

# Financial Statement

Properties: Lakeview Condo Owners Association

Dates from 12/1/2014 to 12/31/2014 (cash basis)

## ASSETS

Bank	
1092 Lakeview Condo Owners Association	10,873.50
1111 Reserve Account	
1093 Lakeview Condo Reserve	9,131.88
1111 Total Reserve Account	<u>9,131.88</u>
Total Bank	<u>20,005.38</u>
<b>TOTAL ASSETS</b>	<b><u>20,005.38</u></b>

## LIABILITIES & EQUITY

### Equity

Equity	
3001 Retained Earnings	10,496.36
3040 Reserve Account Equity	9,131.88
Total Equity	<u>19,628.24</u>
<b>Net Income (1/1/2014 - 11/30/2014)</b>	2,280.63

### Income

4000 HOA Dues	2,614.00
4050 Reserve Income	845.56
4200 Income	
4320 Garage Income	150.00
4200 Total Income	<u>150.00</u>
Total Income	<u>3,609.56</u>

### Expense

5000 Association Expenses	
5010 Management Fees	350.00
5000 Total Association Expenses	<u>350.00</u>
5100 Repairs & Maintenance	
5190 Misc. Building Maint.	3,589.12
5100 Total Repairs & Maintenance	<u>3,589.12</u>
5200 Utilities	
5210 Electric	20.04
5240 Sewer	468.00
5260 Garbage	275.78
5200 Total Utilities	<u>763.82</u>
5400 Landscaping	
5410 Landscaping Contract	216.80
5400 Total Landscaping	<u>216.80</u>
5600 Insurance	
5610 Insurance	593.31
5600 Total Insurance	<u>593.31</u>
Total Expense	<u>5,513.05</u>

**Net Income (12/1/2014 - 12/31/2014)** -1,903.49

**Total Equity** 20,005.38

TOTAL LIABILITIES & EQUITY

20,005.38

# General Ledger

Properties: Lakeview Condo Owners Association

Detail From 12/1/2014 to 12/31/2014 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance	
4000 HOA Dues (Income)						30,133.08	
12/01/2014	PPALOC	2168	Debra Blizzard #7 Prepay from previous peri	44.89		30,088.19	
12/02/2014	CHPAID	175	David & Jana Har#3 Alloc to 'HOADUE' Ch date		144.10	30,232.29	
12/02/2014	CHPAID	175	David & Jana Har#10 Alloc to 'HOADUE' Ch date		147.60	30,379.89	
12/02/2014	CHPAID	175	David & Jana Har#12 Alloc to 'HOADUE' Ch date		147.60	30,527.49	
12/02/2014	CHPAID	78422601	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	30,671.59	
12/05/2014	CHPAID	3546	Robert Sonnes #4 Alloc to 'BB' Ch date: 9/30.		75.79	30,747.38	
12/05/2014	CHPAID	3546	Robert Sonnes #4 Alloc to 'HOADUE' Ch date		144.10	30,891.48	
12/05/2014	CHPAID	3546	Robert Sonnes #4 Alloc to 'HOADUE' Ch date		144.10	31,035.58	
12/15/2014	CHPAID	1302	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	31,188.79	
12/15/2014	CHPAID	428	Kathy McClung #8 Alloc to 'HOADUE' Ch date		97.50	31,286.29	
12/15/2014	CHPAID	428	Kathy McClung #8 Alloc to 'HOADUE' Ch date		147.60	31,433.89	
12/15/2014	CHPAID	739	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	31,578.16	
12/15/2014	CHPAID	0005022	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date		161.28	31,739.44	
12/15/2014	CHPAID	0005021	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	31,892.30	
12/15/2014	CHPAID	352971099	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	32,036.40	
12/15/2014	CHPAID	78785509	Jared Benedict #1 Alloc to 'HOADUE' Ch date		65.51	32,101.91	
12/15/2014	CHPAID	78785509	Jared Benedict #1 Alloc to 'HOADUE' Ch date		78.12	32,180.03	
12/15/2014	CHPAID	81431600	Joseph Stockmar #11 Alloc to 'HOADUE' Ch date		147.60	32,327.63	
12/15/2014	CHPAID	45118014	Rhodes Investme #16 Alloc to 'HOADUE' Ch date		122.54	32,450.17	
12/15/2014	CHPAID	45118014	Rhodes Investme #19 Alloc to 'HOADUE' Ch date		151.64	32,601.81	
12/17/2014	CHPAID	21793	Daniel & Heather #5 Alloc to 'HOADUE' Ch date		128.89	32,730.70	
12/17/2014	UNALOC	21793	Daniel & Heather #5 Unallocated prepay		16.38	32,747.08	
<b>Totals for HOA Dues</b>			<b>Beg Bal: 30,133.08</b>	<b>Activity: 2,614.00</b>	<b>44.89</b>	<b>2,658.89</b>	<b>32,747.08</b>
4050 Reserve Income (Income)						10,284.62	
12/01/2014	PYALOC	2168	Debra Blizzard #7 Payment from previous pe		44.89	10,329.51	
12/02/2014	CHPAID	175	David & Jana Har#3 Alloc to 'RI' Ch date: 12/1/		43.83	10,373.34	
12/02/2014	CHPAID	175	David & Jana Har#10 Alloc to 'RI' Ch date: 12/1/		44.89	10,418.23	
12/02/2014	CHPAID	175	David & Jana Har#12 Alloc to 'RI' Ch date: 12/1/		44.89	10,463.12	
12/02/2014	CHPAID	78422601	Davovia Marith #6 Alloc to 'RI' Ch date: 12/1/		43.83	10,506.95	
12/05/2014	CHPAID	3546	Robert Sonnes #4 Alloc to 'RI' Ch date: 10/1/		43.83	10,550.78	
12/05/2014	CHPAID	3546	Robert Sonnes #4 Alloc to 'RI' Ch date: 11/1/		43.83	10,594.61	
12/15/2014	CHPAID	1302	Juan Piedra #18 Alloc to 'RI' Ch date: 12/1/		46.60	10,641.21	
12/15/2014	CHPAID	428	Kathy McClung #8 Alloc to 'RI' Ch date: 11/1/		44.89	10,686.10	
12/15/2014	CHPAID	428	Kathy McClung #8 Alloc to 'RI' Ch date: 12/1/		44.89	10,730.99	
12/15/2014	CHPAID	739	Israel Moshkovits #14 Alloc to 'RI' Ch date: 12/1/		43.88	10,774.87	
12/15/2014	CHPAID	0005022	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 12/1/		49.05	10,823.92	
12/15/2014	CHPAID	0005021	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 12/1/		46.49	10,870.41	
12/15/2014	CHPAID	352971099	Heonia Chaschin #2 Alloc to 'RI' Ch date: 11/1/		43.83	10,914.24	
12/15/2014	CHPAID	78785509	Jared Benedict #1 Alloc to 'RI' Ch date: 11/1/		43.83	10,958.07	
12/15/2014	CHPAID	81431600	Joseph Stockmar #11 Alloc to 'RI' Ch date: 11/1/		44.89	11,002.96	
12/15/2014	CHPAID	45118014	Rhodes Investme #16 Alloc to 'RI' Ch date: 12/1/		37.27	11,040.23	
12/15/2014	CHPAID	45118014	Rhodes Investme #19 Alloc to 'RI' Ch date: 12/1/		46.12	11,086.35	
12/17/2014	CHPAID	21793	Daniel & Heather #5 Alloc to 'RI' Ch date: 12/1/		43.83	11,130.18	
<b>Totals for Reserve Income</b>			<b>Beg Bal: 10,284.62</b>	<b>Activity: 845.56</b>	<b>0.00</b>	<b>845.56</b>	<b>11,130.18</b>
4200 Income : 4210 Late Fees (Income)						1,056.54	
No activity in the period						1,056.54	
<b>Totals for Late Fees</b>			<b>Beg Bal: 1,056.54</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,056.54</b>
4200 Income : 4220 NSF Fees (Income)						10.00	
No activity in the period						10.00	
<b>Totals for NSF Fees</b>			<b>Beg Bal: 10.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10.00</b>



