

# Financial Statement

Property: Lakeview COA

06/01/20 - 06/30/20 (cash)

## ASSETS

### Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	30,999.03
1000 Total Operating Accounts	<u>30,999.03</u>

### 1111 Reserve Account

1093 Lakeview COA Reserve Umpqua 1419	65,020.00
1111 Total Reserve Account	<u>65,020.00</u>

Total Bank 96,019.03

### Other Current Asset

1200 Undeposited Funds	4.32
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Total Other Current Asset 4.32

**TOTAL ASSETS 96,023.35**

## LIABILITIES & EQUITY

### Equity

#### Equity

3001 Retained Earnings	-13,984.37
3010 Disbursements From Reserve	61,141.67
3040 Reserve Account Equity	<u>39,572.70</u>

Total Equity 86,730.00

Net Income (1/1/2020 thru 5/31/2020) 11,809.99

#### Income

4000 HOA Dues	2,581.44
4050 Reserve Income	2,365.11

#### 4200 Income

    4210 Late Fees 25.00

#### 4260 Interest Income

    4263 Reserve Interest 1.06

    4260 Total Interest Income 1.06

4200 Total Income 26.06

4028 SA20 Special Assessment 100.00

Total Income 5,072.61

#### Expense

#### 5000 Association Expenses

    5010 Management Fees 446.00

5000 Total Association Expenses 446.00

#### 5200 Utilities

    5210 Electric 25.00

    5240 Sewer 520.00

    5260 Garbage 299.82

5200 Total Utilities 844.82

#### 5300 General Expenses

5305 Legal	390.00
5300 Total General Expenses	<u>390.00</u>
5400 Landscaping	
5410 Landscaping Contract	574.52
5400 Total Landscaping	<u>574.52</u>
5600 Insurance	
5610 Insurance	423.91
5600 Total Insurance	<u>423.91</u>
6700 Reserve Contribution	4,910.00
Total Expense	<u>7,589.25</u>
Net Income (6/1/2020 thru 6/30/2020)	-2,516.64
Total Equity	<u>96,023.35</u>
TOTAL LIABILITIES & EQUITY	<u><u>96,023.35</u></u>

# Checks By Account

Property: Lakeview COA  
Date Range: 06/01/20 - 06/30/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	6/1/20	880	Monthly Managem	6/1/20	June	Lakev	446.00
							446.00
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utiliti	6/9/20	883	Monthly Electricity	6/1/20	7236-175-1	Lakev	25.00
							25.00
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W:	6/9/20	882	Monthly Sewer Ac	6/1/20	016125-000	Lakev	520.00
							520.00
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	6/9/20	884	Monthly Garbage :	6/1/20	2010-976517	Lakev	299.82
							299.82
<b>5300 General Expenses : 5305 Legal</b>							
Harker Lepore LLC	6/9/20	885	draft letter to VF -	6/9/20		Lakev	390.00
							390.00
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscape Iv	6/1/20	881	service 5/18/20	6/1/20	1745	Lakev	287.26
Jave Landscape Iv	6/18/20	886	service 6/15/20	6/18/20	1758	Lakev	287.26
							574.52
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	6/24/20	ACH	Customer #019-8	7/1/20	July	Lakev	423.91
							423.91
<b>Total Amount:</b>							<b>2,679.25</b>

# Profit & Loss 12 Month Recap

Property: Lakeview COA

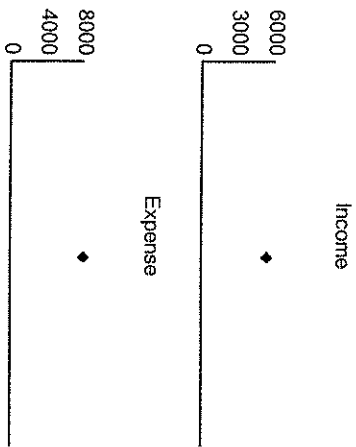
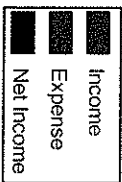
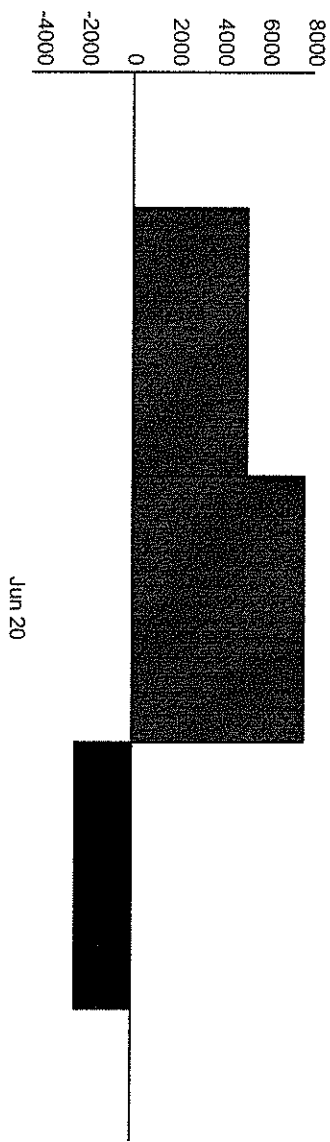
Monthly recap 06/01/20 - 06/30/20 (cash basis)

