

# Financial Statement

Property: Lakeview COA

03/01/20 - 03/31/20 (cash)

## ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		39,306.46
1000 Total Operating Accounts		<u>39,306.46</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		42,375.99
1111 Total Reserve Account		<u>42,375.99</u>
Total Bank		81,682.45
Other Current Asset		
1200 Undeposited Funds		312.00
Total Other Current Asset		<u>312.00</u>
<b>TOTAL ASSETS</b>		<b><u><u>81,994.45</u></u></b>

## LIABILITIES & EQUITY

### Equity

Equity		
3001 Retained Earnings		-13,984.37
3010 Disbursements From Reserve		49,430.40
3040 Reserve Account Equity		40,353.97
Total Equity		<u>75,800.00</u>
Net Income (1/1/2020 thru 2/29/2020)		3,727.05

### Income

4000 HOA Dues		2,928.98
4050 Reserve Income		2,519.00
4200 Income		
4260 Interest Income		
4263 Reserve Interest		0.97
4260 Total Interest Income		<u>0.97</u>
4200 Total Income		0.97
4028 SA20 Special Assessment		2,372.73
Total Income		<u>7,821.68</u>

### Expense

5000 Association Expenses		
5010 Management Fees		446.00
5000 Total Association Expenses		<u>446.00</u>
5100 Repairs & Maintenance		
5160 Electrical Repairs		216.80
5100 Total Repairs & Maintenance		<u>216.80</u>
5200 Utilities		
5210 Electric		25.49
5240 Sewer		520.00
5260 Garbage		299.82

5200 Total Utilities	845.31
5300 General Expenses	
5301 Accounting	125.00
5300 Total General Expenses	125.00
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	5,354.28
Net Income (3/1/2020 thru 3/31/2020)	2,467.40
Total Equity	81,994.45
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>81,994.45</b>

# Checks By Account

Property: Lakeview COA

Date Range: 03/01/20 - 03/31/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	3/1/20	862	Monthly Managem	3/1/20	March	Lakev	446.00
							446.00
<b>5100 Repairs &amp; Maintenance : 5160 Electrical Repairs</b>							
Perkins Electric LI	3/10/20	867	Unit 18 troublesh	3/10/20	1053	Lakev	216.80
							216.80
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utiliti	3/10/20	864	Monthly Electricity	3/1/20	7236-175-1	Lakev	25.49
							25.49
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W	3/10/20	863	Monthly Sewer Ac	3/1/20	016125-000	Lakev	520.00
							520.00
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	3/10/20	865	Monthly Garbage :	3/1/20	2010-976517	Lakev	299.82
							299.82
<b>5300 General Expenses : 5301 Accounting</b>							
Wayne Rivers, CF	3/1/20	861	2019 1120H tax re	2/25/20	752	Lakev	125.00
							125.00
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscape N	3/10/20	866	service 2/28/2020	3/1/20	1574	Lakev	287.26
							287.26
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	3/11/20	ACH	Policy #019-860-2	3/10/20	April	Lakev	423.91
							423.91

Total Amount: 2,344.28

# Profit & Loss 12 Month Recap

Property: Lakeview COA

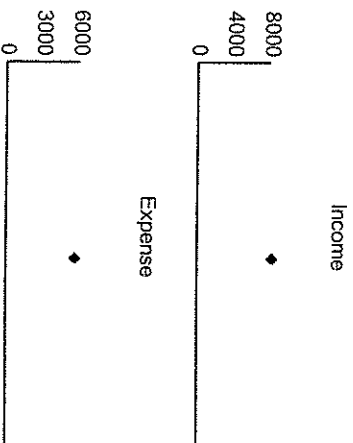
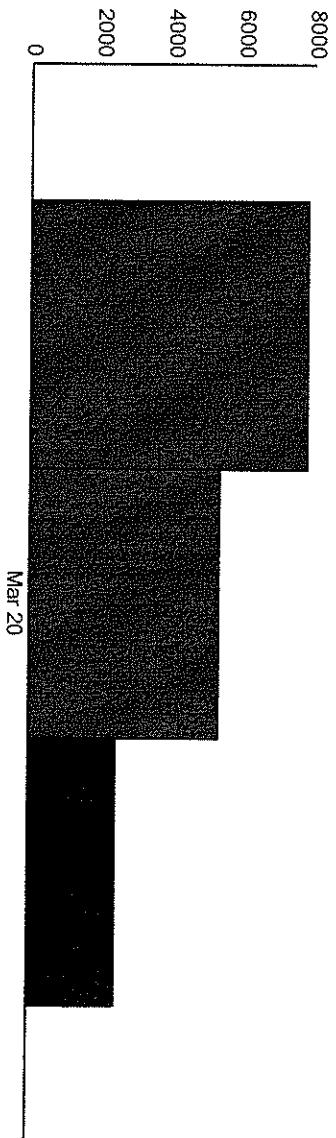
Monthly recap 03/01/20 - 03/31/20 (cash basis)