Date	Type	Reference	Description	Debit	Credit	Balance
4200 Income : 4250 Violation Fees Income			(Income)			500.00
			No activity in the period			500.00
<b>Totals for Violation Fees Income</b>		<b>Beg Bal: 500.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
4200 Income : 4260 Interest Income			(Income)			5.64
			No activity in the period			5.64
<b>Totals for Interest Income</b>		<b>Beg Bal: 5.64</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.64</b>
4200 Income : 4310 Maintenance & Repairs			(Income)			197.27
			No activity in the period			197.27
<b>Totals for Maintenance &amp; Repairs</b>		<b>Beg Bal: 197.27</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>197.27</b>
4200 Income : 4320 Garage Income			(Income)			440.00
12/05/2014	CHPAID	3546	Robert Sonnes #4 Alloc to 'GR' Ch date: 10/1		75.00	515.00
12/05/2014	CHPAID	3546	Robert Sonnes #4 Alloc to 'GR' Ch date: 11/1		75.00	590.00
<b>Totals for Garage Income</b>		<b>Beg Bal: 440.00</b>	<b>Activity: 150.00</b>	<b>0.00</b>	<b>150.00</b>	<b>590.00</b>
5000 Association Expenses : 5005 Association Operations			(Expense)			559.13
			No activity in the period			559.13
<b>Totals for Association Operations</b>		<b>Beg Bal: 559.13</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>559.13</b>
5000 Association Expenses : 5010 Management Fees			(Expense)			6,546.84
12/03/2014	CHECK	365	RPM Services Inc, Monthly Management Fee	350.00		6,896.84
<b>Totals for Management Fees</b>		<b>Beg Bal: 6,546.84</b>	<b>Activity: 350.00</b>	<b>350.00</b>	<b>0.00</b>	<b>6,896.84</b>
5000 Association Expenses : 5015 Misc. Management Services			(Expense)			-1.00
			No activity in the period			-1.00
<b>Totals for Misc. Management Services</b>		<b>Beg Bal: -1.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-1.00</b>
5100 Repairs & Maintenance : 5190 Misc. Building Maint.			(Expense)			1,984.78
12/03/2014	CHECK	367	Charter Construction, Inc. 2102 Unit #18 Roof Leak	1,014.62		2,999.40
12/12/2014	CHECK	373	William Linke dba Done Right Construction Repair Han	2,059.60		5,059.00
12/22/2014	CHECK	374	Vancouver Development Company Gutter cleaning	514.90		5,573.90
<b>Totals for Misc. Building Maint.</b>		<b>Beg Bal: 1,984.78</b>	<b>Activity: 3,589.12</b>	<b>3,589.12</b>	<b>0.00</b>	<b>5,573.90</b>
5200 Utilities : 5210 Electric			(Expense)			190.68
12/12/2014	CHECK	371	Clark Public Utilities Monthly Electricity Acct# 550-0424	20.04		210.72
<b>Totals for Electric</b>		<b>Beg Bal: 190.68</b>	<b>Activity: 20.04</b>	<b>20.04</b>	<b>0.00</b>	<b>210.72</b>
5200 Utilities : 5240 Sewer			(Expense)			4,680.00
12/12/2014	CHECK	369	Clark Regional Wastewater District Monthly Sewer Acct	468.00		5,148.00
<b>Totals for Sewer</b>		<b>Beg Bal: 4,680.00</b>	<b>Activity: 468.00</b>	<b>468.00</b>	<b>0.00</b>	<b>5,148.00</b>
5200 Utilities : 5260 Garbage			(Expense)			3,032.02
12/03/2014	CHECK	366	Waste Connections Monthly Garbage 2010-976517	275.78		3,307.80
<b>Totals for Garbage</b>		<b>Beg Bal: 3,032.02</b>	<b>Activity: 275.78</b>	<b>275.78</b>	<b>0.00</b>	<b>3,307.80</b>
5300 General Expenses : 5301 Accounting			(Expense)			6,250.00
			No activity in the period			6,250.00
<b>Totals for Accounting</b>		<b>Beg Bal: 6,250.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,250.00</b>
5300 General Expenses : 5305 Legal			(Expense)			750.00
			No activity in the period			750.00
<b>Totals for Legal</b>		<b>Beg Bal: 750.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>750.00</b>

