

# Financial Statement

Properties: Lakeview Condo Owners Association

Dates from 10/1/2014 to 10/31/2014 (cash basis)

## ASSETS

### Bank

1092 Lakeview Condo Owners Association	2,797.91
1111 Reserve Account	
1093 Lakeview Condo Reserve	18,131.88
1111 Total Reserve Account	<u>18,131.88</u>

Total Bank 20,929.79

**TOTAL ASSETS** 20,929.79

## LIABILITIES & EQUITY

### Equity

#### Equity

3001 Retained Earnings	2,259.62
3040 Reserve Account Equity	<u>18,131.88</u>
Total Equity	20,391.50

**Net Income (1/1/2014 - 9/30/2014)** -259.62

#### Income

4000 HOA Dues	1,884.07
4050 Reserve Income	<u>572.67</u>
Total Income	2,456.74

#### Expense

5200 Utilities	
5210 Electric	16.83
5240 Sewer	468.00
5260 Garbage	<u>275.78</u>
5200 Total Utilities	760.61

#### 5300 General Expenses

5330 Bank Charges	<u>10.00</u>
5300 Total General Expenses	10.00

#### 5400 Landscaping

5410 Landscaping Contract	<u>271.00</u>
5400 Total Landscaping	271.00

#### 5600 Insurance

5610 Insurance	<u>617.22</u>
5600 Total Insurance	617.22

Total Expense 1,658.83

**Net Income (10/1/2014 - 10/31/2014)** 797.91

Total Equity 20,929.79

**TOTAL LIABILITIES & EQUITY** 20,929.79

# General Ledger

Properties: Lakeview Condo Owners Association  
Detail From 10/1/2014 to 10/31/2014 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						26,100.00
10/01/2014	CRALOC	1918	Debra Blizzard #7 Credit from previous period	44.89		26,055.11
10/01/2014	CRALOC	1919	Kathy McClung #8 Credit from previous period	44.89		26,010.22
10/21/2014	CHPAID	1299	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	26,163.43
10/21/2014	CHPAID	1084	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	26,281.93
10/21/2014	CHPAID	168	David & Jana Har#3 Alloc to 'HOADUE' Ch date		144.10	26,426.03
10/21/2014	CHPAID	168	David & Jana Har#10 Alloc to 'HOADUE' Ch date		147.60	26,573.63
10/21/2014	CHPAID	168	David & Jana Har#12 Alloc to 'HOADUE' Ch date		147.60	26,721.23
10/21/2014	CHPAID	21454	Daniel & Heather #5 Alloc to 'HOADUE' Ch date		131.23	26,852.46
10/21/2014	CHPAID	35261331	Rhodes Investme#16 Alloc to 'HOADUE' Ch date		122.54	26,975.00
10/21/2014	CHPAID	35261331	Rhodes Investme#19 Alloc to 'HOADUE' Ch date		151.64	27,126.64
10/21/2014	CHPAID	496	Israel Moshkovits#14 Alloc to 'HOADUE' Ch date		144.27	27,270.91
10/21/2014	CHPAID	0005015	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	27,423.77
10/21/2014	CHPAID	0005016	Ed & Denny LLC.#21 Alloc to 'HOADUE' Ch date		161.28	27,585.05
10/21/2014	UNALOC	21454	Daniel & Heather #5 Unallocated prepay		14.04	27,599.09
10/21/2014	UNALOC	2168	Debra Blizzard #7 Unallocated prepay		384.98	27,984.07
10/21/2014	UNALOC	65232166	Joseph Stockmar#11 Prepay (payment total: 19		192.49	28,176.56
10/29/2014	PPALOC	65232166	Joseph Stockmar#11 Prepay (payment: 10/21/1	192.49		27,984.07
<b>Totals for HOA Dues</b>				<b>282.27</b>	<b>2,166.34</b>	<b>27,984.07</b>
<b>Beg Bal: 26,100.00</b>				<b>Activity: 1,884.07</b>		
4050 Reserve Income (Income)						0.00
10/01/2014	CRALOC	1918	Debra Blizzard #7 Credit from previous period		44.89	44.89
10/01/2014	CRALOC	1919	Kathy McClung #8 Credit from previous period		44.89	89.78
10/21/2014	CHPAID	1299	Juan Piedra #18 Alloc to 'RI' Ch date: 10/1/		46.60	136.38
10/21/2014	CHPAID	1084	Matthew Cook #17 Alloc to 'RI' Ch date: 10/1/		36.04	172.42
10/21/2014	CHPAID	168	David & Jana Har#3 Alloc to 'RI' Ch date: 10/1/		43.83	216.25
10/21/2014	CHPAID	168	David & Jana Har#10 Alloc to 'RI' Ch date: 10/1/		44.89	261.14
10/21/2014	CHPAID	168	David & Jana Har#12 Alloc to 'RI' Ch date: 10/1/		44.89	306.03
10/21/2014	CHPAID	21454	Daniel & Heather #5 Alloc to 'RI' Ch date: 10/1/		43.83	349.86
10/21/2014	CHPAID	35261331	Rhodes Investme#16 Alloc to 'RI' Ch date: 10/1/		37.27	387.13
10/21/2014	CHPAID	35261331	Rhodes Investme#19 Alloc to 'RI' Ch date: 10/1/		46.12	433.25
10/21/2014	CHPAID	496	Israel Moshkovits#14 Alloc to 'RI' Ch date: 10/1/		43.88	477.13
10/21/2014	CHPAID	0005015	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 10/1/		46.49	523.62
10/21/2014	CHPAID	0005016	Ed & Denny LLC.#21 Alloc to 'RI' Ch date: 10/1/		49.05	572.67
<b>Totals for Reserve Income</b>				<b>0.00</b>	<b>572.67</b>	<b>572.67</b>
<b>Beg Bal: 0.00</b>				<b>Activity: 572.67</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>0.00</b>	<b>0.00</b>	<b>1,056.54</b>
<b>Beg Bal: 1,056.54</b>				<b>Activity: 0.00</b>		
4200 Income : 4250 Violation Fees Income (Income)						500.00
No activity in the period						500.00
<b>Totals for Violation Fees Income</b>				<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
<b>Beg Bal: 500.00</b>				<b>Activity: 0.00</b>		
4200 Income : 4260 Interest Income (Income)						5.64
No activity in the period						5.64
<b>Totals for Interest Income</b>				<b>0.00</b>	<b>0.00</b>	<b>5.64</b>
<b>Beg Bal: 5.64</b>				<b>Activity: 0.00</b>		
4200 Income : 4310 Maintenance & Repairs (Income)						197.27
No activity in the period						197.27
<b>Totals for Maintenance &amp; Repairs</b>				<b>0.00</b>	<b>0.00</b>	<b>197.27</b>
<b>Beg Bal: 197.27</b>				<b>Activity: 0.00</b>		