	MAR 20	TOTAL
<b>INCOME</b>		
4000 HOA Dues	2,928.98	2,928.98
4050 Reserve Income	2,519.00	2,519.00
4200 Income		
4260 Interest Income		
4263 Reserve Interest	0.97	0.97
4260 Total Interest Income	0.97	0.97
4200 Total Income	0.97	0.97
4028 SA20 Special Assessment	2,372.73	2,372.73
<b>TOTAL INCOME</b>	<b>7,821.68</b>	<b>7,821.68</b>
<b>EXPENSE</b>		
5000 Association Expenses	446.00	446.00
5010 Management Fees	446.00	446.00
5000 Total Association Expenses		
5100 Repairs & Maintenance		
5160 Electrical Repairs	216.80	216.80
5100 Total Repairs & Maintenance	216.80	216.80
5200 Utilities		
5210 Electric	25.49	25.49
5240 Sewer	520.00	520.00
5260 Garbage	299.82	299.82
5200 Total Utilities	845.31	845.31
5300 General Expenses		
5301 Accounting	125.00	125.00
5300 Total General Expenses	125.00	125.00
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>5,354.28</b>	<b>5,354.28</b>
<b>NET INCOME</b>	<b>2,467.40</b>	<b>2,467.40</b>

**NET INCOME SUMMARY**

Income  
Expense  
**NET INCOME**

MAR 20	TOTAL
7,821.68	7,821.68
-5,354.28	-5,354.28
<b>2,467.40</b>	<b>2,467.40</b>



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 03/01/20 - 03/31/20 and 01/01/20 - 03/31/20 (cash basis)

	Actual		Budget		\$ Change	% Change	Actual YTD		Budget YTD		\$ Change	% Change
	03/01/20 - 03/31/20	03/01/20 - 03/31/20	03/20 - 03/20	03/20 - 03/20			01/01/20 - 03/31/20	01/01/20 - 03/31/20	01/20 - 03/20	01/20 - 03/20		
<b>INCOME</b>												
4000 HOA Dues	2,795.74	3,269.17	-473.43	-14.5 %	5,217.83	9,807.47	-4,589.64	-46.8 %				
4050 Reserve Income	2,652.24	3,010.00	-357.76	-11.9 %	7,508.91	9,030.00	-1,521.09	-16.8 %				
4200 Income	0.00	0.00	0.00	0.00 %	270.00	0.00	270.00	0.00 %				
4210 Late Fees	0.00	0.00	0.00	0.00 %	2.83	0.00	2.83	0.00 %				
4263 Reserve Interest	0.97	0.00	0.97	0.00 %	2.83	0.00	2.83	0.00 %				
4260 Total Interest Income	0.97	0.00	0.97	0.00 %	2.83	0.00	2.83	0.00 %				
4310 Maintenance & Repairs	0.00	0.00	0.00	0.00 %	44.00	0.00	44.00	0.00 %				
4200 Total Income	0.97	0.00	0.97	0.00 %	316.83	0.00	316.83	0.00 %				
4626 SA18 Special Assessment	0.00	0.00	0.00	0.00 %	830.37	0.00	830.37	0.00 %				
4627 SA19	0.00	0.00	0.00	0.00 %	1,000.00	0.00	1,000.00	0.00 %				
4028 SA20 Special Assessment	2,372.73	1,666.67	706.06	42.4 %	9,686.73	4,999.97	4,686.76	93.7 %				
<b>TOTAL INCOME</b>	<b>7,821.68</b>	<b>7,945.84</b>	<b>-124.16</b>	<b>-1.6 %</b>	<b>24,560.67</b>	<b>23,837.44</b>	<b>723.23</b>	<b>3.0 %</b>				
<b>EXPENSE</b>												
5000 Association Expenses												
5010 Management Fees	446.00	446.00	0.00	0.0 %	1,338.00	1,338.00	0.00	0.0 %				
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	37.00	12.47	24.53	196.7 %				
5065 Website	0.00	1.67	-1.67	-100.0 %	0.00	4.97	-4.97	-100.0 %				
5000 Total Association Expenses	446.00	451.84	-5.84	-1.3 %	1,375.00	1,355.44	19.56	1.4 %				
5100 Repairs & Maintenance												
5160 Electrical Repairs	216.80	0.00	216.80	0.00 %	216.80	0.00	216.80	0.00 %				
5100 Other Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	0.00	3,148.50	-3,148.50	-100.0 %				
5100 Total Repairs & Maintenance	216.80	1,049.50	-832.70	-79.3 %	216.80	3,148.50	-2,931.70	-93.1 %				
5200 Utilities												
5210 Electric	25.49	16.67	8.82	52.9 %	73.48	49.97	23.51	47.0 %				
5240 Sewer	520.00	520.00	0.00	0.0 %	1,547.00	1,560.00	-13.00	-0.8 %				
5260 Garbage	299.82	310.00	-10.18	-3.3 %	897.78	930.00	-32.22	-3.5 %				
5200 Total Utilities	845.31	846.67	-1.36	-0.2 %	2,518.26	2,539.97	-21.71	-0.9 %				
5300 General Expenses												
5301 Accounting	125.00	0.00	125.00	0.00 %	125.00	0.00	125.00	0.00 %				
5305 Legal	0.00	145.34	-145.34	-100.0 %	653.65	435.94	217.71	49.9 %				
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	2.63	-2.63	-100.0 %				
5300 Total General Expenses	125.00	146.17	-21.17	-14.5 %	778.65	438.47	340.18	77.6 %				
5400 Landscaping												