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
5300	General Expenses : 5330 Bank Charges (Expense)					10.00
			No activity in the period			10.00
	<b>Totals for Bank Charges</b>		<b>Beg Bal: 10.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>
5400	Landscaping : 5410 Landscaping Contract (Expense)					2,981.00
12/12/2014	CHECK	372	Simple Lawns, LLC. Monthly Landscaping	216.80		3,197.80
	<b>Totals for Landscaping Contract</b>		<b>Beg Bal: 2,981.00</b>	<b>Activity: 216.80</b>	<b>216.80</b>	<b>0.00</b>
5600	Insurance : 5610 Insurance (Expense)					5,587.21
12/03/2014	CHECK	368	Farmers Insurance Exchange Final Payment F001969E	259.40		5,846.61
12/12/2014	CHECK	370	American Family Insurance Policy #019-860-226-37	333.91		6,180.52
	<b>Totals for Insurance</b>		<b>Beg Bal: 5,587.21</b>	<b>Activity: 593.31</b>	<b>593.31</b>	<b>0.00</b>
6300	Paid From Reserve Fund (Non Operating Expense)					7,775.86
			No activity in the period			7,775.86
	<b>Totals for Paid From Reserve Fund</b>		<b>Beg Bal: 7,775.86</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>
				<b>Totals:</b>	<b>5,557.94</b>	<b>3,654.45</b>

# Budget Comparison

Properties: Lakeview Condo Owners Association

Comparison Periods: 12/1/14 - 12/31/14 and 1/1/14 - 12/31/14 (cash basis)

	Actual 12/1/14 - 12/31/14	Budget 12/14	\$ Change	% Change	Actual YTD 1/1/14 - 12/31/14	Budget YTD 1/14 - 12/14	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	2,614.00	3,164.17	-550.17	-17.4%	32,747.08	37,970.00	-5,222.92	-13.8%
4050 Reserve Income	845.56	1,041.50	-195.94	-18.8%	11,130.18	12,498.00	-1,367.82	-10.9%
4200 Income								
4210 Late Fees	0.00	0.00	0.00		1,056.54	0.00	1,056.54	
4220 NSF Fees	0.00	0.00	0.00		10.00	0.00	10.00	
4250 Violation Fees Income	0.00	0.00	0.00		500.00	0.00	500.00	
4260 Interest Income	0.00	0.00	0.00		5.64	0.00	5.64	
4310 Maintenance & Repairs	0.00	0.00	0.00		197.27	0.00	197.27	
4320 Garage Income	150.00	0.00	150.00		590.00	0.00	590.00	
4200 Total Income	150.00	0.00	150.00		2,359.45	0.00	2,359.45	
<b>TOTAL INCOME</b>	<b>3,609.56</b>	<b>4,205.67</b>	<b>-596.11</b>	<b>-14.2%</b>	<b>46,236.71</b>	<b>50,468.00</b>	<b>-4,231.29</b>	<b>-8.4%</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5005 Association Operations	0.00	83.33	-83.33	-100.0%	559.13	1,000.00	-440.87	-44.1%
5010 Management Fees	350.00	618.00	-268.00	-43.4%	6,896.84	7,416.00	-519.16	-7.0%
5015 Misc. Management Services	0.00	0.00	0.00		-1.00	0.00	-1.00	
5000 Total Association Expenses	350.00	701.33	-351.33	-50.1%	7,454.97	8,416.00	-961.03	-11.4%
5100 Repairs & Maintenance								
5190 Misc. Building Maint.	3,589.12	583.33	3,005.79	515.3%	5,573.90	7,000.00	-1,426.10	-20.4%
5100 Total Repairs & Maintenance	3,589.12	583.33	3,005.79	515.3%	5,573.90	7,000.00	-1,426.10	-20.4%
5200 Utilities								
5210 Electric	20.04	20.83	-0.79	-3.8%	210.72	250.00	-39.28	-15.7%
5240 Sewer	468.00	490.42	-22.42	-4.6%	5,148.00	5,885.00	-737.00	-12.5%
5260 Garbage	275.78	317.92	-42.14	-13.3%	3,307.80	3,815.00	-507.20	-13.3%
5200 Total Utilities	763.82	829.17	-65.35	-7.9%	8,666.52	9,950.00	-1,283.48	-12.9%
5300 General Expenses								
5301 Accounting	0.00	22.92	-22.92	-100.0%	6,250.00	275.00	5,975.00	2172.7%
5305 Legal	0.00	125.00	-125.00	-100.0%	750.00	1,500.00	-750.00	-50.0%
5312 License & Fees	0.00	12.50	-12.50	-100.0%	0.00	150.00	-150.00	-100.0%
5330 Bank Charges	0.00	0.00	0.00		10.00	0.00	10.00	
5300 Total General Expenses	0.00	160.42	-160.42	-100.0%	7,010.00	1,925.00	5,085.00	264.2%
5400 Landscaping								
5410 Landscaping Contract	216.80	272.50	-55.70	-20.4%	3,197.80	3,270.00	-72.20	-2.2%
5400 Total Landscaping	216.80	272.50	-55.70	-20.4%	3,197.80	3,270.00	-72.20	-2.2%