Date	Type	Reference	Description	Debit	Credit	Balance
4200 Income : 4320	Garage Income	(Income)				440.00
		No activity in the period				440.00
<b>Totals for Garage Income</b>		<b>Beg Bal: 440.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>440.00</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)				5,562.00
		No activity in the period				5,562.00
<b>Totals for Management Fees</b>		<b>Beg Bal: 5,562.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,562.00</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
		No activity in the period				1,984.78
<b>Totals for Misc. Building Maint.</b>		<b>Beg Bal: 1,984.78</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,984.78</b>
5200 Utilities : 5210	Electric	(Expense)				154.62
10/21/2014	CHECK	352	Clark Public Utilities Monthly Electricity Acct# 550-0424	16.83		171.45
<b>Totals for Electric</b>		<b>Beg Bal: 154.62</b>	<b>Activity: 16.83</b>	<b>16.83</b>	<b>0.00</b>	<b>171.45</b>
5200 Utilities : 5240	Sewer	(Expense)				3,744.00
10/21/2014	CHECK	351	Clark Regional Wastewater District Monthly Sewer Acct	468.00		4,212.00
<b>Totals for Sewer</b>		<b>Beg Bal: 3,744.00</b>	<b>Activity: 468.00</b>	<b>468.00</b>	<b>0.00</b>	<b>4,212.00</b>
5200 Utilities : 5260	Garbage	(Expense)				2,480.46
10/21/2014	CHECK	353	Waste Connections Monthly Garbage 2010-976517	275.78		2,756.24
<b>Totals for Garbage</b>		<b>Beg Bal: 2,480.46</b>	<b>Activity: 275.78</b>	<b>275.78</b>	<b>0.00</b>	<b>2,756.24</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>
5300 General Expenses : 5320	Audit	(Expense)				6,250.00
		No activity in the period				6,250.00
<b>Totals for Audit</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 : 5330	Bank Charges	(Expense)				0.00
10/24/2014	JOURNL	J2316	Owner NSF check Fee	10.00		10.00
<b>Totals for Bank Charges</b>		<b>Beg Bal: 0.00</b>	<b>Activity: 10.00</b>	<b>10.00</b>	<b>0.00</b>	<b>10.00</b>
5400 Landscaping : 5410	Landscaping Contract	(Expense)				2,439.00
10/21/2014	CHECK	354	J's Custom Landscaping Inc Monthly Landscaping	271.00		2,710.00
<b>Totals for Landscaping Contract</b>		<b>Beg Bal: 2,439.00</b>	<b>Activity: 271.00</b>	<b>271.00</b>	<b>0.00</b>	<b>2,710.00</b>
5600 Insurance : 5610	Insurance	(Expense)				4,636.08
10/21/2014	CHECK	0350	American Family Insurance Policy #019-860-226-37	617.22		5,253.30
<b>Totals for Insurance</b>		<b>Beg Bal: 4,636.08</b>	<b>Activity: 617.22</b>	<b>617.22</b>	<b>0.00</b>	<b>5,253.30</b>
<b>Totals:</b>				<b>1,941.10</b>	<b>2,739.01</b>	

