

# Financial Statement

Property: Lakeview COA

07/01/20 - 07/31/20 (cash)

## ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		31,437.76
1000 Total Operating Accounts		<u>31,437.76</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		68,131.16
1111 Total Reserve Account		<u>68,131.16</u>
Total Bank		99,568.92
Other Current Asset		
1200 Undeposited Funds		4.32
Total Other Current Asset		<u>4.32</u>
<b>TOTAL ASSETS</b>		<b><u><u>99,573.24</u></u></b>

## LIABILITIES & EQUITY

### Equity

Equity		
3001 Retained Earnings		-13,984.37
3010 Disbursements From Reserve		61,141.67
3040 Reserve Account Equity		<u>42,682.70</u>
Total Equity		89,840.00
<b>Net Income (1/1/2020 thru 6/30/2020)</b>		<b>9,293.35</b>

### Income

4000 HOA Dues		4,044.08
4050 Reserve Income		2,477.65
4200 Income		
4210 Late Fees		25.00
4260 Interest Income		
4263 Reserve Interest		1.16
4260 Total Interest Income		<u>1.16</u>
4200 Total Income		26.16
4028 SA20 Special Assessment		<u>100.00</u>
Total Income		6,647.89

### Expense

5000 Association Expenses		
5010 Management Fees		446.00
5000 Total Association Expenses		<u>446.00</u>
5200 Utilities		
5210 Electric		703.80
5240 Sewer		520.00
5260 Garbage		299.82
5200 Total Utilities		<u>1,523.62</u>
5300 General Expenses		

5305 Legal	390.00
5300 Total General Expenses	<u>390.00</u>
5400 Landscaping	
5410 Landscaping Contract	287.26
5400 Total Landscaping	<u>287.26</u>
5600 Insurance	
5610 Insurance	451.12
5600 Total Insurance	<u>451.12</u>
6700 Reserve Contribution	3,110.00
Total Expense	<u>6,208.00</u>
<b>Net Income (7/1/2020 thru 7/31/2020)</b>	<b>439.89</b>
<b>Total Equity</b>	<u>99,573.24</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>99,573.24</u></u>

# Checks By Account

Property: Lakeview COA

Date Range: 07/01/20 - 07/31/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	7/1/20	887	Monthly Managem	7/1/20	July	Lakev	446.00
							446.00
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utiliti	7/9/20	889	Monthly Electricity	7/1/20	7236-175-1	Lakev	24.92
Juan Piedra	7/24/20	893	reimb for Juan for	7/24/20	Reimb Electricity	Lakev	678.88
							703.80
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W:	7/9/20	888	Monthly Sewer Ac	7/1/20	016125-000	Lakev	520.00
							520.00
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	7/9/20	890	Monthly Garbage :	7/1/20	2010-976517	Lakev	299.82
							299.82
<b>5300 General Expenses : 5305 Legal</b>							
Harker Lepore LLC	7/23/20	892	review #15 file/ VF	7/23/20	3762	Lakev	390.00
							390.00
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscape Iv	7/23/20	891	service 7/20/20	7/18/20	1824	Lakev	287.26
							287.26
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	7/22/20	ACH	Customer #019-8	7/22/20	August	Lakev	451.12
							451.12
<b>Total Amount:</b>							<b>3,098.00</b>