	Actual 12/1/14 - 12/31/14	Budget 12/14	\$ Change	% Change	Actual YTD 1/1/14 - 12/31/14	Budget YTD 1/14 - 12/14	\$ Change	% Change
5600 Insurance								
5610 Insurance	593.31	617.42	-24.11	-3.9%	6,180.52	7,409.00	-1,228.48	-16.6%
5600 Total Insurance	593.31	617.42	-24.11	-3.9%	6,180.52	7,409.00	-1,228.48	-16.6%
6700 Reserve Contribution	0.00	1,041.50	-1,041.50	-100.0%	0.00	12,498.00	-12,498.00	-100.0%
<b>TOTAL EXPENSE</b>	<b>5,513.05</b>	<b>4,205.67</b>	<b>1,307.38</b>	<b>31.1%</b>	<b>38,083.71</b>	<b>50,468.00</b>	<b>-12,384.29</b>	<b>-24.5%</b>
<b>NOI</b>	<b>-1,903.49</b>	<b>0.00</b>	<b>-1,903.49</b>		<b>8,153.00</b>	<b>0.00</b>	<b>8,153.00</b>	
<b>N/O EXPENSE</b>								
6300 Paid From Reserve Fund	0.00	0.00	0.00		7,775.86	0.00	7,775.86	
<b>TOTAL N/O EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>7,775.86</b>	<b>0.00</b>	<b>7,775.86</b>	
<b>NET INCOME</b>	<b>-1,903.49</b>	<b>0.00</b>	<b>-1,903.49</b>		<b>377.14</b>	<b>0.00</b>	<b>377.14</b>	
<b>NET INCOME SUMMARY</b>								
Income	3,609.56	4,205.67	-596.11	-14.2%	46,236.71	50,468.00	-4,231.29	-8.4%
Expense	-5,513.05	-4,205.67	-1,307.38	31.1%	-38,083.71	-50,468.00	12,384.29	-24.5%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-1,903.49	0.00	-1,903.49		8,153.00	0.00	8,153.00	
Non Operating Expense	0.00	0.00	0.00		-7,775.86	0.00	-7,775.86	
<b>NET INCOME</b>	<b>-1,903.49</b>	<b>0.00</b>	<b>-1,903.49</b>		<b>377.14</b>	<b>0.00</b>	<b>377.14</b>	

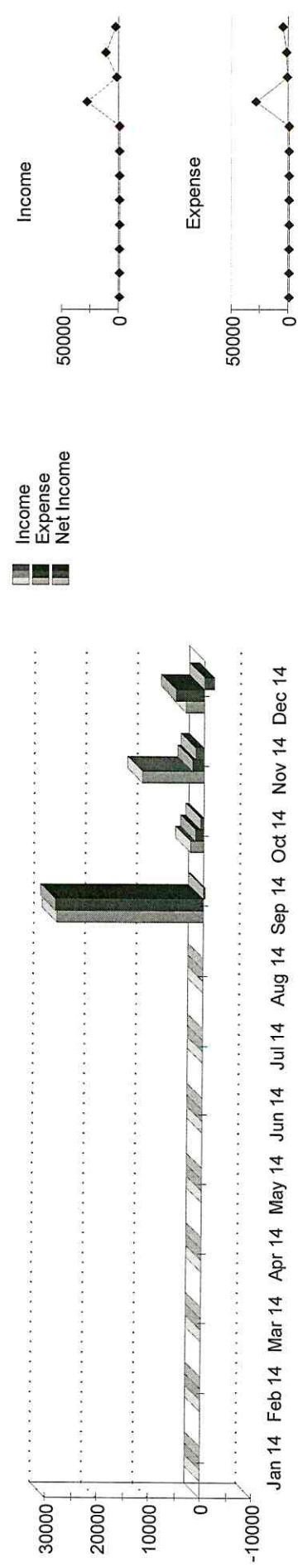
# Profit & Loss 12 Month Recap

Properties: Lakeview Condo Owners Association  
 Monthly recap 1/1/2014-12/31/2014 (cash basis)

	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 14	AUG 14	SEP 14	OCT 14	NOV 14	DEC 14	TOTAL
<b>INCOME</b>													
4000 HOA Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,100.00	1,884.07	2,149.01	2,614.00	32,747.08
4050 Reserve Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	572.67	9,711.95	845.56	11,130.18
4200 Income													
4210 Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,056.54	0.00	0.00	0.00	1,056.54
4220 NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	10.00
4250 Violation Fees Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	500.00
4260 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.64	0.00	0.00	0.00	5.64
4310 Maintenance & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	197.27	0.00	0.00	0.00	197.27
4320 Garage Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.00	0.00	0.00	150.00	590.00
4200 Total Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,199.45	0.00	10.00	150.00	2,359.45
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>28,299.45</b>	<b>2,456.74</b>	<b>11,870.96</b>	<b>3,609.56</b>	<b>46,236.71</b>
<b>EXPENSE</b>													
5000 Association Expenses													
5005 Association Operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	559.13	0.00	0.00	0.00	559.13
5010 Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,562.00	0.00	984.84	350.00	6,896.84
5015 Misc. Management Ser	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1.00	0.00	0.00	0.00	-1.00
5000 Total Association Expe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,120.13	0.00	984.84	350.00	7,454.97
5100 Repairs & Maintenance													
5190 Misc. Building Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,984.78	0.00	0.00	3,589.12	5,573.90
5100 Total Repairs & Mainte	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,984.78	0.00	0.00	3,589.12	5,573.90
5200 Utilities													
5210 Electric	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	154.62	16.83	19.23	20.04	210.72
5240 Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,744.00	468.00	468.00	468.00	5,148.00
5260 Garbage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,480.46	275.78	275.78	275.78	3,307.80
5200 Total Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,379.08	760.61	763.01	763.82	8,666.52
5300 General Expenses													
5301 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,250.00	0.00	0.00	0.00	6,250.00
5305 Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	750.00
5330 Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	10.00
5300 Total General Expense:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	10.00	0.00	0.00	7,010.00
5400 Landscaping													
5410 Landscaping Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,439.00	271.00	271.00	216.80	3,197.80
5400 Total Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,439.00	271.00	271.00	216.80	3,197.80
5600 Insurance													
5610 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,636.08	617.22	333.91	593.31	6,180.52
5600 Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,636.08	617.22	333.91	593.31	6,180.52
<b>TOTAL EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>28,559.07</b>	<b>1,658.83</b>	<b>2,352.76</b>	<b>5,513.05</b>	<b>38,083.71</b>



	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 14	AUG 14	SEP 14	OCT 14	NOV 14	DEC 14	TOTAL
NOI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-259.62	797.91	9,518.20	-1,903.49	8,153.00
N/O EXPENSE													
6300 Paid From Reserve Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,775.86	0.00	7,775.86
TOTAL N/O EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,775.86	0.00	7,775.86
NET INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-259.62	797.91	1,742.34	-1,903.49	377.14
NET INCOME SUMMARY													
Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,299.45	2,456.74	11,870.96	3,609.56	46,236.71
Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-28,559.07	-1,658.83	-2,352.76	-5,513.05	-38,083.71
Other Inc/Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NOI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-259.62	797.91	9,518.20	-1,903.49	8,153.00
N/O Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-7,775.86	0.00	-7,775.86
NET INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-259.62	797.91	1,742.34	-1,903.49	377.14



# Delinquency (Summary)

Properties: Lakeview Condo Owners Association

As Of Wednesday December 31, 2014

\* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
<b>Lakeview Condo Owners Association</b>						
Benedict, Jared	1912	#1	CONDO/HOA		2102 NW Kelly Dr. Unit #1	109.81
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	187.93
Cook, Matthew	1927	#17	CONDO/HOA		2102 NW Kelly Dr. Unit #17	359.08
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	752.47
King, Bobbi	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	13,919.64
Sonnes, Robert	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	262.93
Stockman, Joseph	1922	#11	CONDO/HOA		2102 NW Kelly Dr. Unit #11	192.49
<b>Total delinquent for property:</b>						<b>15,784.35</b>

## Report Summary

Customers: 7  
Percent Delinquent: 35.00%  
Delinquent Amount: 15,784.35

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 12/31/2014

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
12/1/2014	J2326	Journal Beginning Balance	8,236.74
12/5/2014	D3898	Bank deposit Deposit	1,362.49
12/15/2014	D3924	Bank deposit Deposit	2,057.97
12/23/2014	D3948	Bank deposit Deposit	189.10
			<b>11,846.30</b>

## Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
12/3/2014	365	RPM Services Inc,	350.00
12/3/2014	366	Waste Connections	275.78
12/3/2014	367	Charter Construction, Inc.	1,014.62
12/3/2014	368	Farmers Insurance Exchange	259.40
12/12/2014	369	Clark Regional Wastewater District	468.00
12/12/2014	370	American Family Insurance	333.91
12/12/2014	371	Clark Public Utilities	20.04
12/12/2014	372	Simple Lawns, LLC.	216.80
12/12/2014	373	William Linke dba Done Right Construction	2,059.60
12/22/2014	374	Vancouver Development Company	514.90
			<b>5,513.05</b>

## Summary

<b>Cleared Balance:</b>	4,540.25	<b>Reconciled Balance</b>	10,873.50
<b>Selected Payments:</b>	5,513.05	<b>+ Uncleared Deposits</b>	0.00
<b>Selected Deposits:</b>	11,846.30	<b>- Outstanding Checks</b>	0.00
<hr/>		<hr/>	
<b>Reconciled Balance:</b>	10,873.50	<b>Register Balance</b>	10,873.50
<b>Goal:</b>	10,873.50		
<b>Difference:</b>	0.00		





**UMPQUA**  
B · A · N · K

Page: 1 of 2  
Acct# 9805844488

LAKEVIEW CONDO ASSOCIATION  
C/O R P M  
5620 NE GHER RD SUITE H  
VANCOUVER WA 98662-6164

Customer inquiries:  
360-699-4371

Umpqua Bank  
Orchards Branch  
10705 NE 4th Plain Blvd  
Vancouver, WA 98662

Relationship Manager:  
ORCHARDS

Last statement: November 30, 2014  
This statement: December 31, 2014

Twice as ready to make an impact. We have joined Umpqua Bank. See how Umpqua associates give back at [umpquabank.com/connect](http://umpquabank.com/connect)

**BUSINESS FREE CHECKING**

Account number	9805844488	Beginning balance	\$4,540.25
Low balance	\$10,873.50	Deposits/Additions	\$11,846.30
Average balance	\$11,963.98	Withdrawals/Subtractions	\$5,513.05
Interest earned	\$0.00	Ending balance	\$10,873.50

**Deposits/Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-01	Deposit	8,236.74
12-05	Deposit	1,362.49
12-15	Deposit	2,057.97
12-23	Deposit	189.10
<b>Total Deposits/Additions</b>		<b>\$11,846.30</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
11-30	4,540.25	12-10	12,515.46	12-17	11,199.30
12-01	12,776.99	12-11	12,239.68	12-23	11,388.40
12-05	13,789.48	12-15	14,277.61	12-24	10,873.50
12-08	12,774.86	12-16	11,533.21	12-31	10,873.50

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

<u>Ck#</u>	<u>Amount</u>
365	350.00
366	275.78
367	1,014.62
368	259.40
369	468.00
370	333.91

**Checks**

<u>Date</u>	<u>Ck#</u>	<u>Amount</u>	<u>Date</u>
12-05	371	20.04	12-15
12-11	372	216.80	12-16
12-08	373	2,059.60	12-16
12-10	374	514.90	12-24

Total Checks paid: 10 for \$5,513.05

(\* Skip in check sequence, R-Check has been returned, + Electronified check)

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# Bank Reconciliation Report

Lakeview Condo Reserve  
Reconcile Date: 12/31/2014

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
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0.00

## Summary

Cleared Balance:	9,131.88
Selected Payments:	0.00
Selected Deposits:	0.00
<hr/>	
Reconciled Balance:	9,131.88
Goal:	9,131.88
<hr/>	
Difference:	0.00

Reconciled Balance	9,131.88
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
<hr/>	
Register Balance	9,131.88





**UMPQUA**  
B · A · N · K

Page: 1 of 2  
Acct# 9800551419



LAKEVIEW CONDO ASSOCIATION  
C/O R P M  
5620 NE GHER RD SUITE H  
VANCOUVER WA 98662-6164

Customer inquiries:  
360-699-4371

Umpqua Bank  
Orchards Branch  
10705 NE 4th Plain Blvd  
Vancouver, WA 98662

Relationship Manager:  
ORCHARDS

Last statement: November 30, 2014  
This statement: December 31, 2014

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Twice as ready to make an impact. We have joined Umpqua Bank. See how Umpqua associates give back at [umpquabank.com/connect](http://umpquabank.com/connect)

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**BUSINESS FREE CHECKING**

Account number	9800551419	Beginning balance	\$9,131.88
Low balance	\$9,131.88	Deposits/Additions	\$0.00
Average balance	\$9,131.88	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$9,131.88

