

# Financial Statement

Property: Lakeview COA

02/01/20 - 02/29/20 (cash)

## ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		37,152.03
1000 Total Operating Accounts		<u>37,152.03</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		39,365.02
1111 Total Reserve Account		<u>39,365.02</u>
Total Bank		<u>76,517.05</u>
<b>TOTAL ASSETS</b>		<b><u>76,517.05</u></b>

## LIABILITIES & EQUITY

### Equity

Equity		
3001 Retained Earnings		-13,984.37
3010 Disbursements From Reserve		49,430.40
3040 Reserve Account Equity		<u>37,343.97</u>
Total Equity		72,790.00
<b>Net Income (1/1/2020 thru 1/31/2020)</b>		<b>3,047.91</b>

### Income

4000 HOA Dues		2,321.47
4050 Reserve Income		2,506.76
4200 Income		
4260 Interest Income		
4263 Reserve Interest		0.94
4260 Total Interest Income		<u>0.94</u>
4200 Total Income		0.94
4028 SA20 Special Assessment		<u>1,514.00</u>
Total Income		6,343.17

### Expense

5000 Association Expenses		
5010 Management Fees		446.00
5000 Total Association Expenses		<u>446.00</u>
5200 Utilities		
5210 Electric		23.39
5240 Sewer		520.00
5260 Garbage		299.82
5200 Total Utilities		<u>843.21</u>
5300 General Expenses		
5305 Legal		653.65
5300 Total General Expenses		<u>653.65</u>
5400 Landscaping		
5410 Landscaping Contract		287.26

5400 Total Landscaping	287.26
5600 Insurance	
5610 Insurance	423.91
5600 Total Insurance	423.91
6700 Reserve Contribution	3,010.00
Total Expense	5,664.03
Net Income (2/1/2020 thru 2/29/2020)	679.14
Total Equity	76,517.05
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>76,517.05</b>

# Checks By Account

Property: Lakeview COA

Date Range: 02/01/20 - 02/29/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	2/11/20	855	Monthly Managem	2/1/20	February	Lakev	446.00
							446.00
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utiliti	2/11/20	857	Monthly Electricity	2/1/20	7236-175-1	Lakev	23.39
							23.39
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W	2/11/20	858	Monthly Sewer Ac	2/1/20	016125-000	Lakev	520.00
							520.00
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	2/11/20	859	Monthly Garbage :	2/1/20	2010-976517	Lakev	299.82
							299.82
<b>5300 General Expenses : 5305 Legal</b>							
Clark County Title	2/24/20	860	Litigation/Trustee :	2/24/20	CL15305	Lakev	653.65
							653.65
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscape N	2/1/20	856	service 01/20/202	2/1/20	1513	Lakev	287.26
							287.26
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	2/11/20	ACH	Policy #019-860-2	2/10/20	March	Lakev	423.91
							423.91
<b>Total Amount:</b>							<b>2,654.03</b>

# Profit & Loss 12 Month Recap

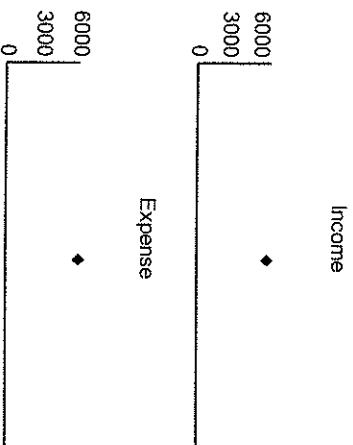
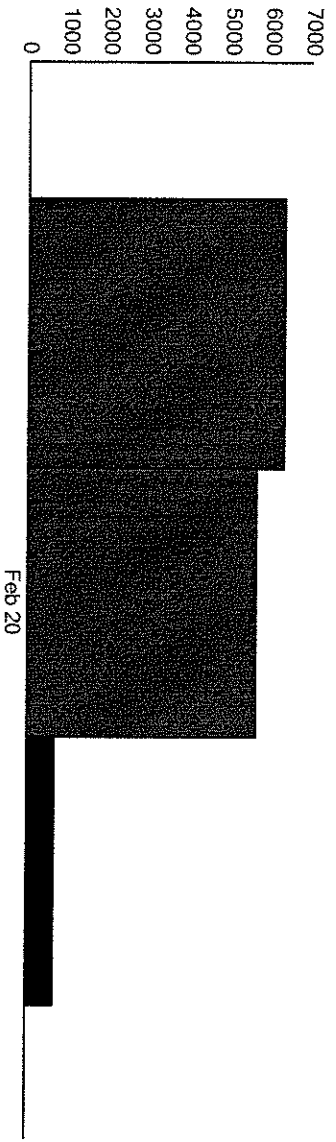
Property: Lakeview COA

Monthly recap 02/01/20 - 02/29/20 (cash basis)

	FEB 20	TOTAL
<b>INCOME</b>		
4000 HOA Dues	2,321.47	2,321.47
4050 Reserve Income	2,506.76	2,506.76
4200 Income		
4260 Interest Income	0.94	0.94
4263 Reserve Interest	0.94	0.94
4260 Total Interest Income	0.94	0.94
4200 Total Income	0.94	0.94
4028 SA20 Special Assessment	1,514.00	1,514.00
<b>TOTAL INCOME</b>	<b>6,343.17</b>	<b>6,343.17</b>
<b>EXPENSE</b>		
5000 Association Expenses	446.00	446.00
5010 Management Fees	446.00	446.00
5000 Total Association Expenses	446.00	446.00
5200 Utilities		
5210 Electric	23.39	23.39
5240 Sewer	520.00	520.00
5260 Garbage	299.82	299.82
5200 Total Utilities	843.21	843.21
5300 General Expenses		
5305 Legal	653.65	653.65
5300 Total General Expenses	653.65	653.65
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	3,010.00	3,010.00
<b>TOTAL EXPENSE</b>	<b>5,664.03</b>	<b>5,664.03</b>
<b>NET INCOME</b>	<b>679.14</b>	<b>679.14</b>

**NET INCOME SUMMARY**

	FEB 20	TOTAL
Income	6,343.17	6,343.17
Expense	-5,664.03	-5,664.03
<b>NET INCOME</b>	<b>679.14</b>	<b>679.14</b>



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 02/01/20 - 02/29/20 and 01/01/20 - 02/29/20 (cash basis)