# Budget Comparison

Properties: Lakeview Condo Owners Association

Comparison Periods: 10/1/14 - 10/31/14 and 1/1/14 - 10/31/14 (cash basis)

	Actual 10/1/14 - 10/31/14	Budget 10/14	\$ Change	% Change	Actual YTD 1/1/14 - 10/31/14	Budget YTD 1/14 - 10/14	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	1,884.07	3,164.17	-1,280.10	-40.5%	27,984.07	31,641.66	-3,657.59	-11.6%
4050 Reserve Income	572.67	1,041.50	-468.83	-45.0%	572.67	10,415.00	-9,842.33	-94.5%
4200 Income								
4210 Late Fees	0.00	0.00	0.00		1,056.54	0.00	1,056.54	
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	0.00	0.00	0.00		440.00	0.00	440.00	
4200 Total Income	0.00	0.00	0.00		2,199.45	0.00	2,199.45	
<b>TOTAL INCOME</b>	<b>2,456.74</b>	<b>4,205.67</b>	<b>-1,748.93</b>	<b>-41.6%</b>	<b>30,756.19</b>	<b>42,056.66</b>	<b>-11,300.47</b>	<b>-26.9%</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5005 Association Operations	0.00	83.33	-83.33	-100.0%	559.13	833.34	-274.21	-32.9%
5010 Management Fees	0.00	618.00	-618.00	-100.0%	5,562.00	6,180.00	-618.00	-10.0%
5015 Misc. Management Services	0.00	0.00	0.00		-1.00	0.00	-1.00	
5000 Total Association Expenses	0.00	701.33	-701.33	-100.0%	6,120.13	7,013.34	-893.21	-12.7%
5100 Repairs & Maintenance								
5190 Misc. Building Maint.	0.00	583.33	-583.33	-100.0%	1,984.78	5,833.34	-3,848.56	-66.0%
5100 Total Repairs & Maintenance	0.00	583.33	-583.33	-100.0%	1,984.78	5,833.34	-3,848.56	-66.0%
5200 Utilities								
5210 Electric	16.83	20.83	-4.00	-19.2%	171.45	208.34	-36.89	-17.7%
5240 Sewer	468.00	490.42	-22.42	-4.6%	4,212.00	4,904.16	-692.16	-14.1%
5260 Garbage	275.78	317.92	-42.14	-13.3%	2,756.24	3,179.16	-422.92	-13.3%
5200 Total Utilities	760.61	829.17	-68.56	-8.3%	7,139.69	8,291.66	-1,151.97	-13.9%
5300 General Expenses								
5301 Accounting	0.00	22.92	-22.92	-100.0%	0.00	229.16	-229.16	-100.0%
5305 Legal	0.00	125.00	-125.00	-100.0%	750.00	1,250.00	-500.00	-40.0%
5312 License & Fees	0.00	12.50	-12.50	-100.0%	0.00	125.00	-125.00	-100.0%
5320 Audit	0.00	0.00	0.00		6,250.00	0.00	6,250.00	
5330 Bank Charges	10.00	0.00	10.00		10.00	0.00	10.00	
5300 Total General Expenses	10.00	160.42	-150.42	-93.8%	7,010.00	1,604.16	5,405.84	337.0%
5400 Landscaping								
5410 Landscaping Contract	271.00	272.50	-1.50	-0.6%	2,710.00	2,725.00	-15.00	-0.6%
5400 Total Landscaping	271.00	272.50	-1.50	-0.6%	2,710.00	2,725.00	-15.00	-0.6%

