

Financial Statement

Property: Lakeview COA

04/01/20 - 04/30/20 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	42,952.58
1000 Total Operating Accounts	<u>42,952.58</u>

1111 Reserve Account

1093 Lakeview COA Reserve Umpqua 1419	45,386.72
1111 Total Reserve Account	<u>45,386.72</u>

Total Bank 88,339.30

Other Current Asset

1200 Undeposited Funds	4.32
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Total Other Current Asset 4.32

TOTAL ASSETS

88,343.62

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-13,984.37
3010 Disbursements From Reserve	49,430.40
3040 Reserve Account Equity	<u>43,363.97</u>

Total Equity 78,810.00

Net Income (1/1/2020 thru 3/31/2020) 6,194.45

Income

4000 HOA Dues	2,879.90
4050 Reserve Income	2,454.33

4200 Income

4260 Interest Income	
4263 Reserve Interest	0.73
4260 Total Interest Income	<u>0.73</u>

4200 Total Income 0.73

4028 SA20 Special Assessment 2,811.27

Total Income 8,146.23

Expense

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

5100 Repairs & Maintenance 216.80

5200 Utilities

5210 Electric	27.18
5240 Sewer	520.00
5260 Garbage	<u>299.82</u>

5200 Total Utilities 847.00

5400 Landscaping

5410 Landscaping Contract	287.26
5400 Total Landscaping	<u>287.26</u>
6700 Reserve Contribution	<u>3,010.00</u>
Total Expense	4,807.06
Net Income (4/1/2020 thru 4/30/2020)	3,339.17
Total Equity	<u>88,343.62</u>
TOTAL LIABILITIES & EQUITY	<u><u>88,343.62</u></u>

Checks By Account

Property: Lakeview COA
Date Range: 04/01/20 - 04/30/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
1200 Undeposited Funds							
RPM Services Inc	4/7/20	868	2020 budget mair	4/5/20	Postage	Lakev	4.32
							<u>4.32</u>
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	4/7/20	868	Monthly Managem	4/1/20	April	Lakev	446.00
							<u>446.00</u>
5100 Repairs & Maintenance							
Advanced Mainter	4/14/20	873	supplied & installe	4/14/20	6811	Lakev	216.80
							<u>216.80</u>
5200 Utilities : 5210 Electric							
Clark Public Utiliti	4/14/20	870	Monthly Electricity	4/1/20	7236-175-1	Lakev	27.18
							<u>27.18</u>
5200 Utilities : 5240 Sewer							
Clark Regional Wi	4/14/20	871	Monthly Sewer Ac	4/1/20	016125-000	Lakev	520.00
							<u>520.00</u>
5200 Utilities : 5260 Garbage							
Waste Connector	4/14/20	872	Monthly Garbage :	4/1/20	2010-976517	Lakev	299.82
							<u>299.82</u>
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscape Iv	4/7/20	869	service 3/23/2020	4/1/20	1636	Lakev	287.26
							<u>287.26</u>
Total Amount:							1,801.38

Profit & Loss 12 Month Recap

Property: Lakeview COA

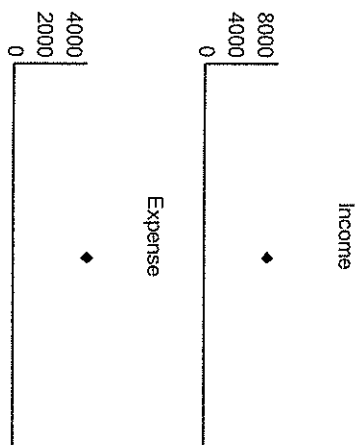
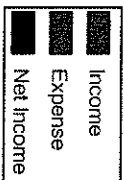
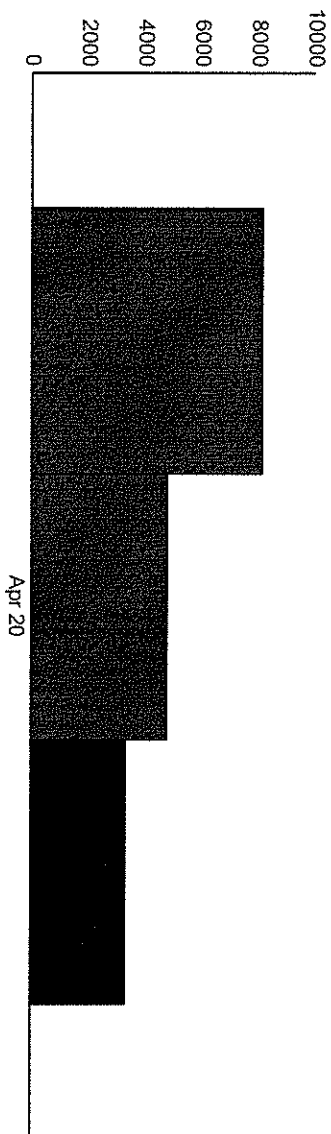
Monthly recap 04/01/20 - 04/30/20 (cash basis)