	Actual 03/01/20 - 03/31/20	Budget 03/20 - 03/20	\$ Change	% Change	Actual YTD 01/01/20 - 03/31/20	Budget YTD 01/20 - 03/20	\$ Change	% Change	
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9%	861.78	1,050.00	-188.22	-17.9%	
5400 Total Landscaping	287.26	350.00	-62.74	-17.9%	861.78	1,050.00	-188.22	-17.9%	
5600 Insurance									
5610 Insurance	423.91	408.34	15.57	3.8%	1,271.73	1,224.94	46.79	3.8%	
5600 Total Insurance	423.91	408.34	15.57	3.8%	1,271.73	1,224.94	46.79	3.8%	
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0%	0.00	4,999.97	-4,999.97	-100.0%	
6700 Reserve Contribution	3,010.00	3,010.00	0.00	0.0%	11,344.00	9,030.00	2,314.00	25.6%	
<b>TOTAL EXPENSE</b>	<b>5,354.28</b>	<b>7,929.19</b>	<b>-2,574.91</b>	<b>-32.5%</b>	<b>18,366.22</b>	<b>23,787.29</b>	<b>-5,421.07</b>	<b>-22.8%</b>	
<b>NET INCOME</b>	<b>2,467.40</b>	<b>16.65</b>	<b>2,450.75</b>	<b>14,719.2%</b>	<b>6,194.45</b>	<b>50.15</b>	<b>6,144.30</b>	<b>12,251.8%</b>	
<b>NET INCOME SUMMARY</b>									
Income	7,821.68	7,945.84	-124.16	-1.6%	24,560.67	23,837.44	723.23	3.0%	
Expense	-5,354.28	-7,929.19	2,574.91	32.5%	-18,366.22	-23,787.29	5,421.07	22.8%	
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00		
<b>NET INCOME</b>	<b>2,467.40</b>	<b>16.65</b>	<b>2,450.75</b>	<b>14,719.2%</b>	<b>6,194.45</b>	<b>50.15</b>	<b>6,144.30</b>	<b>12,251.8%</b>	

# Bank Reconciliation Report

Lakeview COA OPR  
Reconciled on: 04/10/20

## Deposits

Date	Ref #	Details	Amount
03/05/20	D12161	Bank Deposit: Deposit	4,388.90
03/12/20	D12217	Bank Deposit: Deposit	3,119.81
			7,508.71

## 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
03/10/20	863	Clark Regional Wastewater District	520.00
03/10/20	864	Clark Public Utilities	25.49
03/10/20	865	Waste Connections	299.82
03/10/20	866	Jave Landscape Maintenance	287.26
03/10/20	867	Perkins Electric LLC	216.80
03/11/20	ACH	American Family Insurance	423.91
			6,007.93