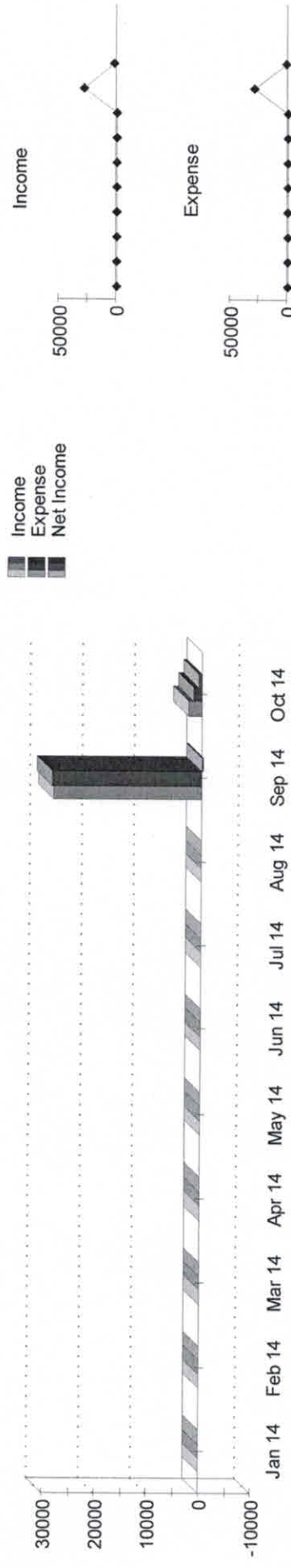
	Actual 10/1/14 - 10/31/14	Budget 10/14	\$ Change	% Change	Actual YTD 1/1/14 - 10/31/14	Budget YTD 1/14 - 10/14	\$ Change	% Change
5600 Insurance								
5610 Insurance	617.22	617.42	-0.20	0.0%	5,253.30	6,174.16	-920.86	-14.9%
5600 Total Insurance	617.22	617.42	-0.20	0.0%	5,253.30	6,174.16	-920.86	-14.9%
6700 Reserve Contribution	0.00	1,041.50	-1,041.50	-100.0%	0.00	10,415.00	-10,415.00	-100.0%
<b>TOTAL EXPENSE</b>	<b>1,658.83</b>	<b>4,205.67</b>	<b>-2,546.84</b>	<b>-60.6%</b>	<b>30,217.90</b>	<b>42,056.66</b>	<b>-11,838.76</b>	<b>-28.1%</b>
<b>NET INCOME</b>	<b>797.91</b>	<b>0.00</b>	<b>797.91</b>		<b>538.29</b>	<b>0.00</b>	<b>538.29</b>	
<b>NET INCOME SUMMARY</b>								
Income	2,456.74	4,205.67	-1,748.93	-41.6%	30,756.19	42,056.66	-11,300.47	-26.9%
Expense	-1,658.83	-4,205.67	2,546.84	-60.6%	-30,217.90	-42,056.66	11,838.76	-28.1%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>797.91</b>	<b>0.00</b>	<b>797.91</b>		<b>538.29</b>	<b>0.00</b>	<b>538.29</b>	

# Profit & Loss 12 Month Recap

Properties: Lakeview Condo Owners Association  
 Monthly recap 1/1/2014-10/31/2014 (cash basis)

	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 14	AUG 14	SEP 14	OCT 14	TOTAL
<b>INCOME</b>											
4000 HOA Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,100.00	1,884.07	27,984.07
4050 Reserve Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	572.67	572.67
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	1,056.54
4250 Violation Fees Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	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	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	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	440.00
4200 Total Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,199.45	0.00	2,199.45
<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>30,756.19</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	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	5,562.00
5015 Misc. Management Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1.00	0.00	-1.00
5000 Total Association Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,120.13	0.00	6,120.13
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	1,984.78
5100 Total Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,984.78	0.00	1,984.78
5200 Utilities											
5210 Electric	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	154.62	16.83	171.45
5240 Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,744.00	468.00	4,212.00
5260 Garbage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,480.46	275.78	2,756.24
5200 Total Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,379.08	760.61	7,139.69
5300 General Expenses											
5305 Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	750.00
5320 Audit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,250.00	0.00	6,250.00
5330 Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
5300 Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	10.00	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	2,710.00
5400 Total Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,439.00	271.00	2,710.00
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	5,253.30
5600 Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,636.08	617.22	5,253.30
<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>30,217.90</b>