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
11-30	9,131.88	12-31	9,131.88

**Overdraft Fee Summary**

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

**Checks**

<u>Ck#</u>	<u>Amount</u>	<u>Date</u>
Total Checks paid: 0 for \$0.00		
(* Skip in check sequence, R-Check has been returned, + Electronified check)		

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# Checks By Account

Properties: Lakeview Condo Owners Association

Checks between 12/1/2014 and 12/31/2014

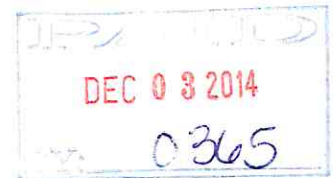
<u>Vendor</u>	<u>Check Date</u>	<u>Reference</u>	<u>Memo</u>	<u>Bill Date</u>	<u>Bill Reference</u>	<u>Property</u>	<u>Amount</u>
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc,	12/3/2014	365	Monthly Management	1/7/2015	December	Lakev	350.00
							<u>350.00</u>
<b>5100 Repairs &amp; Maintenance : 5190 Misc. Building Maint.</b>							
Charter Construction,	12/3/2014	367	2102 Unit #18 Roof	12/3/2014	148851-1	Lakev	1014.62
William Linke dba Done	12/12/2014	373	Repair Handrail Posts	12/12/2014	228205	Lakev	2059.60
Vancouver	12/22/2014	374	Gutter cleaning	12/22/2014		Lakev	514.90
							<u>3,589.12</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilities	12/12/2014	371	Monthly Electricity Acct#	12/21/2014	550-0424-005-1	Lakev	20.04
							<u>20.04</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional	12/12/2014	369	Monthly Sewer	12/21/2014	016125-000	Lakev	468.00
							<u>468.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connections	12/3/2014	366	Monthly Garbage	12/21/2014	2010-976517	Lakev	275.78
							<u>275.78</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Simple Lawns, LLC.	12/12/2014	372	Monthly Landscaping	11/7/2014	1366	Lakev	216.80
							<u>216.80</u>
<b>5600 Insurance : 5610 Insurance</b>							
Farmers Insurance	12/3/2014	368	Final Payment	12/3/2014	F001969598-00	Lakev	259.40
American Family	12/12/2014	370	Policy #019-860-226-37	12/21/2014	019-860-226-37	Lakev	333.91
							<u>593.31</u>
						<b>Total Amount:</b>	<b>5,513.05</b>



**Lakeview Condo Owners Association  
2014 Management Fee  
Monthly \$350.00**

**Pay To RPM Services, Inc.  
5620 NE Gher Rd. Suite H  
Vancouver, WA 98662**

**December**





WASTE CONNECTIONS  
 VANCOUVER DISTRICT  
 12115 NE 99TH ST STE 1830  
 VANCOUVER WA 98682-2329  
 DISTRICT NO - 2010

LAKEVIEW CONDOS LLC  
 RPM SERVICES  
 5620 NE GHER RD  
 VANCOUVER WA 98662



ACCOUNT NO. 2010-976517  
 INVOICE NO. 11751298  
 STATEMENT DATE 12/01/14  
 DUE DATE 12/25/14  
 BILLING PERIOD 11/01/14 - 11/30/14

FOR ASSISTANCE (360) 892-5370  
 Office (866) 892-9269  
 Toll Free

**INVOICE STATEMENT**

Date	Description	Amount
	<b>Previous Balance</b>	\$ 275.78
11/12/14	Payment Thank You!	\$ 275.78-
	<b>Total Payments And Credits</b>	\$ 275.78-
	<b>Service Location</b>	
	<b>Acct #976517</b>	
11/30/14	4Yd Cont 1X Weekly 11/01/14-11/30/14	\$ 211.39
11/30/14	Multi-Family Recycle 11/01/14-11/30/14	\$ 38.64
11/30/14	Perm Cont Rent 4Yd 11/01/14-11/30/14	\$ 16.73
	Refuse Tax 3.6%	\$ 7.61
	State Sales Tax 8.4%	\$ 1.41
	<b>Current Charges And Fees</b>	\$ 275.78
	<b>Total Due</b>	\$ 275.78

Lakeview Condos Llc  
 2102 Nw Kelley Dr  
 1 Each @ \$211.39  
 12 Each @ \$3.22  
 1 Each @ \$16.73

Please remit to the address below and return your remit stub with your payment  
 or look on the reverse side to learn about on-line bill pay.





WASTE CONNECTIONS  
VANCOUVER DISTRICT  
12115 NE 99TH ST STE 1830  
VANCOUVER WA 98682-2329  
DISTRICT NO - 2010

ACCOUNT NO.	2010-976517
INVOICE NO.	11751298
STATEMENT DATE	12/01/14
DUE DATE	12/25/14
BILLING PERIOD	11/01/14 - 11/30/14

LAKEVIEW CONDOS LLC  
RPM SERVICIES  
5620 NE GHER RD  
VANCOUVER WA 98662

**GOING GREEN IS NOW EASIER THAN EVER!**

- \* Access your account 24/7 \* Make payments \* Set up recurring payments \*
- \*Go paperless \* View Statements \*

Go to <http://www.wcicustomer.com> and follow the online bill pay prompts to enroll today!







Date: November 14, 2014  
Invoice #: 148851-1  
Work Order # n/a

To: Lakeview Condominiums HOA  
c/o RPM Services

DEC 03 2014  
0307

Property Address

2102 NW Kelly Drive, Unit #18, Vancouver, WA 98665

Reported Issue

Water Damage

Job Summary

Investigate Flat Roof Leak and Interior Damages

Date	Description	Line Total
9/25/14	Application of mastic around vent pipes to repair leakage and apply mastic to all seams and protrusions on roof. Please see the attached estimate for the complete scope of repairs performed.	\$ 1,014.62
	Washington State Sales Tax @ 8.4%	
	Subtotal	\$ 936.00
	Sales Tax	78.62
	Total	\$ 1,014.62

Make all checks payable to Charter Construction  
Thank you for your business!