# Profit & Loss 12 Month Recap

Property: Lakeview COA

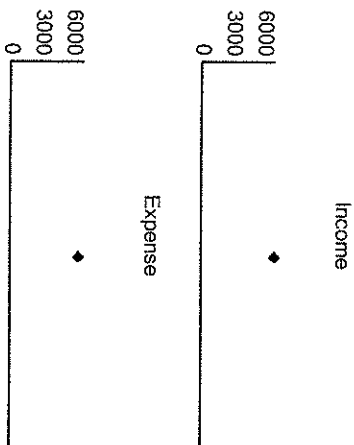
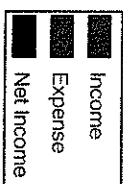
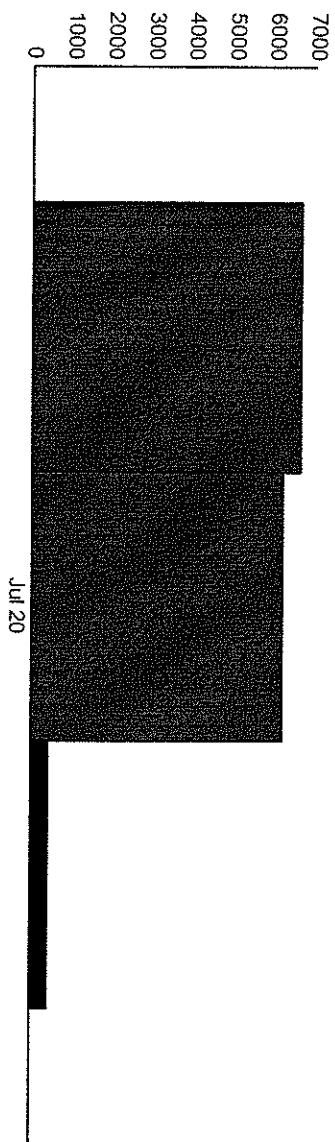
Monthly recap 07/01/20 - 07/31/20 (cash basis)

	JUL 20	TOTAL
<b>INCOME</b>		
4000 HOA Dues	4,044.08	4,044.08
4050 Reserve Income	2,477.65	2,477.65
4200 Income		
4210 Late Fees	25.00	25.00
4260 Interest Income	1.16	1.16
4263 Reserve Interest	1.16	1.16
4260 Total Interest Income	1.16	1.16
4200 Total Income	26.16	26.16
4028 SA20 Special Assessment	100.00	100.00
<b>TOTAL INCOME</b>	<b>6,647.89</b>	<b>6,647.89</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	703.80	703.80
5240 Sewer	520.00	520.00
5260 Garbage	299.82	299.82
5200 Total Utilities	1,523.62	1,523.62
5300 General Expenses	390.00	390.00
5305 Legal	390.00	390.00
5300 Total General Expenses	390.00	390.00
5400 Landscaping		
5410 Landscaping Contract	287.26	287.26
5400 Total Landscaping	287.26	287.26
5600 Insurance		
5610 Insurance	451.12	451.12
5600 Total Insurance	451.12	451.12
6700 Reserve Contribution	3,110.00	3,110.00
<b>TOTAL EXPENSE</b>	<b>6,208.00</b>	<b>6,208.00</b>
<b>NET INCOME</b>	<b>439.89</b>	<b>439.89</b>

**NET INCOME SUMMARY**

Income  
Expense  
**NET INCOME**

JUL 20	TOTAL
6,647.89	6,647.89
-6,208.00	-6,208.00
<b>439.89</b>	<b>439.89</b>



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 07/01/20 - 07/31/20 and 01/01/20 - 07/31/20 (cash basis)

	Actual		Budget	\$ Change	% Change	Actual YTD		Budget YTD	\$ Change	% Change
	07/01/20 - 07/31/20	07/01/20 - 07/31/20				01/01/20 - 07/31/20	01/01/20 - 07/31/20			
<b>INCOME</b>										
4000 HOA Dues	4,044.08	3,269.17	774.91	23.7%	17,909.95	22,884.15	-4,974.20	-21.7%		
4050 Reserve Income	2,477.65	3,010.00	-532.35	-17.7%	17,551.65	21,070.00	-3,518.35	-16.7%		
4200 Income										
4210 Late Fees	25.00	0.00	25.00		325.56	0.00	325.56			
4260 Interest Income										
4263 Reserve Interest	1.16	0.00	1.16		6.73	0.00	6.73			
4280 Total Interest Income	1.16	0.00	1.16		6.73	0.00	6.73			
4310 Maintenance & Repairs	0.00	0.00	0.00		60.12	0.00	60.12			
4200 Total Income	26.16	0.00	26.16		392.41	0.00	392.41			
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%	14,598.00	11,666.65	2,931.35	25.1%		
<b>TOTAL INCOME</b>	<b>6,647.89</b>	<b>7,945.84</b>	<b>-1,297.95</b>	<b>-16.3%</b>	<b>52,282.38</b>	<b>55,620.80</b>	<b>-3,338.42</b>	<b>-6.0%</b>		
<b>EXPENSE</b>										
5000 Association Expenses										
5010 Management Fees	446.00	446.00	0.00	0.0%	3,122.00	3,122.00	0.00	0.0%		
5020 Postage / Copies	0.00	4.17	-4.17	-100.0%	64.00	29.15	34.85	119.6%		
5065 Website	0.00	1.67	-1.67	-100.0%	0.00	11.65	-11.65	-100.0%		
5000 Total Association Expenses	446.00	451.84	-5.84	-1.3%	3,186.00	3,162.80	23.20	0.7%		
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	7,346.50	-7,129.70	-97.0%		
5100 Total Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0%	433.60	7,346.50	-6,912.90	-94.1%		
5200 Utilities										
5210 Electric	703.80	16.67	687.13	4,122.0%	856.97	116.65	740.32	634.7%		
5240 Sewer	520.00	520.00	0.00	0.0%	3,627.00	3,640.00	-13.00	-0.4%		
5260 Garbage	299.82	310.00	-10.18	-3.3%	2,113.76	2,170.00	-56.24	-2.6%		
5200 Total Utilities	1,523.62	846.67	676.95	80.0%	6,597.73	5,926.65	671.08	11.3%		
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%	1,530.15	1,017.30	512.85	50.4%		
5315 State Filing Fee	0.00	0.83	-0.83	-100.0%	0.00	5.85	-5.85	-100.0%		
5300 Total General Expenses	390.00	146.17	243.83	166.8%	1,655.15	1,223.15	432.00	35.3%		
5400 Landscaping										

