

Financial Statement

Property: Lakeview COA

05/01/20 - 05/31/20 (cash)

ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		33,516.73
1000 Total Operating Accounts		<u>33,516.73</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		60,108.94
1111 Total Reserve Account		<u>60,108.94</u>
Total Bank		<u>93,625.67</u>
Other Current Asset		
1200 Undeposited Funds		4.32
Total Other Current Asset		<u>4.32</u>
TOTAL ASSETS		<u>93,629.99</u>

LIABILITIES & EQUITY

Equity

Equity		
3001 Retained Earnings		-13,984.37
3010 Disbursements From Reserve		61,141.67
3040 Reserve Account Equity		<u>34,662.70</u>
Total Equity		81,820.00
Net Income (1/1/2020 thru 4/30/2020)		9,533.62

Income

4000 HOA Dues		3,053.46
4050 Reserve Income		2,878.89
4200 Income		
4210 Late Fees		5.56
4260 Interest Income		
4263 Reserve Interest		0.95
4260 Total Interest Income		<u>0.95</u>
4310 Maintenance & Repairs		16.12
4200 Total Income		<u>22.63</u>
4028 SA20 Special Assessment		<u>1,900.00</u>
Total Income		7,854.98

Expense

5000 Association Expenses		
5010 Management Fees		446.00
5020 Postage / Copies		<u>27.00</u>
5000 Total Association Expenses		473.00
5200 Utilities		
5210 Electric		27.51
5240 Sewer		520.00
5260 Garbage		<u>316.52</u>
5200 Total Utilities		864.03

5300 General Expenses	
5305 Legal	96.50
5300 Total General Expenses	<u>96.50</u>
5400 Landscaping	
5410 Landscaping Contract	287.26
5400 Total Landscaping	<u>287.26</u>
5600 Insurance	
5610 Insurance	847.82
5600 Total Insurance	<u>847.82</u>
6700 Reserve Contribution	<u>3,010.00</u>
Total Expense	5,578.61
Net Income (5/1/2020 thru 5/31/2020)	2,276.37
Total Equity	<u>93,629.99</u>
TOTAL LIABILITIES & EQUITY	<u><u>93,629.99</u></u>

Checks By Account

Property: Lakeview COA
Date Range: 05/01/20 - 05/31/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	5/1/20	874	Monthly Managem	5/1/20	May	Lakev	446.00
							446.00
5000 Association Expenses : 5020 Postage / Copies							
RPM Services Inc	5/1/20	874	statement and lett	4/28/20	Postage	Lakev	27.00
							27.00
5200 Utilities : 5210 Electric							
Clark Public Utiliti	5/15/20	876	Monthly Electricity	5/1/20	7236-175-1	Lakev	27.51
							27.51
5200 Utilities : 5240 Sewer							
Clark Regional Wt	5/15/20	877	Monthly Sewer Ac	5/1/20	016125-000	Lakev	520.00
							520.00
5200 Utilities : 5260 Garbage							
Waste Connector	5/15/20	878	Monthly Garbage :	5/1/20	2010-976517	Lakev	316.52
							316.52
5300 General Expenses : 5305 Legal							
Harker Lepore LLC	5/15/20	879	General - discuss	5/15/20	3669	Lakev	21.50
Harker Lepore LLC	5/15/20	879	re: late fees on ac	5/15/20	3574	Lakev	21.00
Harker Lepore LLC	5/15/20	879	update for meeting	5/15/20	2590	Lakev	54.00
							96.50
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscape Iv	5/1/20	875	service 4/20/20	5/1/20	1643	Lakev	287.26
							287.26
5600 Insurance : 5610 Insurance							
American Family I	5/1/20	ACH	Policy #019-860-2	5/1/20	May	Lakev	423.91
American Family I	5/27/20	ACH	Policy #019-860-2	6/1/20	June	Lakev	423.91
							847.82
Total Amount:							2,568.61