3747 SE 8th Ave Portland, OR 97202 • 503.546.2600 • 503.546.2599 Fax

OR CCB #166313



## Charter Construction

**CHARTER**  
CONSTRUCTION

Charter Construction, Inc.  
3747 SE 8th Avenue  
Portland, OR 97202  
503-546-2600- OR CCB # 166313  
Tax ID # 91-1204656

Client: Lakeview Condos - Unit 18  
Property: 2102 NW Kelly Drive #18  
Vancouver, WA 98665

Operator: JEFF.GRA

Estimator: Jeff Graves

Business: (971) 303-3239  
E-mail: jeff.graves@chartercon.com

Reference:  
Company: Invest West Management LLC  
Business: 12503 SE Mill Plain Blvd  
Vancouver, WA 98684

Business: (360) 254-5700

Type of Estimate: Water Damage  
Date Entered: 7/15/2014                      Date Assigned:

Price List: WAVA&X\_JUN14  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: LAKEVIEW\_CONDOS

Thank you for choosing Charter Construction.

We appreciate the opportunity to provide this scope of work. We look forward to working with your insurance provider to concur on an agreeable scope.

This estimate assumes that the work will be contracted in its entirety. Any additions or deletions may result in pricing changes. This scope covers visual or known damage as described herein. Any unforeseen damages discovered shall be supplemental, including, but not limited to asbestos, lead, or mold sampling, testing, and/or abatement or remediation if necessary. In some cases quantities listed are factored for waste, pattern match, or other circumstances. Listed quantities are for estimating purposes only and are not guaranteed to be accurate.

Charter Construction bills monthly for tasks completed per the scope of work to date.

Charter Construction will communicate with your insurance company for funding necessary to bring your property back to pre-loss condition. In order to ensure there are no schedule interruptions, you, the owner, are responsible for progressive payment of funds which may involve coordination with your mortgage company when they are listed on insurance payments.

This estimate is valid for 30 days. Please contact me if I can be of further assistance to you.

Respectfully,

Jeff Graves  
Project Manager  
Charter Construction  
503.546.2600-Office  
971.303.3239-Mobile



**Charter Construction**

**CHARTER**  
CONSTRUCTION

Charter Construction, Inc.  
3747 SE 8th Avenue  
Portland, OR 97202  
503-546-2600- OR CCB # 166313  
Tax ID # 91-1204656

**LAKEVIEW\_CONDOS**

**Main Level**

**Laundry Room**

**Height: 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Dryer - Remove & reset	1.00 EA @		[BY OTHERS]
2. Washing machine - Remove & reset	1.00 EA @		[BY OTHERS]
3. Mask per square foot for drywall or plaster work	20.58 SF @		[BY OTHERS]
4. Drywall Installer / Finisher - per hour	2.00 HR @		[BY OTHERS]
Labor to scrape damaged drywall texture in the laundry closet, then blend and re-texture.			
5. Mask the floor per square foot - plastic and tape - 4 mil	20.58 SF @		[BY OTHERS]
6. Seal/prime then paint the walls and ceiling (2 coats)	173.92 SF @		[BY OTHERS]

**roof**

**Roof1**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
7. Apply mastic around vent pipes to repair leakage	13.00 EA @		[INCLUDED]
8. Option 1: Re-apply mastic to all seams and protrusions on the whole roof - recommended/see pictures	1.00 EA @	780.00 =	780.00

**Grand Total Areas:**

153.33 SF Walls	20.58 SF Ceiling	173.92 SF Walls and Ceiling
20.58 SF Floor	2.29 SY Flooring	19.17 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	19.17 LF Ceil. Perimeter
20.58 Floor Area	27.42 Total Area	153.33 Interior Wall Area
196.50 Exterior Wall Area	21.83 Exterior Perimeter of Walls	
2,394.00 Surface Area	23.94 Number of Squares	404.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



## Charter Construction

---

Charter Construction, Inc.  
3747 SE 8th Avenue  
Portland, OR 97202  
503-546-2600- OR CCB # 166313  
Tax ID # 91-1204656

### Summary

Line Item Total	780.00
Overhead	78.00
Profit	78.00
Sales Tax	78.62
Replacement Cost Value	<u>\$1,014.62</u>
Net Claim	<u>\$1,014.62</u>

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Jeff Graves



# FINAL INVOICE

4695

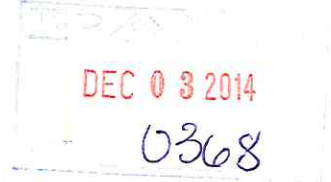
AGENT: LEONARD H SOUCHEK  
CODE: 68 79103H  
PHONE: (253)-537-1184



Farmers Insurance Exchange  
Farmers Texas County Mutual Insurance Company  
Mid-Century Insurance Company  
Truck Insurance Exchange  
Foremost Insurance Company  
Foremost Insurance Company Grand Rapids, Michigan  
Foremost Property and Casualty Insurance Company  
Foremost Signature Insurance Company

**PAYOR NAME AND ADDRESS**

LAKEVIEW CONDO OWNERS  
ASSOCIATION  
C/O RMP SERVICES  
5620 NE GHER RD STE H  
VANCOUVER WA 98662-6164



NOVEMBER 24, 2014

**ACCOUNT NUMBER**

F001969598-001-00001

**ACCOUNT NAME**

LAKEVIEW CONDO OWNERS

A premium due in the amount of **\$259.40** is still owed for insurance coverage for the dates listed below. This amount is now overdue and must be received in our office no later than **12/04/14**. Please use the enclosed envelope to send your payment with the coupon below.

Please be advised that it is our company policy to report overdue and unpaid debts of this nature to credit bureau reporting services. Failure to remit your payment by this date will result in your account being referred for collection to an outside collection agency for handling. Pay promptly to protect your credit history.

If you dispute the amount owed, please advise us in writing by the due date of this invoice. Please send all correspondence to the following address: P.O. Box 2847 Grand Rapids, MI 49501-2847.

If you have any questions about your account or you are interested in setting up a payment plan, please call our Customer Accounting Department at 1-855-323-5350 between the hours of 8:00 a.m. and 5:00 p.m. local time, Monday through Friday.