	JAN 14	FEB 14	MAR 14	APR 14	MAY 14	JUN 14	JUL 14	AUG 14	SEP 14	OCT 14	TOTAL
<b>NET INCOME</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-259.62	797.91	538.29
<b>NET INCOME SUMMARY</b>											
Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,299.45	2,456.74	30,756.19
Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-28,559.07	-1,658.83	-30,217.90
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
<b>NET 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>-259.62</b>	<b>797.91</b>	<b>538.29</b>



# Delinquency (Summary)

Properties: Lakeview Condo Owners Association

As Of Friday October 31, 2014

\* indicates a past customer

<u>Customer Name</u>	<u>Account</u>	<u>Unit</u>	<u>Unit Type</u>	<u>Phone</u>	<u>Address</u>	<u>Amount</u>
<b>Lakeview Condo Owners Association</b>						
Benedict, Jared	1912	#1	CONDO/HOA		2102 NW Kelly Dr. Unit #1	108.87
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	187.93
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	292.49
King, Bobbi	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	13,074.29
Marith, Davovia	1917	#6	CONDO/HOA		2102 NW Kelly Dr. Unit #6	187.93
Sonnes, Robert	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	338.72
Stockman, Joseph	1922	#11	CONDO/HOA		2102 NW Kelly Dr. Unit #11	202.49
<b>Total delinquent for property:</b>						<b>14,392.72</b>

## Report Summary

Customers: 7  
Percent Delinquent: 35.00%  
Delinquent Amount: 14,392.72



# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 10/31/2014

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/6/2014	J2275	Journal Open Account	2,000.00
10/21/2014	D3795	Bank deposit Deposit.	2,649.23
			<b>4,649.23</b>

## Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/21/2014	0350	American Family Insurance	617.22
10/21/2014	351	Clark Regional Wastewater District	468.00
10/21/2014	352	Clark Public Utilities	16.83
10/21/2014	353	Waste Connections	275.78
10/21/2014	354	J's Custom Landscaping Inc	271.00
10/24/2014	J2316	Journal Owner NSF check Fee	10.00
10/29/2014	N3795	Bank deposit NSF (10/21/14) \$192.49	192.49
			<b>1,851.32</b>

## Summary

Cleared Balance:	0.00	Reconciled Balance	2,797.91
Selected Payments:	1,851.32	+ Uncleared Deposits	0.00
Selected Deposits:	4,649.23	- Outstanding Checks	0.00
<b>Reconciled Balance:</b>	<b>2,797.91</b>	<b>Register Balance</b>	<b>2,797.91</b>
Goal:	2,797.91		
Difference:	0.00		



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

Customer inquiries:  
360-699-4371

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

Relationship Manager:  
ORCHARDS

Last statement: October 06, 2014  
This statement: October 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	\$0.00
Low balance	\$2,000.00	Deposits/Additions	\$22,781.11
Average balance	\$5,527.01	Withdrawals/Subtractions	\$19,983.20
Interest earned	\$0.00	Ending balance	\$2,797.91

**Deposits/Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-06	Deposit	20,131.88
10-21	Deposit	2,649.23
<b>Total Deposits/Additions</b>		<b>\$22,781.11</b>

**Other Withdrawals/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
10-10	OT Withdrawal	18,131.88
10-24	Deposit Return Item Chargeback	192.49
10-24	Service Charge For Dep Return Item	10.00
<b>Total Other Withdrawals/Subtractions</b>		<b>\$18,334.37</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
10-06	20,131.88	10-24	3,829.52	10-30	2,797.91
10-10	2,000.00	10-27	3,536.91	10-31	2,797.91
10-21	4,649.23	10-29	3,068.91		

**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>
*350	617.22
351	468.00
352	16.83
353	275.78

**Checks**

<u>Date</u>	<u>Ck#</u>	<u>Amount</u>	<u>Date</u>
10-24	354	271.00	10-30
10-29	Total Checks paid: 5 for \$1,648.83		
10-27	(* