

Financial Statement

Property: Lakeview COA

11/01/20 - 11/30/20 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	22,024.97
1000 Total Operating Accounts	<u>22,024.97</u>

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	85,276.49
1111 Total Reserve Account	<u>85,276.49</u>

Total Bank 107,301.46

Other Current Asset

1200 Undeposited Funds	4.32
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Total Other Current Asset 4.32

TOTAL ASSETS

107,305.78

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-13,984.37
3010 Disbursements From Reserve	61,141.67
3040 Reserve Account Equity	<u>59,822.70</u>

Total Equity 106,980.00

Net Income (1/1/2020 thru 10/31/2020) 13,144.19

Income

4000 HOA Dues	2,938.75
4050 Reserve Income	2,593.78
4200 Income	
4260 Interest Income	
4263 Reserve Interest	<u>1.39</u>
4260 Total Interest Income	<u>1.39</u>
4200 Total Income	<u>1.39</u>

Total Income 5,533.92

Expense

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

5200 Utilities

5210 Electric	18.29
5240 Sewer	520.00
5260 Garbage	<u>300.45</u>
5200 Total Utilities	<u>838.74</u>

5300 General Expenses

5305 Legal	<u>13,606.51</u>
5300 Total General Expenses	<u>13,606.51</u>

5600 Insurance	
5610 Insurance	451.08
5600 Total Insurance	<u>451.08</u>
6700 Reserve Contribution	<u>3,010.00</u>
Total Expense	18,352.33
Net Income (11/1/2020 thru 11/30/2020)	-12,818.41
Total Equity	<u>107,305.78</u>
TOTAL LIABILITIES & EQUITY	<u><u>107,305.78</u></u>

Checks By Account

Property: Lakeview COA

Date Range: 11/01/20 - 11/30/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	11/3/20	914	Monthly Managem	11/1/20	November	Lakev	446.00
							446.00
5200 Utilities : 5210 Electric							
Clark Public Utiliti	11/24/20	917	Monthly Electricity	12/1/20	7236-175-1	Lakev	18.29
							18.29
5200 Utilities : 5240 Sewer							
Clark Regional W	11/24/20	915	Monthly Sewer Ac	11/1/20	016125-000	Lakev	520.00
							520.00
5200 Utilities : 5260 Garbage							
Waste Connector	11/24/20	916	Monthly Garbage :	11/1/20	2010-976517	Lakev	300.45
							300.45
5300 General Expenses : 5305 Legal							
Vial Fotheringham	11/30/20	918	#15 King - Settlem	11/30/20	Lakeview - King #	Lakev	13,606.51
							13,606.51
5600 Insurance : 5610 Insurance							
American Family I	11/30/20	ACH	Customer #019-8	11/30/20	December	Lakev	451.08
							451.08

Total Amount: 15,342.33

Profit & Loss 12 Month Recap

Property: Lakeview COA

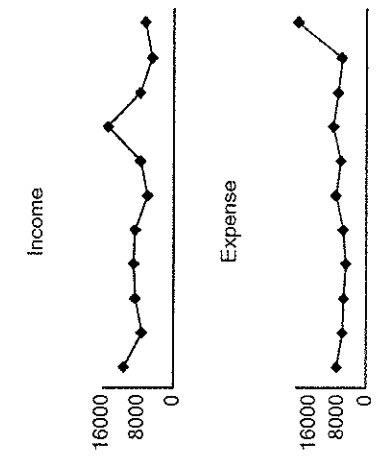
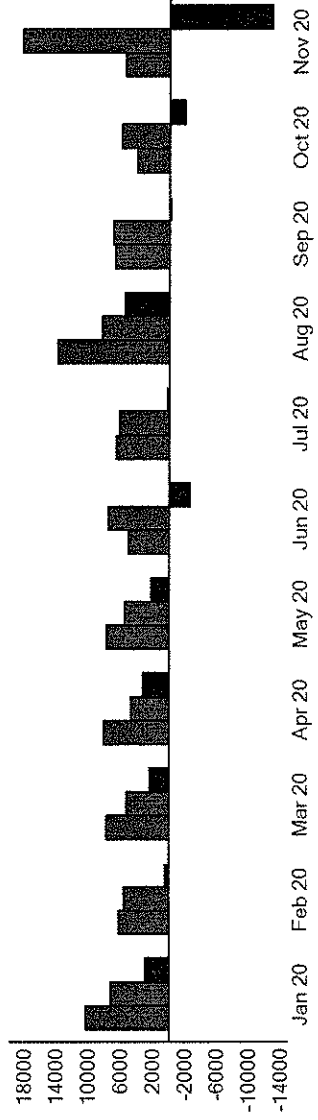
Monthly recap 01/01/20 - 11/30/20 (cash basis)

