

Financial Statement

Property: Lakeview COA

08/01/20 - 08/31/20 (cash)

ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		37,013.64
1000 Total Operating Accounts		<u>37,013.64</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		74,242.41
1111 Total Reserve Account		<u>74,242.41</u>
Total Bank		111,256.05
Other Current Asset		
1200 Undeposited Funds		4.32
Total Other Current Asset		<u>4.32</u>
TOTAL ASSETS		<u><u>111,260.37</u></u>

LIABILITIES & EQUITY

Equity

Equity		
3001 Retained Earnings		-13,984.37
3010 Disbursements From Reserve		61,141.67
3040 Reserve Account Equity		<u>48,792.70</u>
Total Equity		95,950.00
Net Income (1/1/2020 thru 7/31/2020)		9,733.24

Income

4000 HOA Dues		5,690.30
4050 Reserve Income		3,984.08
4200 Income		
4210 Late Fees		-25.00
4260 Interest Income		
4263 Reserve Interest		1.25
4260 Total Interest Income		<u>1.25</u>
4310 Maintenance & Repairs		44.00
4900 Misc Income		250.00
4200 Total Income		<u>270.25</u>
4626 SA18 Special Assessment		1,000.00
4627 SA19		1,000.00
4028 SA20 Special Assessment		<u>2,000.00</u>
Total Income		13,944.63

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		26.54

5240 Sewer	520.00
5260 Garbage	299.82
5200 Total Utilities	<u>846.36</u>
5300 General Expenses	
5315 State Filing Fee	10.00
5300 Total General Expenses	<u>10.00</u>
5400 Landscaping	
5410 Landscaping Contract	287.26
5400 Total Landscaping	<u>287.26</u>
5600 Insurance	
5610 Insurance	451.08
5600 Total Insurance	<u>451.08</u>
6700 Reserve Contribution	6,110.00
Total Expense	<u>8,367.50</u>
Net Income (8/1/2020 thru 8/31/2020)	5,577.13

Total Equity	<u>111,260.37</u>
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TOTAL LIABILITIES & EQUITY	<u><u>111,260.37</u></u>
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Checks By Account

Property: Lakeview COA

Date Range: 08/01/20 - 08/31/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	8/1/20	894	Monthly Managem	8/1/20	August	Lakev	446.00
							446.00
5100 Repairs & Maintenance							
Advanced Maintnc	8/1/20	895	drilled out lock an	7/28/20	6914	Lakev	216.80
							216.80
5200 Utilities : 5210 Electric							
Clark Public Utiliti	8/8/20	896	Monthly Electricity	8/1/20	7236-175-1	Lakev	24.92
Clark Public Utiliti	8/8/20	896	Monthly Electricity	8/1/20	7236-175-1	Lakev	-24.92
Clark Public Utiliti	8/24/20	901	Monthly Electricity	9/1/20	7236-175-1	Lakev	26.54
							26.54
5200 Utilities : 5240 Sewer							
Clark Regional Wt	8/8/20	898	Monthly Sewer Ac	8/1/20	016125-000	Lakev	520.00
							520.00
5200 Utilities : 5260 Garbage							
Waste Connector	8/8/20	897	Monthly Garbage :	8/1/20	2010-976517	Lakev	299.82
							299.82
5300 General Expenses : 5315 State Filing Fee							
RPM Services Inc	8/1/20	894	annual sec of stati	7/28/20	Sec of State	Lakev	10.00
							10.00
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscape Iv	8/24/20	900	service 8/17/20	8/18/20	1886	Lakev	287.26
							287.26
5600 Insurance : 5610 Insurance							
American Family I	8/24/20	899	PRINTED IN ERF			Lakev	451.08
American Family I	8/24/20	899	PRINTED IN ERF			Lakev	-451.08
American Family I	8/24/20	ACH	Customer #019-8	8/22/20	September	Lakev	451.08
							451.08