	JUN 20	TOTAL
<b>INCOME</b>		
4000 HOA Dues	2,581.44	2,581.44
4050 Reserve Income	2,365.11	2,365.11
4200 Income		
4210 Late Fees	25.00	25.00
4260 Interest Income		
4263 Reserve Interest	1.06	1.06
4260 Total Interest Income	1.06	1.06
4200 Total Income	26.06	26.06
4028 SA20 Special Assessment	100.00	100.00
<b>TOTAL INCOME</b>	<b>5,072.61</b>	<b>5,072.61</b>
<b>EXPENSE</b>		
5000 Association Expenses	446.00	446.00
5010 Management Fees	446.00	446.00
5000 Total Association Expenses		
5200 Utilities		
5210 Electric	25.00	25.00
5240 Sewer	520.00	520.00
5260 Garbage	299.82	299.82
5200 Total Utilities	844.82	844.82
5300 General Expenses		
5305 Legal	390.00	390.00
5300 Total General Expenses	390.00	390.00
5400 Landscaping		
5410 Landscaping Contract	574.52	574.52
5400 Total Landscaping	574.52	574.52
5600 Insurance		
5610 Insurance	423.91	423.91
5600 Total Insurance	423.91	423.91
6700 Reserve Contribution	4,910.00	4,910.00
<b>TOTAL EXPENSE</b>	<b>7,589.25</b>	<b>7,589.25</b>
<b>NET INCOME</b>	<b>-2,516.64</b>	<b>-2,516.64</b>

**NET INCOME SUMMARY**

Income  
Expense  
**NET INCOME**

	<u>JUN 20</u>	<u>TOTAL</u>
Income	5,072.61	5,072.61
Expense	-7,589.25	-7,589.25
<b>NET INCOME</b>	<b>-2,516.64</b>	<b>-2,516.64</b>



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 06/01/20 - 06/30/20 and 01/01/20 - 06/30/20 (cash basis)

	Actual		Budget		\$ Change	% Change	Actual YTD		Budget YTD		\$ Change	% Change
	06/01/20 - 06/30/20	06/20 - 06/20	06/20 - 06/20	06/20 - 06/20			01/01/20 - 06/30/20	01/20 - 06/20	01/20 - 06/20	01/20 - 06/20		
<b>INCOME</b>												
4000 HOA Dues	2,581.44	3,289.17	-687.73	-21.0 %	13,895.07	19,614.98	-5,719.91	-29.2 %				
4050 Reserve Income	2,365.11	3,010.00	-644.89	-21.4 %	15,356.80	18,060.00	-2,703.20	-15.0 %				
4200 Income												
4210 Late Fees	25.00	0.00	25.00		300.56	0.00	300.56					
4260 Interest Income												
4263 Reserve Interest	1.06	0.00	1.06		5.57	0.00	5.57					
4260 Total Interest Income	1.06	0.00	1.06		5.57	0.00	5.57					
4310 Maintenance & Repairs	0.00	0.00	0.00		60.12	0.00	60.12					
4200 Total Income	26.06	0.00	26.06		366.25	0.00	366.25					
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	100.00	1,666.67	-1,566.67	-94.0 %	14,186.00	9,999.98	4,186.02	41.9 %				
<b>TOTAL INCOME</b>	<b>5,072.61</b>	<b>7,945.84</b>	<b>-2,873.23</b>	<b>-36.2 %</b>	<b>45,634.49</b>	<b>47,674.96</b>	<b>-2,040.47</b>	<b>-4.3 %</b>				
<b>EXPENSE</b>												
5000 Association Expenses												
5010 Management Fees	446.00	446.00	0.00	0.0 %	2,676.00	2,676.00	0.00	0.0 %				
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	64.00	24.98	39.02	156.2 %				
5065 Website	0.00	1.67	-1.67	-100.0 %	0.00	9.98	-9.98	-100.0 %				
5000 Total Association Expenses	446.00	451.84	-5.84	-1.3 %	2,740.00	2,710.96	29.04	1.1 %				
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	-100.0 %	216.80	6,297.00	-6,080.20	-96.6 %				
5100 Total Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	433.60	6,297.00	-5,863.40	-93.1 %				
5200 Utilities												
5210 Electric	25.00	16.67	8.33	50.0 %	153.17	99.98	53.19	53.2 %				
5240 Sewer	520.00	520.00	0.00	0.0 %	3,107.00	3,120.00	-13.00	-0.4 %				
5260 Garbage	299.82	310.00	-10.18	-3.3 %	1,813.94	1,860.00	-46.06	-2.5 %				
5200 Total Utilities	844.82	846.67	-1.85	-0.2 %	5,074.11	5,079.98	-5.87	-0.1 %				
5300 General Expenses												
5301 Accounting	0.00	0.00	0.00		125.00	200.00	-75.00	-37.5 %				
5305 Legal	390.00	145.34	244.66	168.3 %	1,140.15	871.96	268.19	30.8 %				
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	5.02	-5.02	-100.0 %				
5300 Total General Expenses	390.00	146.17	243.83	166.8 %	1,265.15	1,076.98	188.17	17.5 %				
5400 Landscaping												