## Outstanding Deposits

Date	Ref #	Details	Amount
04/06/20	D12302	Bank Deposit: Deposit	5,246.11
			5,246.11

## Outstanding Payments

Date	Ref #	Details	Amount
04/07/20	868	RPM Services Inc,	450.32
04/07/20	869	Jave Landscape Maintenance	287.26
04/09/20	J5668	Journal: April Reserve Contribution	3,010.00
			3,747.58

## Summary

Previous Cleared Balance:	37,805.68	Reconciled Balance	39,306.46
+ Selected Deposits	7,508.71	+ Uncleared Deposits	5,246.11
- Selected Payments	6,007.93	- Outstanding Checks	3,747.58
Reconciled Balance:	39,306.46	Register Balance	40,804.99
Goal:	39,306.46		
Difference:	0.00		



# General Ledger

Property: Lakeview COA

Detail 03/01/20 - 03/31/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						
03/01/20	CHKITM	862	RPM Services Inc.: Monthly Management Fee -	446.00		892.00
<b>5010 Management Fees</b>				<b>Beg Bal: 892.00</b>	<b>Activity: 446.00</b>	<b>1,338.00</b>
				446.00	0.00	1,338.00
5020 Postage / Copies (Expense)						
No activity in the period						
<b>5020 Postage / Copies</b>				<b>Beg Bal: 37.00</b>	<b>Activity: 0.00</b>	<b>37.00</b>
				0.00	0.00	37.00
5160 Electrical Repairs (Expense)						
03/10/20	CHKITM	867	Perkins Electric LLC: Unit 18 troubleshoot live wire coming out	216.80		0.00
<b>5160 Electrical Repairs</b>				<b>Beg Bal: 0.00</b>	<b>Activity: 216.80</b>	<b>216.80</b>
				216.80	0.00	216.80
5210 Electric (Expense)						
03/10/20	CHKITM	864	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	25.49		47.99
<b>5210 Electric</b>				<b>Beg Bal: 47.99</b>	<b>Activity: 25.49</b>	<b>73.48</b>
				25.49	0.00	73.48
5240 Sewer (Expense)						
03/10/20	CHKITM	863	Clark Regional Wastewater District: Monthly Sewer Acct#016121	520.00		1,027.00
<b>5240 Sewer</b>				<b>Beg Bal: 1,027.00</b>	<b>Activity: 520.00</b>	<b>1,547.00</b>
				520.00	0.00	1,547.00
5260 Garbage (Expense)						
03/10/20	CHKITM	865	Waste Connections: Monthly Garbage 2010-976517	299.82		597.96
<b>5260 Garbage</b>				<b>Beg Bal: 597.96</b>	<b>Activity: 299.82</b>	<b>897.78</b>
				299.82	0.00	897.78
5301 Accounting (Expense)						
03/01/20	CHKITM	861	Wayne Rivers, CPA: 2019 1120H tax return	125.00		0.00
<b>5301 Accounting</b>				<b>Beg Bal: 0.00</b>	<b>Activity: 125.00</b>	<b>125.00</b>
				125.00	0.00	125.00
5305 Legal (Expense)						
No activity in the period						
<b>5305 Legal</b>				<b>Beg Bal: 653.65</b>	<b>Activity: 0.00</b>	<b>653.65</b>
				0.00	0.00	653.65
5410 Landscaping Contract (Expense)						
03/10/20	CHKITM	866	Jave Landscape Maintenance: service 2/28/2020	287.26		574.52
<b>5410 Landscaping Contract</b>				<b>Beg Bal: 574.52</b>	<b>Activity: 287.26</b>	<b>861.78</b>
				287.26	0.00	861.78
5610 Insurance (Expense)						
03/11/20	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	423.91		847.82
<b>5610 Insurance</b>				<b>Beg Bal: 847.82</b>	<b>Activity: 423.91</b>	<b>1,271.73</b>
				423.91	0.00	1,271.73
6700 Reserve Contribution (Expense)						
03/02/20	JOURNL	J5620	March Reserve contribution	3,010.00		8,334.00
<b>6700 Reserve Contribution</b>				<b>Beg Bal: 8,334.00</b>	<b>Activity: 3,010.00</b>	<b>11,344.00</b>
				3,010.00	0.00	11,344.00
<b>Totals:</b>				<b>5,354.28</b>	<b>0.00</b>	