

Financial Statement

Property: Lakeview COA

09/01/20 - 09/30/20 (cash)

ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		35,467.12
1000 Total Operating Accounts		<u>35,467.12</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		79,253.71
1111 Total Reserve Account		<u>79,253.71</u>
Total Bank		<u>114,720.83</u>
Other Current Asset		
1200 Undeposited Funds		1,267.50
Total Other Current Asset		<u>1,267.50</u>
TOTAL ASSETS		<u>115,988.33</u>

LIABILITIES & EQUITY

Equity

Equity		
3001 Retained Earnings		-13,984.37
3010 Disbursements From Reserve		61,141.67
3040 Reserve Account Equity		<u>53,802.70</u>
Total Equity		100,960.00
Net Income (1/1/2020 thru 8/31/2020)		15,310.37

Income

4000 HOA Dues		3,586.66
4050 Reserve Income		3,166.98
4200 Income		
4260 Interest Income		
4263 Reserve Interest		1.30
4260 Total Interest Income		<u>1.30</u>
4200 Total Income		1.30
4028 SA20 Special Assessment		<u>2.00</u>
Total Income		6,756.94

Expense

5000 Association Expenses		
5010 Management Fees		446.00
5000 Total Association Expenses		<u>446.00</u>
5200 Utilities		
5210 Electric		24.19
5240 Sewer		520.00
5260 Garbage		<u>300.45</u>
5200 Total Utilities		844.64
5400 Landscaping		
5410 Landscaping Contract		287.26

5400 Total Landscaping	287.26
5600 Insurance	
5610 Insurance	451.08
5600 Total Insurance	451.08
6700 Reserve Contribution	5,010.00
Total Expense	7,038.98
Net Income (9/1/2020 thru 9/30/2020)	-282.04
Total Equity	115,988.33
TOTAL LIABILITIES & EQUITY	<u>115,988.33</u>

Checks By Account

Property: Lakeview COA
Date Range: 09/01/20 - 09/30/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	9/1/20	902	Monthly Managem	9/1/20	September	Lakev	446.00
							446.00
5200 Utilities : 5210 Electric							
Clark Public Utilitie	9/10/20	905	Monthly Electricity	10/1/20	7236-175-1	Lakev	24.19
							24.19
5200 Utilities : 5240 Sewer							
Clark Regional W	9/10/20	904	Monthly Sewer Ac	9/1/20	016125-000	Lakev	520.00
							520.00
5200 Utilities : 5260 Garbage							
Waste Connector	9/10/20	903	Monthly Garbage :	9/1/20	2010-976517	Lakev	300.45
							300.45
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscape Iv	9/25/20	906	service	9/21/20 9/18/20	1953	Lakev	287.26
							287.26
5600 Insurance : 5610 Insurance							
American Family I	9/30/20	ACH	Customer #019-8	9/22/20	October	Lakev	451.08
							451.08
Total Amount:							2,028.98

Profit & Loss 12 Month Recap

Property: Lakeview COA

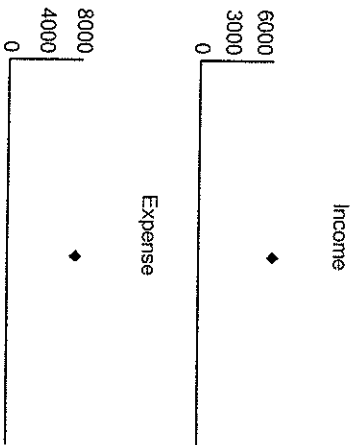
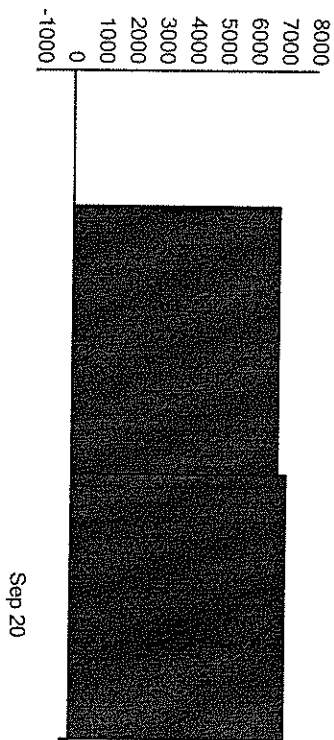
Monthly recap 09/01/20 - 09/30/20 (cash basis)

	SEP 20	TOTAL
INCOME		
4000 HOA Dues	3,586.66	3,586.66
4050 Reserve Income	3,166.98	3,166.98
4200 Income		
4260 Interest Income	1.30	1.30
4263 Reserve Interest	1.30	1.30
4260 Total Interest Income	1.30	1.30
4200 Total Income	1.30	1.30
4028 SA20 Special Assessment	2.00	2.00
TOTAL INCOME	6,756.94	6,756.94
EXPENSE		
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	24.19	24.19
5240 Sewer	520.00	520.00
5260 Garbage	300.45	300.45
5200 Total Utilities	844.64	844.64
5400 Landscaping		
5410 Landscaping Contract	287.26	287.26
5400 Total Landscaping	287.26	287.26
5600 Insurance		
5610 Insurance	451.08	451.08
5600 Total Insurance	451.08	451.08
6700 Reserve Contribution	5,010.00	5,010.00
TOTAL EXPENSE	7,038.98	7,038.98
NET INCOME	-282.04	-282.04

