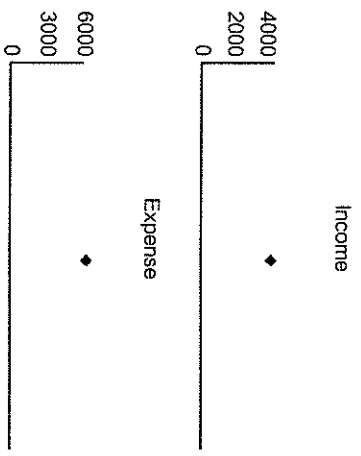
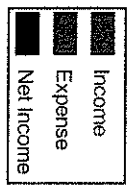
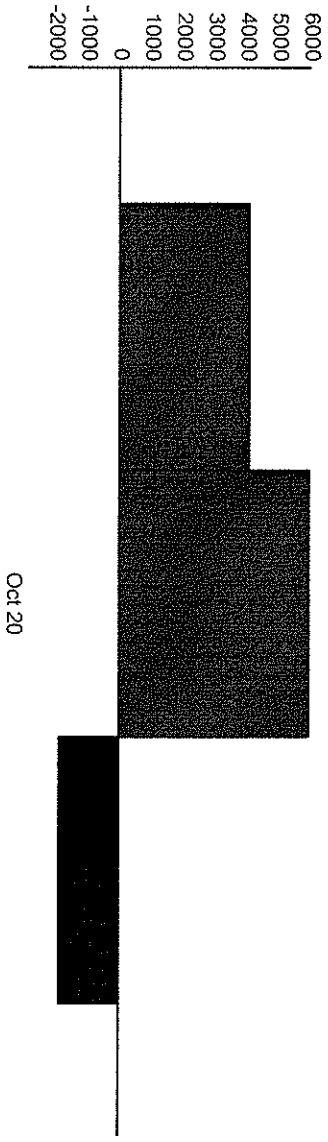
Monthly recap 10/01/20 - 10/31/20 (cash basis)

	OCT 20	TOTAL
INCOME		
4000 HOA Dues	1,662.69	1,662.69
4050 Reserve Income	2,406.66	2,406.66
4200 Income		
4260 Interest Income	1.39	1.39
4263 Reserve Interest	1.39	1.39
4260 Total Interest Income	1.39	1.39
4200 Total Income	1.39	1.39
TOTAL INCOME	4,070.74	4,070.74
EXPENSE		
5000 Association Expenses	446.00	446.00
5010 Management Fees	446.00	446.00
5000 Total Association Expenses	446.00	446.00
5100 Repairs & Maintenance	319.78	319.78
5110 Roof Maint/Repair	596.20	596.20
5170 Dryer Vent Cleaning	915.98	915.98
5100 Total Repairs & Maintenance	1,831.96	1,831.96
5200 Utilities	24.11	24.11
5210 Electric	520.00	520.00
5240 Sewer	300.45	300.45
5260 Garbage	844.56	844.56
5200 Total Utilities	1,389.12	1,389.12
5400 Landscaping	287.26	287.26
5410 Landscaping Contract	287.26	287.26
5400 Total Landscaping	287.26	287.26
5600 Insurance	451.08	451.08
5610 Insurance	451.08	451.08
5600 Total Insurance	451.08	451.08
6700 Reserve Contribution	3,010.00	3,010.00
TOTAL EXPENSE	5,954.88	5,954.88
NET INCOME	-1,884.14	-1,884.14

NET INCOME SUMMARY

Income
Expense
NET INCOME

	OCT 20	TOTAL
Income	4,070.74	4,070.74
Expense	-5,954.88	-5,954.88
NET INCOME	-1,884.14	-1,884.14



Budget Comparison

Property: Lakeview COA

Comparison Periods: 10/01/20 - 10/31/20 and 01/01/20 - 10/31/20 (cash basis)