Profit & Loss 12 Month Recap

Property: Lakeview COA

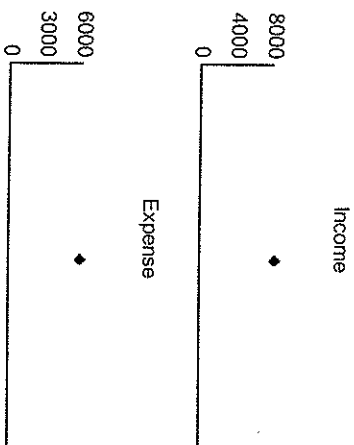
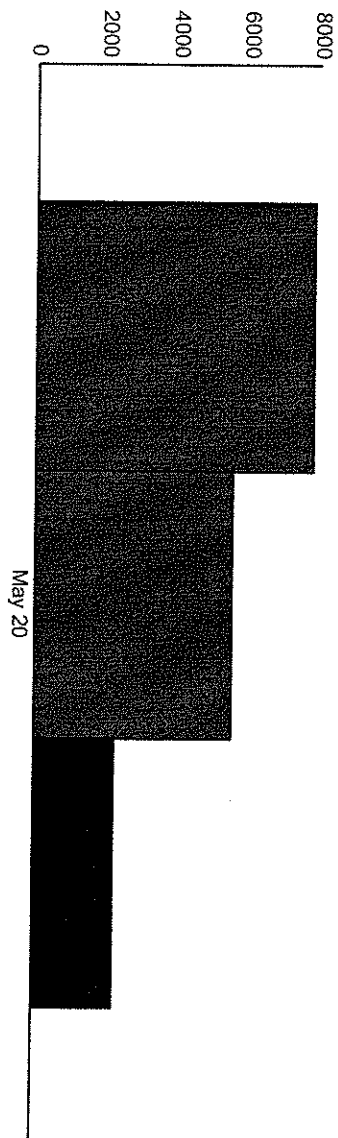
Monthly recap 05/01/20 - 05/31/20 (cash basis)

	MAY 20	TOTAL
INCOME		
4000 HOA Dues	3,053.46	3,053.46
4050 Reserve Income	2,878.89	2,878.89
4200 Income		
4210 Late Fees	5.56	5.56
4260 Interest Income		
4263 Reserve Interest	0.95	0.95
4260 Total Interest Income	0.95	0.95
4310 Maintenance & Repairs	16.12	16.12
4200 Total Income	22.63	22.63
4028 SA20 Special Assessment	1,900.00	1,900.00
TOTAL INCOME	7,854.98	7,854.98
EXPENSE		
5000 Association Expenses		
5010 Management Fees	446.00	446.00
5020 Postage / Copies	27.00	27.00
5000 Total Association Expenses	473.00	473.00
5200 Utilities		
5210 Electric	27.51	27.51
5240 Sewer	520.00	520.00
5260 Garbage	316.52	316.52
5200 Total Utilities	864.03	864.03
5300 General Expenses		
5305 Legal	96.50	96.50
5300 Total General Expenses	96.50	96.50
5400 Landscaping		
5410 Landscaping Contract	287.26	287.26
5400 Total Landscaping	287.26	287.26
5600 Insurance		
5610 Insurance	847.82	847.82
5600 Total Insurance	847.82	847.82
6700 Reserve Contribution	3,010.00	3,010.00
TOTAL EXPENSE	5,578.61	5,578.61
NET INCOME	2,276.37	2,276.37

NET INCOME SUMMARY

Income
Expense
NET INCOME

MAY 20	TOTAL
7,854.98	7,854.98
-5,578.61	-5,578.61
2,276.37	2,276.37



Budget Comparison

Property: Lakeview COA

Comparison Periods: 05/01/20 - 05/31/20 and 01/01/20 - 05/31/20 (cash basis)