NET INCOME SUMMARY

Income
Expense
NET INCOME

	SEP 20	TOTAL
Income	6,756.94	6,756.94
Expense	-7,038.98	-7,038.98
NET INCOME	-282.04	-282.04



Budget Comparison

Property: Lakeview COA

Comparison Periods: 09/01/20 - 09/30/20 and 01/01/20 - 09/30/20 (cash basis)

	Actual		Budget		\$ Change	% Change	Actual YTD		Budget YTD		\$ Change	% Change
	09/01/20 - 09/30/20	09/01/20 - 09/30/20	09/20 - 09/20	09/20 - 09/20			01/01/20 - 09/30/20	01/20 - 09/20				
INCOME												
4000 HOA Dues	3,586.66	3,269.17	317.49	9.7%	27,186.91	29,422.49	-2,235.58	-7.6%				
4050 Reserve Income	3,166.98	3,010.00	156.98	5.2%	24,702.71	27,090.00	-2,387.29	-8.8%				
4200 Income	0.00	0.00	0.00		300.56	0.00	300.56					
4210 Late Fees	0.00	0.00	0.00		0.00	0.00	0.00					
4260 Interest Income	1.30	0.00	1.30		9.28	0.00	9.28					
4263 Reserve Interest	1.30	0.00	1.30		9.28	0.00	9.28					
4260 Total Interest Income	1.30	0.00	1.30		9.28	0.00	9.28					
4310 Maintenance & Repairs	0.00	0.00	0.00		104.12	0.00	104.12					
4900 Misc Income	0.00	0.00	0.00		250.00	0.00	250.00					
4200 Total Income	1.30	0.00	1.30		663.96	0.00	663.96					
4626 SA18 Special Assessment	0.00	0.00	0.00		1,830.37	0.00	1,830.37					
4627 SA19	0.00	0.00	0.00		2,000.00	0.00	2,000.00					
4028 SA20 Special Assessment	2.00	1,666.67	-1,664.67	-99.9%	16,600.00	14,999.99	1,600.01	10.7%				
TOTAL INCOME	6,756.94	7,945.84	-1,188.90	-15.0%	72,963.95	71,512.48	1,471.47	2.1%				
EXPENSE												
5000 Association Expenses	446.00	446.00	0.00	0.0%	4,014.00	4,014.00	0.00	0.0%				
5010 Management Fees	0.00	4.17	-4.17	-100.0%	64.00	37.49	26.51	70.7%				
5020 Postage / Copies	0.00	1.67	-1.67	-100.0%	0.00	14.99	-14.99	-100.0%				
5065 Website	446.00	451.84	-5.84	-1.3%	4,078.00	4,066.48	11.52	0.3%				
5000 Total Association Expenses	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%	433.60	9,445.50	-9,011.90	-95.4%				
5100 Total Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0%	650.40	9,445.50	-8,795.10	-93.1%				
5200 Utilities	24.19	16.67	7.52	45.1%	907.70	149.99	757.71	505.2%				
5240 Sewer	520.00	520.00	0.00	0.0%	4,667.00	4,680.00	-13.00	-0.3%				
5260 Garbage	300.45	310.00	-9.55	-3.1%	2,714.03	2,790.00	-75.97	-2.7%				
5200 Total Utilities	844.64	846.67	-2.03	-0.2%	8,288.73	7,619.99	668.74	8.8%				
5300 General Expenses	0.00	0.00	0.00		125.00	200.00	-75.00	-37.5%				
5301 Accounting	0.00	145.34	-145.34	-100.0%	1,530.15	1,307.98	222.17	17.0%				
5305 Legal	0.00	0.83	-0.83	-100.0%	10.00	7.51	2.49	33.2%				
5315 State Filing Fee	0.00	146.17	-146.17	-100.0%	1,665.15	1,515.49	149.66	9.9%				
5300 Total General Expenses	0.00	146.17	-146.17	-100.0%	1,665.15	1,515.49	149.66	9.9%				