	Actual 07/01/20 - 07/31/20	Budget 07/20 - 07/20	\$ Change	% Change	Actual YTD 01/01/20 - 07/31/20	Budget YTD 01/20 - 07/20	\$ Change	% Change
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9%	2,298.08	2,450.00	-151.92	-6.2%
5400 Total Landscaping	287.26	350.00	-62.74	-17.9%	2,298.08	2,450.00	-151.92	-6.2%
5600 Insurance	451.12	408.34	42.78	10.5%	2,994.58	2,858.30	136.28	4.8%
5610 Insurance	451.12	408.34	42.78	10.5%	2,994.58	2,858.30	136.28	4.8%
5600 Total Insurance	451.12	408.34	42.78	10.5%	2,994.58	2,858.30	136.28	4.8%
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0%	0.00	11,666.65	-11,666.65	-100.0%
6700 Reserve Contribution	3,110.00	3,010.00	100.00	3.3%	25,384.00	21,070.00	4,314.00	20.5%
<b>TOTAL EXPENSE</b>	<b>6,208.00</b>	<b>7,929.19</b>	<b>-1,721.19</b>	<b>-21.7%</b>	<b>42,549.14</b>	<b>55,704.05</b>	<b>-13,154.91</b>	<b>-23.6%</b>
<b>NET INCOME</b>	<b>439.89</b>	<b>16.65</b>	<b>423.24</b>	<b>2,542.0%</b>	<b>9,733.24</b>	<b>-83.25</b>	<b>9,816.49</b>	<b>11,791.6%</b>
<b>NET INCOME SUMMARY</b>								
Income	6,647.89	7,945.84	-1,297.95	-16.3%	52,282.38	55,620.80	-3,338.42	-6.0%
Expense	-6,208.00	-7,929.19	1,721.19	21.7%	-42,549.14	-55,704.05	13,154.91	23.6%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>439.89</b>	<b>16.65</b>	<b>423.24</b>	<b>2,542.0%</b>	<b>9,733.24</b>	<b>-83.25</b>	<b>9,816.49</b>	<b>11,791.6%</b>

# Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 08/05/20

## Deposits

Date	Ref #	Details	Amount
07/07/20	D12986	Bank Deposit: Deposit	2,475.52
07/10/20	D13037	Bank Deposit: Deposit	1,484.66
07/16/20	D13084	Bank Deposit: Deposit	312.39
07/24/20	D13121	Bank Deposit: Deposit	159.80
07/31/20	D13167	Bank Deposit: Deposit	2,214.36
			<b>6,646.73</b>

## 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
07/09/20	888	Clark Regional Wastewater District	520.00
07/09/20	889	Clark Public Utilities	24.92
07/09/20	890	Waste Connections	299.82
07/22/20	ACH	American Family Insurance	451.12
			<b>5,529.12</b>