Total Amount: 2,257.50

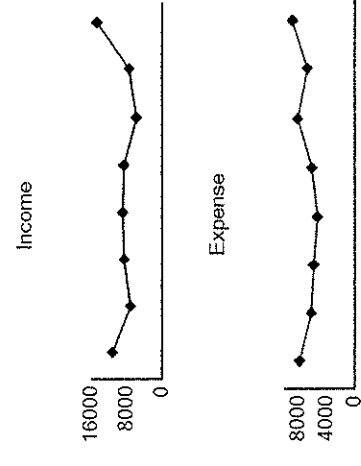
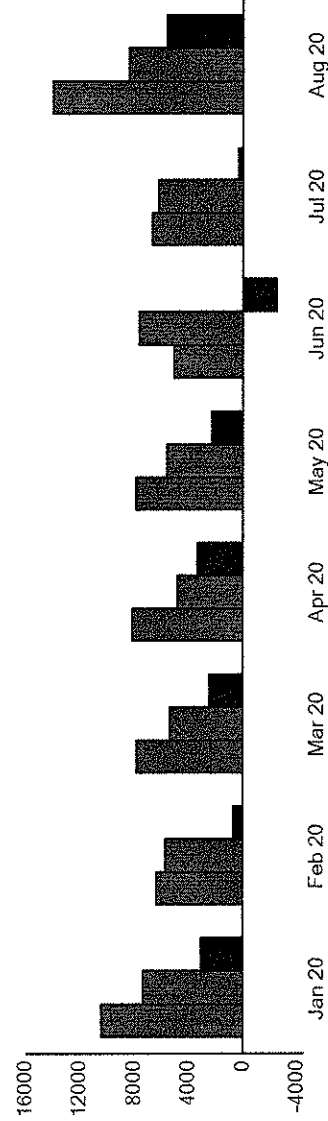
Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/20 - 08/31/20 (cash basis)

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	TOTAL
INCOME									
4000 HOA Dues	100.62	2,321.47	2,928.98	2,879.90	3,053.46	2,581.44	4,044.08	5,690.30	23,600.25
4050 Reserve Income	2,349.91	2,506.76	2,519.00	2,454.33	2,878.89	2,365.11	2,477.65	3,984.08	21,535.73
4200 Income									
4210 Late Fees	270.00	0.00	0.00	0.00	5.56	25.00	25.00	-25.00	300.56
4260 Interest Income									
4263 Reserve Interest	0.92	0.94	0.97	0.73	0.95	1.06	1.16	1.25	7.98
4260 Total Interest Income	0.92	0.94	0.97	0.73	0.95	1.06	1.16	1.25	7.98
4310 Maintenance & Repairs	44.00	0.00	0.00	0.00	16.12	0.00	0.00	44.00	104.12
4900 Misc Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00
4200 Total Income	314.92	0.94	0.97	0.73	22.63	26.06	26.16	270.25	662.66
4626 SA18 Special Assessment	830.37	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,830.37
4627 SA19	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	2,000.00
4028 SA20 Special Assessment	5,800.00	1,514.00	2,372.73	2,811.27	1,900.00	100.00	100.00	2,000.00	16,598.00
TOTAL INCOME	10,395.82	6,343.17	7,821.68	8,146.23	7,854.98	5,072.61	6,647.89	13,944.63	66,227.01
EXPENSE									
5000 Association Expenses									
5010 Management Fees	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	3,568.00
5020 Postage / Copies	37.00	0.00	0.00	0.00	27.00	0.00	0.00	0.00	64.00
5000 Total Association Expenses	483.00	446.00	446.00	446.00	473.00	446.00	446.00	446.00	3,632.00
5100 Repairs & Maintenance									
5160 Electrical Repairs	0.00	0.00	216.80	0.00	0.00	0.00	0.00	0.00	216.80
5100 Other Repairs & Maintenance	0.00	0.00	0.00	216.80	0.00	0.00	0.00	216.80	433.60
5100 Total Repairs & Maintenance	0.00	0.00	216.80	216.80	0.00	0.00	0.00	216.80	650.40
5200 Utilities									
5210 Electric	24.60	23.39	25.49	27.18	27.51	25.00	703.80	26.54	883.51
5240 Sewer	507.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	4,147.00
5260 Garbage	298.14	299.82	299.82	299.82	316.52	299.82	299.82	299.82	2,413.58
5200 Total Utilities	829.74	843.21	845.31	847.00	864.03	844.82	1,523.62	846.36	7,444.09
5300 General Expenses									
5301 Accounting	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	125.00
5305 Legal	0.00	653.65	0.00	0.00	96.50	390.00	390.00	0.00	1,530.15
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
5300 Total General Expenses	0.00	653.65	125.00	0.00	96.50	390.00	390.00	10.00	1,665.15
5400 Landscaping									
5410 Landscaping Contract	287.26	287.26	287.26	287.26	287.26	574.52	287.26	287.26	2,585.34