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	TOTAL
INCOME												
4000 HOA Dues	100.62	2,321.47	2,928.98	2,879.90	3,053.46	2,581.44	4,044.08	5,690.30	3,586.66	1,662.69	2,938.75	31,788.35
4050 Reserve Income	2,349.91	2,506.76	2,519.00	2,454.33	2,878.89	2,365.11	2,477.65	3,984.08	3,166.98	2,406.66	2,593.78	29,703.15
4200 Income												
4210 Late Fees	270.00	0.00	0.00	0.00	5.56	25.00	25.00	-25.00	0.00	0.00	0.00	300.56
4260 Interest Income												
4263 Reserve Interest	0.92	0.94	0.97	0.73	0.95	1.06	1.16	1.25	1.30	1.39	1.39	12.06
4260 Total Interest Inco	0.92	0.94	0.97	0.73	0.95	1.06	1.16	1.25	1.30	1.39	1.39	12.06
4310 Maintenance & Repa	44.00	0.00	0.00	0.00	16.12	0.00	0.00	44.00	0.00	0.00	0.00	104.12
4900 Misc Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	250.00
4200 Total Income	314.92	0.94	0.97	0.73	22.63	26.06	26.16	270.25	1.30	1.39	1.39	666.74
4626 SA18 Special Assessm	830.37	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,830.37
4627 SA19	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	2,000.00
4028 SA20 Special Assessm	5,800.00	1,514.00	2,372.73	2,811.27	1,900.00	100.00	100.00	2,000.00	2.00	0.00	0.00	16,600.00
TOTAL INCOME	10,395.82	6,343.17	7,821.68	8,146.23	7,854.98	5,072.61	6,647.89	13,944.63	6,756.94	4,070.74	5,533.92	82,588.61
EXPENSE												
5000 Association Expenses												
5010 Management Fees	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	4,906.00
5020 Postage / Copies	37.00	0.00	0.00	0.00	27.00	0.00	0.00	0.00	0.00	0.00	0.00	64.00
5000 Total Association Exp	483.00	446.00	446.00	446.00	473.00	446.00	446.00	446.00	446.00	446.00	446.00	4,970.00
5100 Repairs & Maintenance												
5110 Roof Maint/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	319.78	0.00	319.78
5160 Electrical Repairs	0.00	0.00	216.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	216.80
5170 Dryer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	596.20	0.00	596.20
5100 Other Repairs & Mai	0.00	0.00	0.00	216.80	0.00	0.00	0.00	216.80	0.00	0.00	0.00	433.60
5100 Total Repairs & Mair	0.00	0.00	216.80	216.80	0.00	0.00	0.00	216.80	0.00	915.98	0.00	1,566.38
5200 Utilities												
5210 Electric	24.60	23.39	25.49	27.18	27.51	25.00	703.80	26.54	24.19	24.11	18.29	950.10
5240 Sewer	507.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	5,707.00
5260 Garbage	298.14	299.82	299.82	299.82	316.52	299.82	299.82	299.82	300.45	300.45	300.45	3,314.93
5200 Total Utilities	829.74	843.21	845.31	847.00	864.03	844.82	1,523.62	846.36	844.64	844.56	838.74	9,972.03
5300 General Expenses												
5301 Accounting	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
5305 Legal	0.00	653.65	0.00	0.00	96.50	390.00	390.00	0.00	0.00	0.00	13,606.51	15,136.66
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	10.00
5300 Total General Expen:	0.00	653.65	125.00	0.00	96.50	390.00	390.00	10.00	0.00	0.00	13,606.51	15,271.66