	Actual 02/01/20 - 02/29/20	Budget 02/20 - 02/20	\$ Change	% Change	Actual YTD 01/01/20 - 02/29/20	Budget YTD 01/20 - 02/20	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	2,335.47	3,269.17	-933.70	-28.6 %	2,757.87	6,538.30	-3,780.43	-57.8 %
4050 Reserve Income	2,506.76	3,010.00	-503.24	-16.7 %	5,523.62	6,020.00	-496.38	-8.2 %
4200 Income								
4210 Late Fees	0.00	0.00	0.00	0.00 %	270.00	0.00	270.00	
4260 Interest Income								
4263 Reserve Interest	0.94	0.00	0.94	0.94 %	1.86	0.00	1.86	
4260 Total Interest Income	0.94	0.00	0.94	0.94 %	1.86	0.00	1.86	
4310 Maintenance Repairs	0.00	0.00	0.00	0.00 %	44.00	0.00	44.00	
4200 Total Income	0.94	0.00	0.94	0.94 %	315.86	0.00	315.86	
4626 SA18 Special Assessment	0.00	0.00	0.00	0.00 %	830.37	0.00	830.37	
4627 SA19	0.00	0.00	0.00	0.00 %	1,000.00	0.00	1,000.00	
4028 SA20 Special Assessment	1,500.00	1,666.67	-166.67	-10.0 %	6,311.27	3,333.30	2,977.97	89.3 %
<b>TOTAL INCOME</b>	<b>6,343.17</b>	<b>7,945.84</b>	<b>-1,602.67</b>	<b>-20.2 %</b>	<b>16,738.99</b>	<b>15,891.60</b>	<b>847.39</b>	<b>5.3 %</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5010 Management Fees	446.00	446.00	0.00	0.0 %	892.00	892.00	0.00	0.0 %
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	37.00	8.30	28.70	345.8 %
5065 Website	0.00	1.67	-1.67	-100.0 %	0.00	3.30	-3.30	-100.0 %
5000 Total Association Expenses	446.00	451.84	-5.84	-1.3 %	929.00	903.60	25.40	2.8 %
5100 Repairs Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	0.00	2,099.00	-2,099.00	-100.0 %
5200 Utilities								
5210 Electric	23.39	16.67	6.72	40.3 %	47.99	33.30	14.69	44.1 %
5240 Sewer	520.00	520.00	0.00	0.0 %	1,027.00	1,040.00	-13.00	-1.2 %
5280 Garbage	299.82	310.00	-10.18	-3.3 %	597.96	620.00	-22.04	-3.6 %
5200 Total Utilities	843.21	846.67	-3.46	-0.4 %	1,672.95	1,693.30	-20.35	-1.2 %
5300 General Expenses								
5305 Legal	653.65	145.30	508.35	349.9 %	653.65	290.60	363.05	124.9 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	1.70	-1.70	-100.0 %
5300 Total General Expenses	653.65	146.13	507.52	347.3 %	653.65	292.30	361.35	123.6 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	574.52	700.00	-125.48	-17.9 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	574.52	700.00	-125.48	-17.9 %
5600 Insurance								
5610 Insurance	423.91	408.30	15.61	3.8 %	847.82	816.60	31.22	3.8 %

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

	Actual 02/01/20 - 02/29/20	Budget 02/20 - 02/20	\$ Change	% Change	Actual YTD 01/01/20 - 02/29/20	Budget YTD 01/20 - 02/20	\$ Change	% Change
	423.91	408.30	15.61	3.8 %	847.82	816.60	31.22	3.8 %
	0.00	1,666.67	-1,666.67	-100.0 %	0.00	3,333.30	-3,333.30	-100.0 %
	3,010.00	3,010.00	0.00	0.0 %	8,334.00	6,020.00	2,314.00	38.4 %
<b>TOTAL EXPENSE</b>	<b>5,664.03</b>	<b>7,929.11</b>	<b>-2,265.08</b>	<b>-28.6 %</b>	<b>13,011.94</b>	<b>15,858.10</b>	<b>-2,846.16</b>	<b>-17.9 %</b>

**NET INCOME**

**NET INCOME SUMMARY**

Income  
 Expense  
 Other Income & Expense  
**NET INCOME**

	Actual 02/01/20 - 02/29/20	Budget 02/20 - 02/20	\$ Change	% Change	Actual YTD 01/01/20 - 02/29/20	Budget YTD 01/20 - 02/20	\$ Change	% Change
	679.14	16.73	662.41	3,959.4 %	3,727.05	33.50	3,693.55	11,025.5 %
	6,343.17	7,945.84	-1,602.67	-20.2 %	16,738.99	15,891.60	847.39	5.3 %
	-5,664.03	-7,929.11	2,265.08	28.6 %	-13,011.94	-15,858.10	2,846.16	17.9 %
	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>679.14</b>	<b>16.73</b>	<b>662.41</b>	<b>3,959.4 %</b>	<b>3,727.05</b>	<b>33.50</b>	<b>3,693.55</b>	<b>11,025.5 %</b>

# Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 03/02/20

## Deposits

Date	Ref #	Details	Amount
02/06/20	D11964	Bank Deposit: Deposit	3,386.30
02/12/20	D12018	Bank Deposit: Deposit	2,955.93
			6,342.23