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	TOTAL
5400 Total Landscaping	287.26	287.26	287.26	287.26	287.26	574.52	287.26	287.26	2,585.34
5600 Insurance									
5610 Insurance	423.91	423.91	423.91	0.00	847.82	423.91	451.12	451.08	3,445.66
5600 Total Insurance	423.91	423.91	423.91	0.00	847.82	423.91	451.12	451.08	3,445.66
6700 Reserve Contribution	5,324.00	3,010.00	3,010.00	3,010.00	3,010.00	4,910.00	3,110.00	6,110.00	31,494.00
TOTAL EXPENSE	7,347.91	5,664.03	5,354.28	4,807.06	5,578.61	7,589.25	6,208.00	8,367.50	50,916.64
NET INCOME	3,047.91	679.14	2,467.40	3,339.17	2,276.37	-2,516.64	439.89	5,577.13	15,310.37
NET INCOME SUMMARY									
Income	10,395.82	6,343.17	7,821.68	8,146.23	7,854.98	5,072.61	6,647.89	13,944.63	66,227.01
Expense	-7,347.91	-5,664.03	-5,354.28	-4,807.06	-5,578.61	-7,589.25	-6,208.00	-8,367.50	-50,916.64
NET INCOME	3,047.91	679.14	2,467.40	3,339.17	2,276.37	-2,516.64	439.89	5,577.13	15,310.37



Budget Comparison

Property: Lakeview COA

Comparison Periods: 08/01/20 - 08/31/20 and 01/01/20 - 08/31/20 (cash basis)

	Actual 08/01/20 - 08/31/20	Budget 08/20 - 08/20	\$ Change	% Change	Actual YTD 01/01/20 - 08/31/20	Budget YTD 01/20 - 08/20	\$ Change	% Change
INCOME								
4000 HOA Dues	5,690.30	3,269.17	2,421.13	74.1 %	23,600.25	26,153.32	-2,553.07	-9.8 %
4050 Reserve Income	3,984.08	3,010.00	974.08	32.4 %	21,535.73	24,080.00	-2,544.27	-10.6 %
4200 Income	-25.00	0.00	-25.00		300.56	0.00	300.56	
4210 Late Fees								
4260 Interest Income	1.25	0.00	1.25		7.98	0.00	7.98	
4263 Reserve Interest	1.25	0.00	1.25		7.98	0.00	7.98	
4260 Total Interest Income								
4310 Maintenance & Repairs	44.00	0.00	44.00		104.12	0.00	104.12	
4900 Misc Income	250.00	0.00	250.00		250.00	0.00	250.00	
4200 Total Income	270.25	0.00	270.25		662.66	0.00	662.66	
4626 SA18 Special Assessment	1,000.00	0.00	1,000.00		1,830.37	0.00	1,830.37	
4627 SA19	1,000.00	0.00	1,000.00		2,000.00	0.00	2,000.00	
4028 SA20 Special Assessment	2,000.00	1,666.67	333.33	20.0 %	16,598.00	13,333.32	3,264.68	24.5 %
TOTAL INCOME	13,944.63	7,945.84	5,998.79	75.5 %	66,227.01	63,566.64	2,660.37	4.2 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	446.00	446.00	0.00	0.0 %	3,568.00	3,568.00	0.00	0.0 %
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	64.00	33.32	30.68	92.1 %
5065 Website	0.00	1.67	-1.67	-100.0 %	0.00	13.32	-13.32	-100.0 %
5000 Total Association Expenses	446.00	451.84	-5.84	-1.3 %	3,632.00	3,614.64	17.36	0.5 %
5100 Repairs & Maintenance								
5160 Electrical Repairs	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 %	433.60	8,396.00	-7,962.40	-94.8 %
5100 Total Repairs & Maintenance	216.80	1,049.50	-832.70	-79.3 %	650.40	8,396.00	-7,745.60	-92.3 %
5200 Utilities								
5210 Electric	26.54	16.67	9.87	59.2 %	883.51	133.32	750.19	562.7 %
5240 Sewer	520.00	520.00	0.00	0.0 %	4,147.00	4,160.00	-13.00	-0.3 %
5260 Garbage	299.82	310.00	-10.18	-3.3 %	2,413.58	2,480.00	-66.42	-2.7 %
5200 Total Utilities	846.36	846.67	-0.31	0.0 %	7,444.09	6,773.32	670.77	9.9 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		125.00	200.00	-75.00	-37.5 %
5305 Legal	0.00	145.34	-145.34	-100.0 %	1,530.15	1,162.64	367.51	31.6 %
5315 State Filing Fee	10.00	0.83	9.17	1,104.8 %	10.00	6.68	3.32	49.7 %
5300 Total General Expenses	10.00	146.17	-136.17	-93.2 %	1,665.15	1,369.32	295.83	21.6 %