	Actual		Budget		\$ Change	% Change	Actual YTD		Budget YTD		\$ Change	% Change
	10/01/20 - 10/31/20	10/20 - 10/20	10/20 - 10/20	10/20 - 10/20			01/01/20 - 10/31/20	01/20 - 10/20	01/20 - 10/20	01/20 - 10/20		
INCOME												
4000 HOA Dues	1,662.69	3,269.17	-1,606.48	-49.1 %	28,849.60	32,691.66	-3,842.06	-11.8 %				
4050 Reserve Income	2,406.66	3,010.00	-603.34	-20.0 %	27,109.37	30,100.00	-2,990.63	-9.9 %				
4200 Income	0.00	0.00	0.00	0.00	300.56	0.00	300.56					
4210 Late Fees	0.00	0.00	0.00	0.00								
4260 Interest Income	1.39	0.00	1.39	100.0 %	10.67	0.00	10.67					
4263 Reserve Interest	1.39	0.00	1.39	100.0 %	10.67	0.00	10.67					
4260 Total Interest Income	1.39	0.00	1.39	100.0 %	10.67	0.00	10.67					
4310 Maintenance & Repairs	0.00	0.00	0.00	0.00	104.12	0.00	104.12					
4900 Misc Income	0.00	0.00	0.00	0.00	250.00	0.00	250.00					
4200 Total Income	1.39	0.00	1.39	100.0 %	665.35	0.00	665.35					
4626 SA18 Special Assessment	0.00	0.00	0.00	0.00	1,830.37	0.00	1,830.37					
4627 SA19	0.00	0.00	0.00	0.00	2,000.00	0.00	2,000.00					
4028 SA20 Special Assessment	0.00	1,666.67	-1,666.67	-100.0 %	16,600.00	16,666.66	-66.66	-0.4 %				
TOTAL INCOME	4,070.74	7,945.84	-3,875.10	-48.8 %	77,054.69	79,458.32	-2,403.63	-3.0 %				
EXPENSE												
5000 Association Expenses												
5010 Management Fees	446.00	446.00	0.00	0.0 %	4,460.00	4,460.00	0.00	0.0 %				
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	64.00	41.66	22.34	53.6 %				
5065 Website	0.00	1.67	-1.67	-100.0 %	0.00	16.66	-16.66	-100.0 %				
5000 Total Association Expenses	446.00	451.84	-5.84	-1.3 %	4,524.00	4,518.32	5.68	0.1 %				
5100 Repairs & Maintenance												
5110 Roof Maint/Repair	319.78	0.00	319.78	100.0 %	319.78	0.00	319.78					
5160 Electrical Repairs	0.00	0.00	0.00	0.00	216.80	0.00	216.80					
5170 Dryer Vent Cleaning	596.20	0.00	596.20	100.0 %	596.20	0.00	596.20					
5100 Other Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	433.60	10,495.00	-10,061.40	-95.9 %				
5100 Total Repairs & Maintenance	915.98	1,049.50	-133.52	-12.7 %	1,566.38	10,495.00	-8,928.62	-85.1 %				
5200 Utilities												
5210 Electric	24.11	16.67	7.44	44.6 %	931.81	166.66	765.15	459.1 %				
5240 Sewer	520.00	520.00	0.00	0.0 %	5,187.00	5,200.00	-13.00	-0.2 %				
5260 Garbage	300.45	310.00	-9.55	-3.1 %	3,014.48	3,100.00	-85.52	-2.8 %				
5200 Total Utilities	844.56	846.67	-2.11	-0.2 %	9,133.29	8,466.66	666.63	7.9 %				
5300 General Expenses												
5301 Accounting	0.00	0.00	0.00	0.00	125.00	200.00	-75.00	-37.5 %				
5305 Legal	0.00	145.34	-145.34	-100.0 %	1,530.15	1,453.32	76.83	5.3 %				

	Actual 10/01/20 - 10/31/20	Budget 10/20 - 10/20	\$ Change	% Change	Actual YTD 01/01/20 - 10/31/20	Budget YTD 01/20 - 10/20	\$ Change	% Change
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	10.00	8.34	1.66	19.9 %
5300 Total General Expenses	0.00	146.17	-146.17	-100.0 %	1,665.15	1,661.66	3.49	0.2 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	3,159.86	3,500.00	-340.14	-9.7 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	3,159.86	3,500.00	-340.14	-9.7 %
5600 Insurance								
5610 Insurance	451.08	408.34	42.74	10.5 %	4,347.82	4,083.32	264.50	6.5 %
5600 Total Insurance	451.08	408.34	42.74	10.5 %	4,347.82	4,083.32	264.50	6.5 %
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0 %	0.00	16,666.66	-16,666.66	-100.0 %
6700 Reserve Contribution	3,010.00	3,010.00	0.00	0.0 %	39,514.00	30,100.00	9,414.00	31.3 %
TOTAL EXPENSE	5,954.88	7,929.19	-1,974.31	-24.9 %	63,910.50	79,491.62	-15,581.12	-19.6 %
NET INCOME	-1,884.14	16.65	-1,900.79	-11,416.2 %	13,144.19	-33.30	13,177.49	39,572.0 %
NET INCOME SUMMARY								
Income	4,070.74	7,945.84	-3,875.10	-48.8 %	77,054.69	79,458.32	-2,403.63	-3.0 %
Expense	-5,954.88	-7,929.19	1,974.31	24.9 %	-63,910.50	-79,491.62	15,581.12	19.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-1,884.14	16.65	-1,900.79	-11,416.2 %	13,144.19	-33.30	13,177.49	39,572.0 %

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 11/09/20

Date	Ref #	Details	Amount
10/02/20	D13560	Bank Deposit: Deposit	1,263.18
10/08/20	D13636	Bank Deposit: Deposit	2,483.11
10/19/20	D13703	Bank Deposit: deposit	1,586.24
5,332.53			