## 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
02/11/20	857	Clark Public Utilities	23.39
02/11/20	858	Clark Regional Wastewater District	520.00
02/11/20	859	Waste Connections	299.82
02/11/20	ACH	American Family Insurance	423.91
			5,010.38

## Outstanding Payments

Date	Ref #	Details	Amount
02/24/20	860	Clark County Title	653.65
03/01/20	861	Wayne Rivers, CPA	125.00
03/01/20	862	RPM Services Inc,	446.00
03/02/20	J5620	Journal: March Reserve contribution	3,010.00
			4,234.65

## Summary

Previous Cleared Balance:	36,473.83	Reconciled Balance	37,805.68
+ Selected Deposits	6,342.23	+ Uncleared Deposits	0.00
- Selected Payments	5,010.38	- Outstanding Checks	4,234.65
<b>Reconciled Balance:</b>	<b>37,805.68</b>	<b>Register Balance</b>	<b>33,571.03</b>
<b>Goal:</b>	<b>37,805.68</b>		
Difference:	0.00		



# General Ledger

Property: Lakeview COA

Detail 02/01/20 - 02/29/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						446.00
02/01/20	CHKITM	855	RPM Services Inc.: Monthly Management Fee -	446.00		892.00
<b>5010 Management Fees</b>		<b>Beg Bal: 446.00</b>	<b>Activity: 446.00</b>	<b>446.00</b>	<b>0.00</b>	<b>892.00</b>
5020 Postage / Copies (Expense)						37.00
No activity in the period						37.00
<b>5020 Postage / Copies</b>		<b>Beg Bal: 37.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>37.00</b>
5210 Electric (Expense)						24.60
02/11/20	CHKITM	857	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	23.39		47.99
<b>5210 Electric</b>		<b>Beg Bal: 24.60</b>	<b>Activity: 23.39</b>	<b>23.39</b>	<b>0.00</b>	<b>47.99</b>
5240 Sewer (Expense)						507.00
02/11/20	CHKITM	858	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	520.00		1,027.00
<b>5240 Sewer</b>		<b>Beg Bal: 507.00</b>	<b>Activity: 520.00</b>	<b>520.00</b>	<b>0.00</b>	<b>1,027.00</b>
5260 Garbage (Expense)						298.14
02/11/20	CHKITM	859	Waste Connections: Monthly Garbage 2010-976517	299.82		597.96
<b>5260 Garbage</b>		<b>Beg Bal: 298.14</b>	<b>Activity: 299.82</b>	<b>299.82</b>	<b>0.00</b>	<b>597.96</b>
5305 Legal (Expense)						0.00
02/24/20	CHKITM	860	Clark County Title: Litigation/Trustee Safe Guarantee - King - #1	653.65		653.65
<b>5305 Legal</b>		<b>Beg Bal: 0.00</b>	<b>Activity: 653.65</b>	<b>653.65</b>	<b>0.00</b>	<b>653.65</b>
5410 Landscaping Contract (Expense)						287.26
02/01/20	CHKITM	856	Jave Landscape Maintenance: service 01/20/2020	287.26		574.52
<b>5410 Landscaping Contract</b>		<b>Beg Bal: 287.26</b>	<b>Activity: 287.26</b>	<b>287.26</b>	<b>0.00</b>	<b>574.52</b>
5610 Insurance (Expense)						423.91
02/11/20	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	423.91		847.82
<b>5610 Insurance</b>		<b>Beg Bal: 423.91</b>	<b>Activity: 423.91</b>	<b>423.91</b>	<b>0.00</b>	<b>847.82</b>
6700 Reserve Contribution (Expense)						5,324.00
02/03/20	JOURNAL	J5563	February reserve transfer/contribution	3,010.00		8,334.00
<b>6700 Reserve Contribution</b>		<b>Beg Bal: 5,324.00</b>	<b>Activity: 3,010.00</b>	<b>3,010.00</b>	<b>0.00</b>	<b>8,334.00</b>
<b>Totals:</b>				<b>5,664.03</b>	<b>0.00</b>	