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	TOTAL
5400 Landscaping	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	3,159.86
5410 Landscaping Contract	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	3,159.86
5400 Total Landscaping	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	3,159.86
5600 Insurance												
5610 Insurance	423.91	423.91	423.91	0.00	847.82	423.91	451.12	451.08	451.08	451.08	451.08	4,798.90
5600 Total Insurance	423.91	423.91	423.91	0.00	847.82	423.91	451.12	451.08	451.08	451.08	451.08	4,798.90
6700 Reserve Contribution	5,324.00	3,010.00	3,010.00	3,010.00	3,010.00	4,910.00	3,110.00	6,110.00	5,010.00	3,010.00	3,010.00	42,524.00
TOTAL EXPENSE	7,347.91	5,664.03	5,354.28	4,807.06	5,578.61	7,589.25	6,208.00	8,367.50	7,038.98	5,954.88	18,352.33	82,262.83
NET INCOME	3,047.91	679.14	2,467.40	3,339.17	2,276.37	-2,516.64	439.89	5,577.13	-282.04	-1,884.14	-12,818.41	325.78

NET INCOME SUMMARY

Income	10,395.82	6,343.17	7,821.68	8,146.23	7,854.98	5,072.61	6,647.89	13,944.63	6,756.94	4,070.74	5,533.92	82,588.61
Expense	-7,347.91	-5,664.03	-5,354.28	-4,807.06	-5,578.61	-7,589.25	-6,208.00	-8,367.50	-7,038.98	-5,954.88	-18,352.33	-82,262.83
NET INCOME	3,047.91	679.14	2,467.40	3,339.17	2,276.37	-2,516.64	439.89	5,577.13	-282.04	-1,884.14	-12,818.41	325.78



Budget Comparison

Property: Lakeview COA

Comparison Periods: 11/01/20 - 11/30/20 and 01/01/20 - 11/30/20 (cash basis)

	Actual 11/01/20 - 11/30/20	Budget 11/20 - 11/20	\$ Change	% Change	Actual YTD 01/01/20 - 11/30/20	Budget YTD 01/20 - 11/20	\$ Change	% Change
INCOME								
4000 HOA Dues	2,938.75	3,269.17	-330.42	-10.1 %	31,788.35	35,960.83	-4,172.48	-11.6 %
4050 Reserve Income	2,593.78	3,010.00	-416.22	-13.8 %	29,703.15	33,110.00	-3,406.85	-10.3 %
4200 Income	0.00	0.00	0.00		300.56	0.00	300.56	
4210 Late Fees								
4260 Interest Income	1.39	0.00	1.39		12.06	0.00	12.06	
4263 Reserve Interest	1.39	0.00	1.39		12.06	0.00	12.06	
4260 Total Interest Income								
4310 Maintenance & Repairs	0.00	0.00	0.00		104.12	0.00	104.12	
4900 Misc Income	0.00	0.00	0.00		250.00	0.00	250.00	
4200 Total Income	1.39	0.00	1.39		666.74	0.00	666.74	
4626 SA18 Special Assessment	0.00	0.00	0.00		1,830.37	0.00	1,830.37	
4627 SA19	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	18,333.33	-1,733.33	-9.5 %
TOTAL INCOME	5,533.92	7,945.84	-2,411.92	-30.4 %	82,588.61	87,404.16	-4,815.55	-5.5 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	446.00	446.00	0.00	0.0 %	4,906.00	4,906.00	0.00	0.0 %
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	64.00	45.83	18.17	39.6 %
5065 Website	0.00	1.67	-1.67	-100.0 %	0.00	18.33	-18.33	-100.0 %
5000 Total Association Expenses	446.00	451.84	-5.84	-1.3 %	4,970.00	4,970.16	-0.16	0.0 %
5100 Repairs & Maintenance								
5110 Roof Maint/Repair	0.00	0.00	0.00		319.78	0.00	319.78	
5160 Electrical Repairs	0.00	0.00	0.00		216.80	0.00	216.80	
5170 Dryer Vent Cleaning	0.00	0.00	0.00		596.20	0.00	596.20	
5100 Other Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	433.60	11,544.50	-11,110.90	-96.2 %
5100 Total Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	1,566.38	11,544.50	-9,978.12	-86.4 %
5200 Utilities								
5210 Electric	18.29	16.67	1.62	9.7 %	950.10	183.33	766.77	418.2 %
5240 Sewer	520.00	520.00	0.00	0.0 %	5,707.00	5,720.00	-13.00	-0.2 %
5260 Garbage	300.45	310.00	-9.55	-3.1 %	3,314.93	3,410.00	-95.07	-2.8 %
5200 Total Utilities	838.74	846.67	-7.93	-0.9 %	9,972.03	9,313.33	658.70	7.1 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		125.00	200.00	-75.00	-37.5 %
5305 Legal	13,606.51	145.34	13,461.17	9,261.8 %	15,136.66	1,598.66	13,538.00	846.8 %