Payments

Date	Ref #	Details	Amount
08/24/20	900	Jave Landscape Maintenance	287.26
09/01/20	902	RPM Services Inc,	446.00
09/10/20	903	Waste Connections	300.45
09/10/20	904	Clark Regional Wastewater District	520.00
09/30/20	ACH	American Family Insurance	451.08
10/03/20	908	Finnmark Property Services, LLC	596.20
10/06/20	J6007	Journal: October Reserve transfer	3,010.00
10/12/20	911	Clark Public Utilities	24.11
10/22/20	912	Jave Landscape Maintenance	287.26
10/27/20	ACH	American Family Insurance	451.08
6,373.44			

Outstanding Deposits

Date	Ref #	Details	Amount
11/05/20	D13807	Bank Deposit: Deposit	2,483.11
2,483.11			

Outstanding Payments

Date	Ref #	Details	Amount
10/22/20	913	All Around Maintenance, Inc.	319.78
11/03/20	914	RPM Services Inc,	446.00
11/09/20	J6091	Journal: November reserve transfer	3,010.00
3,775.78			

Summary

Beginning Balance: + Selected Deposits (3)	36,205.46	Reconciled Balance + Uncleared Deposits	35,164.55
- Selected Payments (10)	6,373.44	- Outstanding Checks	3,775.78
Ending Balance: Goal:	35,164.55	Register Balance	33,871.88
Difference:	0.00		

General Ledger

Property: Lakeview COA
Detail 10/01/20 - 10/31/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						4,014.00
10/03/20	CHKITM	907	RPM Services Inc.: Monthly Management Fee -	446.00		4,460.00
5010 Management Fees		Beg Bal:	Activity:	446.00	0.00	4,460.00
5020 Postage / Copies (Expense)						64.00
No activity in the period						64.00
5020 Postage / Copies		Beg Bal:	Activity:	0.00	0.00	64.00
5100 Repairs & Maintenance (Expense)						433.60
No activity in the period						433.60
5100 Repairs & Maintenance		Beg Bal:	Activity:	0.00	0.00	433.60
5110 Roof Maint/Repair (Expense)						0.00
10/22/20	CHKITM	913	All Around Maintenance, Inc.: #7 - cleaned & prepped surface	319.78		319.78
5110 Roof Maint/Repair		Beg Bal:	Activity:	0.00	319.78	319.78
5160 Electrical Repairs (Expense)						216.80
No activity in the period						216.80
5160 Electrical Repairs		Beg Bal:	Activity:	0.00	0.00	216.80
5170 Dryer Vent Cleaning (Expense)						0.00
10/03/20	CHKITM	908	Finnmark Property Services, LLC: Exterior dryer vent cleaning fr	596.20		596.20
5170 Dryer Vent Cleaning		Beg Bal:	Activity:	0.00	596.20	596.20
5210 Electric (Expense)						907.70
10/12/20	CHKITM	911	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	24.11		931.81
5210 Electric		Beg Bal:	Activity:	907.70	24.11	931.81
5240 Sewer (Expense)						4,667.00
10/12/20	CHKITM	909	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	520.00		5,187.00
5240 Sewer		Beg Bal:	Activity:	4,667.00	520.00	5,187.00
5260 Garbage (Expense)						2,714.03
10/12/20	CHKITM	910	Waste Connections: Monthly Garbage 2010-976517	300.45		3,014.48
5260 Garbage		Beg Bal:	Activity:	2,714.03	300.45	3,014.48
5301 Accounting (Expense)						125.00
No activity in the period						125.00
5301 Accounting		Beg Bal:	Activity:	125.00	0.00	125.00
5305 Legal (Expense)						1,530.15
No activity in the period						1,530.15
5305 Legal		Beg Bal:	Activity:	1,530.15	0.00	1,530.15
5315 State Filing Fee (Expense)						10.00
No activity in the period						10.00
5315 State Filing Fee		Beg Bal:	Activity:	10.00	0.00	10.00
5410 Landscaping Contract (Expense)						2,872.60
10/22/20	CHKITM	912	Jave Landscape Maintenance: service 10/19/20	287.26		3,159.86
5410 Landscaping Contract		Beg Bal:	Activity:	2,872.60	287.26	3,159.86
5610 Insurance (Expense)						3,896.74
10/27/20	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	451.08		4,347.82
5610 Insurance		Beg Bal:	Activity:	3,896.74	451.08	4,347.82
6700 Reserve Contribution (Expense)						36,504.00
10/06/20	JOURNL	J6007	October Reserve transfer	3,010.00		39,514.00
6700 Reserve Contribution		Beg Bal:	Activity:	36,504.00	3,010.00	39,514.00

Totals:	<u>5,954.88</u>	<u>0.00</u>
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