	Actual 06/01/20 - 06/30/20	Budget 06/20 - 06/20	\$ Change	% Change	Actual YTD 01/01/20 - 06/30/20	Budget YTD 01/20 - 06/20	\$ Change	% Change	
5410 Landscaping Contract	574.52	350.00	224.52	64.1 %	2,010.82	2,100.00	-89.18	-4.2 %	
5400 Total Landscaping	574.52	350.00	224.52	64.1 %	2,010.82	2,100.00	-89.18	-4.2 %	
5600 Insurance									
5610 Insurance	423.91	408.34	15.57	3.8 %	2,543.46	2,449.96	93.50	3.8 %	
5600 Total Insurance	423.91	408.34	15.57	3.8 %	2,543.46	2,449.96	93.50	3.8 %	
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0 %	0.00	9,999.98	-9,999.98	-100.0 %	
6700 Reserve Contribution	4,910.00	3,010.00	1,900.00	63.1 %	22,274.00	18,060.00	4,214.00	23.3 %	
<b>TOTAL EXPENSE</b>	<b>7,589.25</b>	<b>7,929.19</b>	<b>-339.94</b>	<b>-4.3 %</b>	<b>36,341.14</b>	<b>47,774.86</b>	<b>-11,433.72</b>	<b>-23.9 %</b>	
<b>NET INCOME</b>	<b>-2,516.64</b>	<b>16.65</b>	<b>-2,533.29</b>	<b>-15,215.0 %</b>	<b>9,293.35</b>	<b>-99.90</b>	<b>9,393.25</b>	<b>9,402.7 %</b>	
<b>NET INCOME SUMMARY</b>									
Income	5,072.61	7,945.84	-2,873.23	-36.2 %	45,634.49	47,674.96	-2,040.47	-4.3 %	
Expense	-7,589.25	-7,929.19	339.94	4.3 %	-36,341.14	-47,774.86	11,433.72	23.9 %	
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00		
<b>NET INCOME</b>	<b>-2,516.64</b>	<b>16.65</b>	<b>-2,533.29</b>	<b>-15,215.0 %</b>	<b>9,293.35</b>	<b>-99.90</b>	<b>9,393.25</b>	<b>9,402.7 %</b>	

# Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 07/02/20

## Deposits

Date	Ref #	Details	Amount
06/04/20	D12764	Bank Deposit: Deposit	2,163.52
06/12/20	D12825	Bank Deposit: Deposit	2,748.23
06/19/20	D12875	Bank Deposit: Deposit	159.80
			<b>5,071.55</b>

## 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
06/08/20	J5811	Journal: SA20 paid by homeowners in May	1,900.00
06/09/20	882	Clark Regional Wastewater District	520.00
06/09/20	883	Clark Public Utilities	25.00
06/09/20	884	Waste Connections	299.82
06/24/20	ACH	American Family Insurance	423.91
			<b>6,911.99</b>