	Actual 09/01/20 - 09/30/20	Budget 09/20 - 09/20	\$ Change	% Change	Actual YTD 01/01/20 - 09/30/20	Budget YTD 01/20 - 09/20	\$ Change	% Change
5400 Landscaping	287.26	350.00	-62.74	-17.9%	2,872.60	3,150.00	-277.40	-8.8%
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9%	2,872.60	3,150.00	-277.40	-8.8%
5600 Insurance	451.08	408.34	42.74	10.5%	3,896.74	3,674.98	221.76	6.0%
5610 Insurance	451.08	408.34	42.74	10.5%	3,896.74	3,674.98	221.76	6.0%
5600 Total Insurance	451.08	408.34	42.74	10.5%	3,896.74	3,674.98	221.76	6.0%
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0%	0.00	14,999.99	-14,999.99	-100.0%
6700 Reserve Contribution	5,010.00	3,010.00	2,000.00	66.4%	36,504.00	27,090.00	9,414.00	34.8%
TOTAL EXPENSE	7,038.98	7,929.19	-890.21	-11.2%	57,955.62	71,562.43	-13,606.81	-19.0%
NET INCOME	-282.04	16.65	-298.69	-1,793.9%	15,028.33	-49.95	15,078.28	30,186.7%
NET INCOME SUMMARY								
Income	6,756.94	7,945.84	-1,188.90	-15.0%	72,983.95	71,512.48	1,471.47	2.1%
Expense	-7,038.98	-7,929.19	890.21	11.2%	-57,955.62	-71,562.43	13,606.81	19.0%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-282.04	16.65	-298.69	-1,793.9%	15,028.33	-49.95	15,078.28	30,186.7%

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 10/15/20

Deposits

Date	Ref #	Details	Amount
09/03/20	D13395	Bank Deposit: Deposit	3,282.22
09/11/20	D13454	Bank Deposit: Deposit	1,897.85
09/22/20	D13515	Bank Deposit: deposit	312.39
			5,492.46

Payments

Date	Ref #	Details	Amount
09/03/20	J5944	Journal: September reserve contri	3,010.00
09/03/20	J5953	Journal: SA20 pd/received in August	2,000.00
09/10/20	905	Clark Public Utilities	24.19
09/25/20	906	Jave Landscape Maintenance	287.26
10/03/20	907	RPM Services Inc,	446.00
10/12/20	909	Clark Regional Wastewater District	520.00
10/12/20	910	Waste Connections	300.45
			6,587.90

Outstanding Deposits

Date	Ref #	Details	Amount
10/02/20	D13560	Bank Deposit: Deposit	1,263.18
10/08/20	D13636	Bank Deposit: Deposit	2,483.11
			3,746.29

Outstanding Payments

Date	Ref #	Details	Amount
08/24/20	900	Jave Landscape Maintenance	287.26
09/01/20	902	RPM Services Inc,	446.00
09/10/20	903	Waste Connections	300.45
09/10/20	904	Clark Regional Wastewater District	520.00
09/30/20	ACH	American Family Insurance	451.08
10/03/20	908	Finnmark Property Services, LLC	596.20
10/06/20	J6007	Journal: October Reserve transfer	3,010.00
10/12/20	911	Clark Public Utilities	24.11
			5,635.10

Summary

Beginning Balance:	37,300.90	Reconciled Balance	36,205.46
+ Selected Deposits (3)	5,492.46	+ Uncleared Deposits	3,746.29
- Selected Payments (7)	6,587.90	- Outstanding Checks	5,635.10
Ending Balance:	36,205.46	Register Balance	34,316.65
Goal:	36,205.46		
Difference:	0.00		

General Ledger

Property: Lakeview COA
Detail 09/01/20 - 09/30/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						3,568.00
09/01/20	CHKITM	902	RPM Services Inc.: Monthly Management Fee -	446.00		4,014.00
5010 Management Fees		Beg Bal: 3,568.00	Activity: 446.00	446.00	0.00	4,014.00
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)						433.60
No activity in the period						433.60
5100 Repairs & Maintenance		Beg Bal: 433.60	Activity: 0.00	0.00	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)						883.51
09/10/20	CHKITM	905	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	24.19		907.70
5210 Electric		Beg Bal: 883.51	Activity: 24.19	24.19	0.00	907.70
5240 Sewer (Expense)						4,147.00
09/10/20	CHKITM	904	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	520.00		4,667.00
5240 Sewer		Beg Bal: 4,147.00	Activity: 520.00	520.00	0.00	4,667.00
5260 Garbage (Expense)						2,413.58
09/10/20	CHKITM	903	Waste Connections: Monthly Garbage 2010-976517	300.45		2,714.03
5260 Garbage		Beg Bal: 2,413.58	Activity: 300.45	300.45	0.00	2,714.03
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)						10.00
No activity in the period						10.00
5315 State Filing Fee		Beg Bal: 10.00	Activity: 0.00	0.00	0.00	10.00
5410 Landscaping Contract (Expense)						2,585.34
09/25/20	CHKITM	906	Jave Landscape Maintenance: service 9/21/20	287.26		2,872.60
5410 Landscaping Contract		Beg Bal: 2,585.34	Activity: 287.26	287.26	0.00	2,872.60
5610 Insurance (Expense)						3,445.66
09/30/20	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	451.08		3,896.74
5610 Insurance		Beg Bal: 3,445.66	Activity: 451.08	451.08	0.00	3,896.74
6700 Reserve Contribution (Expense)						31,494.00
09/03/20	JOURNL	J5944	September reserve contri	3,010.00		34,504.00
09/03/20	JOURNL	J5953	SA20 pd/received in August	2,000.00		36,504.00
6700 Reserve Contribution		Beg Bal: 31,494.00	Activity: 5,010.00	5,010.00	0.00	36,504.00
Totals:				7,038.98	0.00	