	Actual 11/01/20 - 11/30/20	Budget 11/20 - 11/20	\$ Change	% Change	Actual YTD 01/01/20 - 11/30/20	Budget YTD 01/20 - 11/20	\$ Change	% Change
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	10.00	9.17	0.83	9.1 %
5300 Total General Expenses	13,606.51	146.17	13,460.34	9,208.7 %	15,271.66	1,807.83	13,463.83	744.8 %
5400 Landscaping								
5410 Landscaping Contract	0.00	350.00	-350.00	-100.0 %	3,159.86	3,850.00	-690.14	-17.9 %
5400 Total Landscaping	0.00	350.00	-350.00	-100.0 %	3,159.86	3,850.00	-690.14	-17.9 %
5600 Insurance								
5610 Insurance	451.08	408.34	42.74	10.5 %	4,798.90	4,491.66	307.24	6.8 %
5600 Total Insurance	451.08	408.34	42.74	10.5 %	4,798.90	4,491.66	307.24	6.8 %
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0 %	0.00	18,333.33	-18,333.33	-100.0 %
6700 Reserve Contribution	3,010.00	3,010.00	0.00	0.0 %	42,524.00	33,110.00	9,414.00	28.4 %
TOTAL EXPENSE	18,352.33	7,929.19	10,423.14	131.5 %	82,262.83	87,420.81	-5,157.98	-5.9 %
NET INCOME	-12,818.41	16.65	-12,835.06	-77,087.4 %	325.78	-16.65	342.43	2,056.6 %
NET INCOME SUMMARY								
Income	5,533.92	7,945.84	-2,411.92	-30.4 %	82,568.61	87,404.16	-4,815.55	-5.5 %
Expense	-18,352.33	-7,929.19	-10,423.14	131.5 %	-82,262.83	-87,420.81	5,157.98	5.9 %
Other Income & Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
NET INCOME	-12,818.41	16.65	-12,835.06	-77,087.4 %	325.78	-16.65	342.43	2,056.6 %

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 12/04/20

Deposits

Date	Ref #	Details	Amount
11/05/20	D13807	Bank Deposit: Deposit	2,483.11
11/19/20	D13877	Bank Deposit: Deposit	2,098.24
11/25/20	D13912	Bank Deposit: deposit	951.18
			5,532.53

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
11/24/20	915	Clark Regional Wastewater District	520.00
11/24/20	916	Waste Connections	300.45
11/24/20	917	Clark Public Utilities	18.29
			4,614.52