	APR 20	TOTAL
INCOME		
4000 HOA Dues	2,879.90	2,879.90
4050 Reserve Income	2,454.33	2,454.33
4200 Income		
4260 Interest Income	0.73	0.73
4263 Reserve Interest	0.73	0.73
4260 Total Interest Income	0.73	0.73
4200 Total Income	0.73	0.73
4028 SA20 Special Assessment	2,811.27	2,811.27
TOTAL INCOME	8,146.23	8,146.23
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	216.80	216.80
5200 Utilities		
5210 Electric	27.18	27.18
5240 Sewer	520.00	520.00
5260 Garbage	299.82	299.82
5200 Total Utilities	847.00	847.00
5400 Landscaping		
5410 Landscaping Contract	287.26	287.26
5400 Total Landscaping	287.26	287.26
6700 Reserve Contribution	3,010.00	3,010.00
TOTAL EXPENSE	4,807.06	4,807.06
NET INCOME	3,339.17	3,339.17

NET INCOME SUMMARY

Income
Expense
NET INCOME

APR 20	TOTAL
8,146.23	8,146.23
-4,807.06	-4,807.06
3,339.17	3,339.17



Budget Comparison

Property: Lakeview COA

Comparison Periods: 04/01/20 - 04/30/20 and 01/01/20 - 04/30/20 (cash basis)

	Actual		Budget		\$ Change	% Change	Actual YTD		Budget YTD		\$ Change	% Change
	04/01/20 - 04/30/20	04/20 - 04/20	04/20 - 04/20	04/20 - 04/20			01/01/20 - 04/30/20	01/20 - 04/20	01/20 - 04/20			
INCOME												
4000 HOA Dues	2,889.90	3,269.17	-379.27	-11.6 %	8,107.73	13,076.64	-4,968.91	-38.0 %				
4050 Reserve Income	2,544.33	3,010.00	-465.67	-15.5 %	10,053.24	12,040.00	-1,986.76	-16.5 %				
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	0.73	0.00	0.73	0.73	3.56	0.00	3.56					
4260 Total Interest Income	0.73	0.00	0.73	0.73	3.56	0.00	3.56					
4310 Maintenance & Repairs	0.00	0.00	0.00	0.00	44.00	0.00	44.00					
4200 Total Income	0.73	0.00	0.73	0.73	317.56	0.00	317.56					
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	2,711.27	1,666.67	1,044.60	62.7 %	12,398.00	6,666.64	5,731.36	86.0 %				
TOTAL INCOME	8,146.23	7,945.84	200.39	2.5 %	32,706.90	31,783.28	923.62	2.9 %				
EXPENSE												
5000 Association Expenses												
5010 Management Fees	446.00	446.00	0.00	0.0 %	1,784.00	1,784.00	0.00	0.0 %				
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	37.00	16.64	20.36	122.4 %				
5065 Website	0.00	1.67	-1.67	-100.0 %	0.00	6.64	-6.64	-100.0 %				
5000 Total Association Expenses	446.00	451.84	-5.84	-1.3 %	1,821.00	1,807.28	13.72	0.8 %				
5100 Repairs & Maintenance												
5160 Electrical Repairs	0.00	0.00	0.00	0.00	216.80	0.00	216.80					
5100 Other Repairs & Maintenance	216.80	1,049.50	-832.70	-79.3 %	216.80	4,198.00	-3,981.20	-94.8 %				
5100 Total Repairs & Maintenance	216.80	1,049.50	-832.70	-79.3 %	433.60	4,198.00	-3,764.40	-89.7 %				
5200 Utilities												
5210 Electric	27.18	16.67	10.51	63.0 %	100.66	66.64	34.02	51.1 %				
5240 Sewer	520.00	520.00	0.00	0.0 %	2,067.00	2,080.00	-13.00	-0.6 %				
5260 Garbage	299.82	310.00	-10.18	-3.3 %	1,197.60	1,240.00	-42.40	-3.4 %				
5200 Total Utilities	847.00	846.67	0.33	0.0 %	3,365.26	3,386.64	-21.38	-0.6 %				
5300 General Expenses												
5301 Accounting	0.00	200.00	-200.00	-100.0 %	125.00	200.00	-75.00	-37.5 %				
5305 Legal	0.00	145.34	-145.34	-100.0 %	653.65	581.28	72.37	12.5 %				
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	3.36	-3.36	-100.0 %				
5300 Total General Expenses	0.00	346.17	-346.17	-100.0 %	778.65	784.64	-5.99	-0.8 %				
5400 Landscaping												