	Actual 08/01/20 - 08/31/20	Budget 08/20 - 08/20	\$ Change	% Change	Actual YTD 01/01/20 - 08/31/20	Budget YTD 01/20 - 08/20	\$ Change	% Change
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	2,585.34	2,800.00	-214.66	-7.7 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	2,585.34	2,800.00	-214.66	-7.7 %
5600 Insurance								
5610 Insurance	451.08	408.34	42.74	10.5 %	3,445.66	3,266.64	179.02	5.5 %
5600 Total Insurance	451.08	408.34	42.74	10.5 %	3,445.66	3,266.64	179.02	5.5 %
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0 %	0.00	13,333.32	-13,333.32	-100.0 %
6700 Reserve Contribution	6,110.00	3,010.00	3,100.00	103.0 %	31,494.00	24,080.00	7,414.00	30.8 %
TOTAL EXPENSE	8,367.50	7,929.19	438.31	5.5 %	50,916.64	63,633.24	-12,716.60	-20.0 %
NET INCOME	5,577.13	16.65	5,560.48	33,396.3 %	15,310.37	-66.60	15,376.97	23,088.5 %
NET INCOME SUMMARY								
Income	13,944.63	7,945.84	5,998.79	75.5 %	66,227.01	63,566.64	2,660.37	4.2 %
Expense	-8,367.50	-7,929.19	-438.31	5.5 %	-50,916.64	-63,633.24	12,716.60	20.0 %
Other Income & Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
NET INCOME	5,577.13	16.65	5,560.48	33,396.3 %	15,310.37	-66.60	15,376.97	23,088.5 %

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 09/08/20

Deposits

Date	Ref #	Details	Amount
08/06/20	D13226	Bank Deposit: Deposit	11,326.80
08/12/20	D13278	Bank Deposit: Deposit	1,616.58
08/28/20	D13356	Bank Deposit: deposit	1,000.00
			13,943.38

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
08/05/20	J5917	Journal: SA20 paid in July & Aug/Hammett	3,100.00
08/08/20	897	Waste Connections	299.82
08/08/20	898	Clark Regional Wastewater District	520.00
08/24/20	ACH	American Family Insurance	451.08
08/24/20	901	Clark Public Utilities	26.54
			9,436.38

Summary

Original Values		Current Values	
Beginning Balance:	32,793.90		
+ Selected Deposits (3)	13,943.38	Deposits	13,943.38
- Selected Payments (11)	9,436.38	Payments	9,436.38
Ending Balance:	37,300.90	Balance	4,507.00
Goal:	37,300.90		
Difference:	0.00		

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 09/08/20

Deposits

Date	Ref #	Details	Amount
08/04/20	J5886	Journal: August Reserve contribution	3,010.00
08/05/20	J5917	Journal: SA20 paid in July & Aug/Hammett	3,100.00
08/31/20	J5978	Journal: Aug reserve interest	1.25
			6,111.25