Outstanding Payments

Date	Ref #	Details	Amount
11/30/20	ACH	American Family Insurance	451.08
11/30/20	918	Vial Fotheringham LLP	13,606.51
12/01/20	919	Jave Landscape Maintenance	287.26
12/01/20	920	RPM Services Inc,	446.00
12/03/20	J6150	Journal: December reserve transfer	3,010.00
			17,800.85

Summary

Beginning Balance:	35,164.55	Reconciled Balance	36,082.56
+ Selected Deposits (3)	5,532.53	+ Uncleared Deposits	0.00
- Selected Payments (6)	4,614.52	- Outstanding Checks	17,800.85
Ending Balance:	36,082.56	Register Balance	18,281.71
Goal:	36,082.56		
Difference:	0.00		

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 12/04/20

Deposits

Date	Ref #	Details	Amount
11/09/20	J6091	Journal: November reserve transfer	3,010.00
11/30/20	J6126	Journal: Nov reserve interest	1.39
			<u>3,011.39</u>

Outstanding Deposits

Date	Ref #	Details	Amount
12/03/20	J6150	Journal: December reserve transfer	3,010.00
			<u>3,010.00</u>

Summary

Beginning Balance:	82,265.10
+ Selected Deposits (2)	3,011.39
- Selected Payments (0)	0.00
Ending Balance:	85,276.49
Goal:	85,276.49
Difference:	0.00

Reconciled Balance	85,276.49
+ Uncleared Deposits	3,010.00
- Outstanding Checks	0.00
Register Balance	88,286.49

General Ledger

Property: Lakeview COA
Detail 11/01/20 - 11/30/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						4,460.00
11/03/20	CHKITM	914	RPM Services Inc.: Monthly Management Fee -	446.00		4,906.00
5010 Management Fees		Beg Bal:	Activity:	446.00	0.00	4,906.00
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)						319.78
No activity in the period						319.78
5110 Roof Maint/Repair		Beg Bal:	Activity:	0.00	0.00	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)						596.20
No activity in the period						596.20
5170 Dryer Vent Cleaning		Beg Bal:	Activity:	0.00	0.00	596.20
5210 Electric (Expense)						931.81
11/24/20	CHKITM	917	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	18.29		950.10
5210 Electric		Beg Bal:	Activity:	18.29	0.00	950.10
5240 Sewer (Expense)						5,187.00
11/24/20	CHKITM	915	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	520.00		5,707.00
5240 Sewer		Beg Bal:	Activity:	520.00	0.00	5,707.00
5260 Garbage (Expense)						3,014.48
11/24/20	CHKITM	916	Waste Connections: Monthly Garbage 2010-976517	300.45		3,314.93
5260 Garbage		Beg Bal:	Activity:	300.45	0.00	3,314.93
5301 Accounting (Expense)						125.00
No activity in the period						125.00
5301 Accounting		Beg Bal:	Activity:	0.00	0.00	125.00
5305 Legal (Expense)						1,530.15
11/30/20	CHKITM	918	Vial Fotheringham LLP: #15 King - Settlement with VF - approve	13,606.51		15,136.66
5305 Legal		Beg Bal:	Activity:	13,606.51	0.00	15,136.66
5315 State Filing Fee (Expense)						10.00
No activity in the period						10.00
5315 State Filing Fee		Beg Bal:	Activity:	0.00	0.00	10.00
5410 Landscaping Contract (Expense)						3,159.86
No activity in the period						3,159.86
5410 Landscaping Contract		Beg Bal:	Activity:	0.00	0.00	3,159.86
5610 Insurance (Expense)						4,347.82
11/30/20	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	451.08		4,798.90
5610 Insurance		Beg Bal:	Activity:	451.08	0.00	4,798.90
6700 Reserve Contribution (Expense)						39,514.00
11/09/20	JOURNL	J6091	November reserve transfer	3,010.00		42,524.00
6700 Reserve Contribution		Beg Bal:	Activity:	3,010.00	0.00	42,524.00

Totals:	<u>18,352.33</u>	<u>0.00</u>
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