	Actual 04/01/20 - 04/30/20	Budget 04/20 - 04/20	\$ Change	% Change	Actual YTD 01/01/20 - 04/30/20	Budget YTD 01/20 - 04/20	\$ Change	% Change
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	1,149.04	1,400.00	-250.96	-17.9 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	1,149.04	1,400.00	-250.96	-17.9 %
5600 Insurance	0.00	408.34	-408.34	-100.0 %	1,271.73	1,633.28	-361.55	-22.1 %
5610 Insurance	0.00	408.34	-408.34	-100.0 %	1,271.73	1,633.28	-361.55	-22.1 %
5600 Total Insurance	0.00	408.34	-408.34	-100.0 %	1,271.73	1,633.28	-361.55	-22.1 %
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0 %	0.00	6,666.64	-6,666.64	-100.0 %
6700 Reserve Contribution	3,010.00	3,010.00	0.00	0.0 %	14,354.00	12,040.00	2,314.00	19.2 %
TOTAL EXPENSE	4,807.06	8,129.19	-3,322.13	-40.9 %	23,173.28	31,916.48	-8,743.20	-27.4 %
NET INCOME	3,339.17	-183.35	3,522.52	1,921.2 %	9,533.62	-133.20	9,666.82	7,257.4 %
NET INCOME SUMMARY								
Income	8,146.23	7,945.84	200.39	2.5 %	32,706.90	31,783.28	923.62	2.9 %
Expense	-4,807.06	-8,129.19	3,322.13	40.9 %	-23,173.28	-31,916.48	8,743.20	27.4 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	3,339.17	-183.35	3,522.52	1,921.2 %	9,533.62	-133.20	9,666.82	7,257.4 %

Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 05/04/20

Deposits

Date	Ref #	Details	Amount
04/06/20	D12302	Bank Deposit: Deposit	5,246.11
04/14/20	D12413	Bank Deposit: Deposit	2,882.64
04/30/20	D12522	Bank Deposit: Deposit	328.75
			8,457.50

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
04/14/20	870	Clark Public Utilities	27.18
04/14/20	871	Clark Regional Wastewater District	520.00
04/14/20	872	Waste Connections	299.82
04/14/20	873	Advanced Maintenance LLC.	216.80
			4,811.38

Outstanding Payments

Date	Ref #	Details	Amount
05/01/20	874	RPM Services Inc,	473.00
05/01/20	875	Jave Landscape Maintenance	287.26
05/01/20	ACH	American Family Insurance	423.91
05/01/20	J5720	Journal: May reserve transfer contribution	3,010.00
			4,194.17

Summary

Previous Cleared Balance:	39,306.46	Reconciled Balance	42,952.58
+ Selected Deposits	8,457.50	+ Uncleared Deposits	0.00
- Selected Payments	4,811.38	- Outstanding Checks	4,194.17
Reconciled Balance:	42,952.58	Register Balance	38,758.41
Goal:	42,952.58		
Difference:	0.00		

General Ledger

Property: Lakeview COA
Detail 04/01/20 - 04/30/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						1,338.00
04/07/20	CHKITM	868	RPM Services Inc.; Monthly Management Fee -	446.00		1,784.00
5010 Management Fees				Beg Bal: 1,338.00	Activity: 446.00	1,784.00
5020 Postage / Copies (Expense)						37.00
No activity in the period						37.00
5020 Postage / Copies				Beg Bal: 37.00	Activity: 0.00	37.00
5100 Repairs & Maintenance (Expense)						0.00
04/14/20	CHKITM	873	Advanced Maintenance LLC.; supplied & installed Kwikset dead	216.80		216.80
5100 Repairs & Maintenance				Beg Bal: 0.00	Activity: 216.80	216.80
5160 Electrical Repairs (Expense)						216.80
No activity in the period						216.80
5160 Electrical Repairs				Beg Bal: 216.80	Activity: 0.00	216.80
5210 Electric (Expense)						73.48
04/14/20	CHKITM	870	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	27.18		100.66
5210 Electric				Beg Bal: 73.48	Activity: 27.18	100.66
5240 Sewer (Expense)						1,547.00
04/14/20	CHKITM	871	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	520.00		2,067.00
5240 Sewer				Beg Bal: 1,547.00	Activity: 520.00	2,067.00
5260 Garbage (Expense)						897.78
04/14/20	CHKITM	872	Waste Connections: Monthly Garbage 2010-976517	299.82		1,197.60
5260 Garbage				Beg Bal: 897.78	Activity: 299.82	1,197.60
5301 Accounting (Expense)						125.00
No activity in the period						125.00
5301 Accounting				Beg Bal: 125.00	Activity: 0.00	125.00
5305 Legal (Expense)						653.65
No activity in the period						653.65
5305 Legal				Beg Bal: 653.65	Activity: 0.00	653.65
5410 Landscaping Contract (Expense)						861.78
04/07/20	CHKITM	869	Jave Landscape Maintenance: service 3/23/2020	287.26		1,149.04
5410 Landscaping Contract				Beg Bal: 861.78	Activity: 287.26	1,149.04
5610 Insurance (Expense)						1,271.73
No activity in the period						1,271.73
5610 Insurance				Beg Bal: 1,271.73	Activity: 0.00	1,271.73
6700 Reserve Contribution (Expense)						11,344.00
04/09/20	JOURNL	J5668	April Reserve Contribution	3,010.00		14,354.00
6700 Reserve Contribution				Beg Bal: 11,344.00	Activity: 3,010.00	14,354.00
Totals:				4,807.06	0.00	