Summary

Original Values		Current Values	
Beginning Balance:	68,131.16		
+ Selected Deposits (3)	6,111.25	Deposits	6,111.25
- Selected Payments (0)	0.00	Payments	0.00
Ending Balance:	74,242.41	Balance	6,111.25
Goal:	74,242.41		
Difference:	0.00		

General Ledger

Property: Lakeview COA
Detail 08/01/20 - 08/31/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						3,122.00
08/01/20	CHKITM	894	RPM Services Inc.: Monthly Management Fee -	446.00		3,568.00
5010 Management Fees				Beg Bal: 3,122.00	Activity: 446.00	446.00
						0.00
						3,568.00
5020 Postage / Copies (Expense)						64.00
No activity in the period						64.00
5020 Postage / Copies				Beg Bal: 64.00	Activity: 0.00	0.00
						0.00
						64.00
5100 Repairs & Maintenance (Expense)						216.80
08/01/20	CHKITM	895	Advanced Maintenance LLC.: drilled out lock and supplied new	216.80		433.60
5100 Repairs & Maintenance				Beg Bal: 216.80	Activity: 216.80	216.80
						0.00
						433.60
5160 Electrical Repairs (Expense)						216.80
No activity in the period						216.80
5160 Electrical Repairs				Beg Bal: 216.80	Activity: 0.00	0.00
						0.00
						216.80
5210 Electric (Expense)						856.97
08/08/20	CHKITM	896	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	24.92		881.89
08/08/20	CHKITM	896	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1		24.92	856.97
08/24/20	CHKITM	901	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	26.54		883.51
5210 Electric				Beg Bal: 856.97	Activity: 26.54	51.46
						24.92
						883.51
5240 Sewer (Expense)						3,627.00
08/08/20	CHKITM	898	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	520.00		4,147.00
5240 Sewer				Beg Bal: 3,627.00	Activity: 520.00	520.00
						0.00
						4,147.00
5260 Garbage (Expense)						2,113.76
08/08/20	CHKITM	897	Waste Connections: Monthly Garbage 2010-976517	299.82		2,413.58
5260 Garbage				Beg Bal: 2,113.76	Activity: 299.82	299.82
						0.00
						2,413.58
5301 Accounting (Expense)						125.00
No activity in the period						125.00
5301 Accounting				Beg Bal: 125.00	Activity: 0.00	0.00
						0.00
						125.00
5305 Legal (Expense)						1,530.15
No activity in the period						1,530.15
5305 Legal				Beg Bal: 1,530.15	Activity: 0.00	0.00
						0.00
						1,530.15
5315 State Filing Fee (Expense)						0.00
08/01/20	CHKITM	894	RPM Services Inc.: annual sec of state	10.00		10.00
5315 State Filing Fee				Beg Bal: 0.00	Activity: 10.00	10.00
						0.00
						10.00
5410 Landscaping Contract (Expense)						2,298.08
08/24/20	CHKITM	900	Jave Landscape Maintenance: service 8/17/20	287.26		2,585.34
5410 Landscaping Contract				Beg Bal: 2,298.08	Activity: 287.26	287.26
						0.00
						2,585.34
5610 Insurance (Expense)						2,994.58
08/24/20	CHKITM	899	American Family Insurance: PRINTED IN ERROR	451.08		3,445.66
08/24/20	CHKITM	899	American Family Insurance: PRINTED IN ERROR		451.08	2,994.58
08/24/20	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	451.08		3,445.66
5610 Insurance				Beg Bal: 2,994.58	Activity: 451.08	902.16
						451.08
						3,445.66
6700 Reserve Contribution (Expense)						25,384.00
08/04/20	JOURNL	J5886	August Reserve contribution	3,010.00		28,394.00
08/05/20	JOURNL	J5917	SA20 paid in July & Aug/Hammett	3,100.00		31,494.00
6700 Reserve Contribution				Beg Bal: 25,384.00	Activity: 6,110.00	6,110.00
						0.00
						31,494.00
Totals:				8,843.50	476.00	