	Actual		Budget		\$ Change	% Change	Actual YTD		Budget YTD		\$ Change	% Change
	05/01/20 - 05/31/20	05/20 - 05/20	05/20 - 05/20	01/01/20 - 05/31/20			01/20 - 05/20					
INCOME												
4000 HOA Dues	3,053.46	3,269.17	-215.71	11,313.63	-6.6 %	16,345.81	-5,032.18	-30.8 %				
4050 Reserve Income	2,878.89	3,010.00	-131.11	12,991.69	-4.4 %	15,050.00	-2,058.31	-13.7 %				
4200 Income												
4210 Late Fees	5.56	0.00	5.56	275.56		0.00	275.56					
4260 Interest Income												
4263 Reserve Interest	0.95	0.00	0.95	4.51		0.00	4.51					
4260 Total Interest Income	0.95	0.00	0.95	4.51		0.00	4.51					
4310 Maintenance & Repairs	16.12	0.00	16.12	60.12		0.00	60.12					
4200 Total Income	22.63	0.00	22.63	340.19		0.00	340.19					
4626 SA18 Special Assessment	0.00	0.00	0.00	830.37		0.00	830.37					
4627 SA19	0.00	0.00	0.00	1,000.00		0.00	1,000.00					
4028 SA20 Special Assessment	1,900.00	1,666.67	233.33	14,086.00	14.0 %	8,333.31	5,752.69	69.0 %				
TOTAL INCOME	7,854.98	7,945.84	-90.86	40,561.88	-1.1 %	39,729.12	832.76	2.1 %				
EXPENSE												
5000 Association Expenses												
5010 Management Fees	446.00	446.00	0.00	2,230.00	0.0 %	2,230.00	0.00	0.0 %				
5020 Postage / Copies	27.00	4.17	22.83	64.00	547.5 %	20.81	43.19	207.5 %				
5065 Website	0.00	1.67	-1.67	0.00	-100.0 %	8.31	-8.31	-100.0 %				
5000 Total Association Expenses	473.00	451.84	21.16	2,294.00	4.7 %	2,259.12	34.88	1.5 %				
5100 Repairs & Maintenance												
5160 Electrical Repairs	0.00	0.00	0.00	216.80		0.00	216.80					
5100 Other Repairs & Maintenance	0.00	1,049.50	-1,049.50	216.80	-100.0 %	5,247.50	-5,030.70	-95.9 %				
5100 Total Repairs & Maintenance	0.00	1,049.50	-1,049.50	433.60	-100.0 %	5,247.50	-4,813.90	-91.7 %				
5200 Utilities												
5210 Electric	27.51	16.67	10.84	128.17	65.0 %	83.31	44.86	53.8 %				
5240 Sewer	520.00	520.00	0.00	2,587.00	0.0 %	2,600.00	-13.00	-0.5 %				
5260 Garbage	316.52	310.00	6.52	1,514.12	2.1 %	1,550.00	-35.88	-2.3 %				
5200 Total Utilities	864.03	846.67	17.36	4,229.29	2.1 %	4,233.31	-4.02	-0.1 %				
5300 General Expenses												
5301 Accounting	0.00	0.00	0.00	125.00		200.00	-75.00	-37.5 %				
5305 Legal	96.50	145.34	-48.84	750.15	-33.6 %	726.62	23.53	3.2 %				
5315 State Filing Fee	0.00	0.83	-0.83	0.00	-100.0 %	4.19	-4.19	-100.0 %				
5300 Total General Expenses	96.50	146.17	-49.67	875.15	-34.0 %	930.81	-55.66	-6.0 %				
5400 Landscaping												

	Actual 05/01/20 - 05/31/20	Budget 05/20 - 05/20	\$ Change	% Change	Actual YTD 01/01/20 - 05/31/20	Budget YTD 01/20 - 05/20	\$ Change	% Change
5410 Landscaping Contract	287.26	360.00	-62.74	-17.9%	1,436.30	1,750.00	-313.70	-17.9%
5400 Total Landscaping	287.26	350.00	-62.74	-17.9%	1,436.30	1,750.00	-313.70	-17.9%
5600 Insurance								
5610 Insurance	847.82	408.34	439.48	107.6%	2,119.55	2,041.62	77.93	3.8%
5600 Total Insurance	847.82	408.34	439.48	107.6%	2,119.55	2,041.62	77.93	3.8%
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0%	0.00	8,333.31	-8,333.31	-100.0%
6700 Reserve Contribution	3,010.00	3,010.00	0.00	0.0%	17,364.00	15,050.00	2,314.00	15.4%
TOTAL EXPENSE	5,578.61	7,929.19	-2,350.58	-29.6%	28,751.89	39,845.67	-11,093.78	-27.8%
NET INCOME	2,276.37	16.65	2,259.72	13,571.9%	11,809.99	-116.55	11,926.54	10,233.0%
NET INCOME SUMMARY								
Income	7,854.98	7,945.84	-90.86	-1.1%	40,561.88	39,729.12	832.76	2.1%
Expense	-5,578.61	-7,929.19	2,350.58	29.6%	-28,751.89	-39,845.67	11,093.78	27.8%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	2,276.37	16.65	2,259.72	13,571.9%	11,809.99	-116.55	11,926.54	10,233.0%