<u>Policy Number</u>	<u>Coverage Dates</u>	<u>Premium Type</u>	<u>Amount Due</u>
P&C 035119871	08/05/14 - 08/05/14	EARNED PREMIUM	\$259.40

**UNPAID FEES \$0.00**



P.O. Box 8955  
 Vancouver, WA 98668-8955  
 (360) 750-5876  
 (360) 993-8800 SelfPay  
 www.crwwd.com

# Billing Statement

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 11/1/2014 To 11/30/2014  
**BILLING DATE:** 11/26/2014  
**DUE DATE:** 12/31/2014

LAKEVIEW CONDOS LLC  
 c/o RPM SERVICES  
 5620 NE GHER RD STE H  
 VANCOUVER, WA 98662

## SPECIAL MESSAGE

Go Green! Receive your bill by email! Go to [www.crwwd.com](http://www.crwwd.com) to sign up.

## CURRENT CHARGES

SEWER SERVICE 468.00

**TOTAL CURRENT CHARGES 468.00**

## BILL SUMMARY

PREVIOUS BALANCE	468.00
PAYMENTS	-468.00
ADJUSTMENTS	0.00
MISCELLANEOUS	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	468.00
<b>TOTAL AMOUNT DUE</b>	<b>468.00</b>

PATTS  
 DEC 12 2014  
 BY: 0369





# Billing Statement

amfam.com | 1-800-MY AMFAM (692-6326)

**Happy Holidays! We're here to serve you...**

**For policy questions or service, contact:**

Agent: Dan True  
 Phone: (360) 823-5555  
 Email: dttru1@amfam.com

**For billing questions, call:**

1-800-MYAMFAM, option 2  
 (1-800-692-6326)  
 24 hours a day, 7 days a week



H

FOG000 001001 011292 0000 000000

## Itemized Bill Detail for Account Number: 019-860-226-37

Billed Item Description	Policy Term Policy Status	Minimum Due	Current Balance
Policy: 46X2-6104-02-76-CLDO-WA Directors & Officers <i>American Family Mutual Insurance Company</i>	08/01/2014 to 08/01/2015 Active	\$32.16	\$225.12
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy <i>American Family Mutual Insurance Company</i>	08/01/2014 to 08/01/2015 Active	\$299.75	\$2,098.25
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
<b>TOTALS</b>		<b>\$333.91</b>	<b>\$2,323.37</b>

Payment is due by **01/01/2015**. To pay now, visit [www.amfam.com](http://www.amfam.com) or call **1-866-424-8002**.



Please see the following page(s) for additional account information.

Detach on the perforation and return the stub with your payment.

Please do not paper clip or staple your payment to the stub.







LAKEVIEW CONDO ASSOC  
 2102 NW KELLY DR  
 VANCOUVER, WA 98665  
 ACCOUNT NUMBER 550-0424-005-1

**Your Electricity Use**

Residential electric service meter 501493  
 In 28 days you used 100 kwh:  
 Present reading - 12/03/14 10260  
 Previous reading - 11/05/14 -10160  
**Total electric usage 100**

Your charge for 100 kwh is:  
 Basic service \$12.00  
 100 kwh @ 8.16 cents each 8.16  
 REP Credit @ 0.119 cents/kwh\* -0.12  
 Total electric service \$20.04  
**Your average daily cost was \$0.72**

**Total Cost This Billing**  
 Total electric service \$20.04  
 Total charges this billing \$20.04

\* Residential Exchange Program Credit via BPA

We are thankful for our line crews who work hard in all types of weather to keep the power on. We are also thankful for customers like you!

**Account Summary**

Previous balance \$19.23  
 Payments - thank you  
 November 12 19.23 CR  
 Balance forward .00  
 Current charges 20.04  
**Total amount due \$20.04**

**Compare Your Use**

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
12/03/14	28	100	4
11/05/14	33	90	3
10/03/14	29	60	2
09/04/14	30	50	2
08/05/14	33	40	1
07/03/14	29	40	1
06/04/14	30	50	2
05/05/14	32	80	3
04/03/14	29	70	2
03/05/14	28	70	3
02/05/14	30	80	3
01/06/14	33	100	3
12/04/13	29	90	3
12/05/12	30	60	2

PATTS  
 DEC 12 2014  
 0371



# Simple Lawns, LLC


9915 SE Old Town Ct.  
Happy Valley, OR 97086  
503-896-9922  
vitaly@simplelawnguy.com

# Invoice

Date	Account #	Invoice #
11/30/2014	LA210V	1366

Bill To
Lakeview Condos 5620 NE Gher Road Vancouver Wa 98662

Property Address
Lakeview Condos 2102 NW Kelly Dr. Vancouver, WA

Description	Serviced	Due Date
	November 2014	12/15/2014
	Amount	
Full Maintenance Service		200.00T
Sales Tax		16.80
		
We Appreciate your business!! If you have any questions please e-mail vitaly@simplelawnguy.com	<b>Total</b>	\$216.80

William Linke  
2402 Neals Lane  
Vancouver, WA 98661

228205

Done Right Construction - William Linke

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE 11/18/14				
NAME Real Property Management Services						
ADDRESS 5620 NE Gher Rd Vancouver, WA 98662						
CITY, STATE, ZIP For Lakeview Condo / Juan						
SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	repair of hand rail posts on decks and reinforcement of joist supports		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17		Total	1900.00
18		+ tax	159.60

Thank You!

DEC 12 2014  
0373

RECEIVED BY	Total 2059.60
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Approved



CCB #182489

# Invoice

Date	Invoice #
12-11-2014	

Bill To.
Lakeview Condos c/o RPM Services 2101 NW Kelly Dr. Vancouver, WA

Terms	Project / Job #
upon receipt	

Quantity	Description	Rate	Amount
	RE: Gutters		
	Scope of Work: Clear Drains-Gutters-Downspouts		
	-Roof Drains and Gutters Cleaned		475.00
	-WA State Sales Tax 8.4%		<u>39.90</u>
	Note: Trash concrete slab and Post effort on hold per Juan.		
	Total		514.90
		Total	514.90
		<b>Balance Due</b>	

PAID  
DEC 22 2014  
BY: 374