## Outstanding Payments

Date	Ref #	Details	Amount
06/09/20	885	Harker Lepore	390.00
06/18/20	886	Jave Landscape Maintenance	287.26
07/01/20	887	RPM Services Inc,	446.00
07/01/20	J5830	Journal: July reserve transfer/contribution	3,010.00
07/02/20	J5841	Journal: SA20 paid in June	100.00
			<b>4,233.26</b>

## Summary

Beginning Balance:	33,516.73	Reconciled Balance	31,676.29
+ Selected Deposits (3)	5,071.55	+ Uncleared Deposits	0.00
- Selected Payments (8)	6,911.99	- Outstanding Checks	4,233.26
Ending Balance:	31,676.29	Register Balance	27,443.03
Goal:	31,676.29		
Difference:	0.00		



# General Ledger

Property: Lakeview COA  
Detail 06/01/20 - 06/30/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						2,230.00
06/01/20	CHKITM	880	RPM Services Inc.: Monthly Management Fee -	446.00		2,676.00
<b>5010 Management Fees</b>				<b>Beg Bal: 2,230.00</b>	<b>Activity: 446.00</b>	<b>446.00</b>
						0.00
						2,676.00
5020 Postage / Copies (Expense)						64.00
No activity in the period						64.00
<b>5020 Postage / Copies</b>				<b>Beg Bal: 64.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>
						0.00
						64.00
5100 Repairs & Maintenance (Expense)						216.80
No activity in the period						216.80
<b>5100 Repairs &amp; Maintenance</b>				<b>Beg Bal: 216.80</b>	<b>Activity: 0.00</b>	<b>0.00</b>
						0.00
						216.80
5160 Electrical Repairs (Expense)						216.80
No activity in the period						216.80
<b>5160 Electrical Repairs</b>				<b>Beg Bal: 216.80</b>	<b>Activity: 0.00</b>	<b>0.00</b>
						0.00
						216.80
5210 Electric (Expense)						128.17
06/09/20	CHKITM	883	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	25.00		153.17
<b>5210 Electric</b>				<b>Beg Bal: 128.17</b>	<b>Activity: 25.00</b>	<b>25.00</b>
						0.00
						153.17
5240 Sewer (Expense)						2,587.00
06/09/20	CHKITM	882	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	520.00		3,107.00
<b>5240 Sewer</b>				<b>Beg Bal: 2,587.00</b>	<b>Activity: 520.00</b>	<b>520.00</b>
						0.00
						3,107.00
5260 Garbage (Expense)						1,514.12
06/09/20	CHKITM	884	Waste Connections: Monthly Garbage 2010-976517	299.82		1,813.94
<b>5260 Garbage</b>				<b>Beg Bal: 1,514.12</b>	<b>Activity: 299.82</b>	<b>299.82</b>
						0.00
						1,813.94
5301 Accounting (Expense)						125.00
No activity in the period						125.00
<b>5301 Accounting</b>				<b>Beg Bal: 125.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>
						0.00
						125.00
5305 Legal (Expense)						750.15
06/09/20	CHKITM	885	Harker Lepore LLC: draft letter to VF - King	390.00		1,140.15
<b>5305 Legal</b>				<b>Beg Bal: 750.15</b>	<b>Activity: 390.00</b>	<b>390.00</b>
						0.00
						1,140.15
5410 Landscaping Contract (Expense)						1,436.30
06/01/20	CHKITM	881	Jave Landscape Maintenance: service 5/18/20	287.26		1,723.56
06/18/20	CHKITM	886	Jave Landscape Maintenance: service 6/15/20	287.26		2,010.82
<b>5410 Landscaping Contract</b>				<b>Beg Bal: 1,436.30</b>	<b>Activity: 574.52</b>	<b>574.52</b>
						0.00
						2,010.82
5610 Insurance (Expense)						2,119.55
06/24/20	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	423.91		2,543.46
<b>5610 Insurance</b>				<b>Beg Bal: 2,119.55</b>	<b>Activity: 423.91</b>	<b>423.91</b>
						0.00
						2,543.46
6700 Reserve Contribution (Expense)						17,364.00
06/01/20	JOURNL	J5774	June reserve transfer	3,010.00		20,374.00
06/08/20	JOURNL	J5811	SA20 paid by homeowners in May	1,900.00		22,274.00
<b>6700 Reserve Contribution</b>				<b>Beg Bal: 17,364.00</b>	<b>Activity: 4,910.00</b>	<b>4,910.00</b>
						0.00
						22,274.00
<b>Totals:</b>				<b>7,589.25</b>	<b>0.00</b>	