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 06/03/20

Deposits

Date	Ref #	Details	Amount
05/06/20	D12575	Bank Deposit: Deposit - ach	2,243.99
05/14/20	D12642	Bank Deposit: Deposit	1,716.58
05/22/20	D12681	Bank Deposit: Deposit	1,993.46
05/29/20	D12718	Bank Deposit: Deposit	1,900.00
			7,854.03

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
05/12/20	J5762	Journal: OPR to Reserve SA 20 paid as of 4/28/30	11,711.27
05/15/20	876	Clark Public Utilities	27.51
05/15/20	877	Clark Regional Wastewater District	520.00
05/15/20	878	Waste Connections	316.52
05/15/20	879	Harker Lepore LLC	96.50
05/27/20	ACH	American Family Insurance	423.91
			17,289.88

Outstanding Payments

Date	Ref #	Details	Amount
06/01/20	880	RPM Services Inc,	446.00
06/01/20	881	Jave Landscape Maintenance	287.26
06/01/20	J5774	Journal: June reserve transfer	3,010.00
			3,743.26

Summary

Previous Cleared Balance:	42,952.58	Reconciled Balance	33,516.73
+ Selected Deposits	7,854.03	+ Uncleared Deposits	0.00
- Selected Payments	17,289.88	- Outstanding Checks	3,743.26
Reconciled Balance:	33,516.73	Register Balance	29,773.47
Goal:	33,516.73		
Difference:	0.00		

General Ledger

Property: Lakeview COA

Detail 05/01/20 - 05/31/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						1,784.00
05/01/20	CHKITM	874	RPM Services Inc.; Monthly Management Fee -	446.00		2,230.00
5010 Management Fees		Beg Bal:	Activity:	446.00	0.00	2,230.00
5020 Postage / Copies (Expense)						37.00
05/01/20	CHKITM	874	RPM Services Inc.; statement and letter for early pay credit on s	27.00		64.00
5020 Postage / Copies		Beg Bal:	Activity:	27.00	0.00	64.00
5100 Repairs & Maintenance (Expense)						216.80
No activity in the period						216.80
5100 Repairs & Maintenance		Beg Bal:	Activity:	0.00	0.00	216.80
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
5210 Electric (Expense)						100.66
05/15/20	CHKITM	876	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	27.51		128.17
5210 Electric		Beg Bal:	Activity:	27.51	0.00	128.17
5240 Sewer (Expense)						2,067.00
05/15/20	CHKITM	877	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	520.00		2,587.00
5240 Sewer		Beg Bal:	Activity:	520.00	0.00	2,587.00
5260 Garbage (Expense)						1,197.60
05/15/20	CHKITM	878	Waste Connections: Monthly Garbage 2010-976517	316.52		1,514.12
5260 Garbage		Beg Bal:	Activity:	316.52	0.00	1,514.12
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)						653.65
05/15/20	CHKITM	879	Harker Lepore LLC: re; late fees on account in collections	21.00		674.65
05/15/20	CHKITM	879	Harker Lepore LLC: General - discuss re vial account and call	21.50		696.15
05/15/20	CHKITM	879	Harker Lepore LLC: update for meeting on collection accts.	54.00		750.15
5305 Legal		Beg Bal:	Activity:	96.50	0.00	750.15
5410 Landscaping Contract (Expense)						1,149.04
05/01/20	CHKITM	875	Jave Landscape Maintenance: service 4/20/20	287.26		1,436.30
5410 Landscaping Contract		Beg Bal:	Activity:	287.26	0.00	1,436.30
5610 Insurance (Expense)						1,271.73
05/01/20	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	423.91		1,695.64
05/27/20	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	423.91		2,119.55
5610 Insurance		Beg Bal:	Activity:	847.82	0.00	2,119.55
6700 Reserve Contribution (Expense)						14,354.00
05/01/20	JOURNL	J5720	May reserve transfer contribution	3,010.00		17,364.00
6700 Reserve Contribution		Beg Bal:	Activity:	3,010.00	0.00	17,364.00
Totals:				5,578.61	0.00	