## Outstanding Payments

Date	Ref #	Details	Amount
07/23/20	891	Jave Landscape Maintenance	287.26
07/23/20	892	Harker Lepore	390.00
07/24/20	893	Juan Piedra	678.88
08/01/20	894	RPM Services Inc,	456.00
08/01/20	895	Advanced Maintenance LLC.	216.80
08/04/20	J5886	Journal: August Reserve contribution	3,010.00
			<b>5,038.94</b>

## Summary

Beginning Balance:	31,676.29	Reconciled Balance	32,793.90
+ Selected Deposits (5)	6,646.73	+ Uncleared Deposits	0.00
- Selected Payments (9)	5,529.12	- Outstanding Checks	5,038.94
Ending Balance:	32,793.90	Register Balance	27,754.96
Goal:	32,793.90		
Difference:	0.00		



# General Ledger

Property: Lakeview COA  
Detail 07/01/20 - 07/31/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						2,676.00
07/01/20	CHKITM	887	RPM Services Inc.; Monthly Management Fee -	446.00		3,122.00
<b>5010 Management Fees</b>		<b>Beg Bal: 2,676.00</b>	<b>Activity: 446.00</b>	<b>446.00</b>	<b>0.00</b>	<b>3,122.00</b>
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>	<b>0.00</b>	<b>64.00</b>
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>	<b>0.00</b>	<b>216.80</b>
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>	<b>0.00</b>	<b>216.80</b>
5210 Electric (Expense)						153.17
07/09/20	CHKITM	889	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	24.92		178.09
07/24/20	CHKITM	893	Juan Piedra: reimb for Juan for electricity usage from Jan 2014	678.88		856.97
<b>5210 Electric</b>		<b>Beg Bal: 153.17</b>	<b>Activity: 703.80</b>	<b>703.80</b>	<b>0.00</b>	<b>856.97</b>
5240 Sewer (Expense)						3,107.00
07/09/20	CHKITM	888	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	520.00		3,627.00
<b>5240 Sewer</b>		<b>Beg Bal: 3,107.00</b>	<b>Activity: 520.00</b>	<b>520.00</b>	<b>0.00</b>	<b>3,627.00</b>
5260 Garbage (Expense)						1,813.94
07/09/20	CHKITM	890	Waste Connections: Monthly Garbage 2010-976517	299.82		2,113.76
<b>5260 Garbage</b>		<b>Beg Bal: 1,813.94</b>	<b>Activity: 299.82</b>	<b>299.82</b>	<b>0.00</b>	<b>2,113.76</b>
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>	<b>0.00</b>	<b>125.00</b>
5305 Legal (Expense)						1,140.15
07/23/20	CHKITM	892	Harker Lepore LLC: review #15 file/ VF	390.00		1,530.15
<b>5305 Legal</b>		<b>Beg Bal: 1,140.15</b>	<b>Activity: 390.00</b>	<b>390.00</b>	<b>0.00</b>	<b>1,530.15</b>
5410 Landscaping Contract (Expense)						2,010.82
07/23/20	CHKITM	891	Jave Landscape Maintenance: service 7/20/20	287.26		2,298.08
<b>5410 Landscaping Contract</b>		<b>Beg Bal: 2,010.82</b>	<b>Activity: 287.26</b>	<b>287.26</b>	<b>0.00</b>	<b>2,298.08</b>
5610 Insurance (Expense)						2,543.46
07/22/20	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	451.12		2,994.58
<b>5610 Insurance</b>		<b>Beg Bal: 2,543.46</b>	<b>Activity: 451.12</b>	<b>451.12</b>	<b>0.00</b>	<b>2,994.58</b>
6700 Reserve Contribution (Expense)						22,274.00
07/01/20	JOURNL	J5830	July reserve transfer/contribution	3,010.00		25,284.00
07/02/20	JOURNL	J5841	SA20 paid in June	100.00		25,384.00
<b>6700 Reserve Contribution</b>		<b>Beg Bal: 22,274.00</b>	<b>Activity: 3,110.00</b>	<b>3,110.00</b>	<b>0.00</b>	<b>25,384.00</b>
<b>Totals:</b>				<b>6,208.00</b>	<b>0.00</b>	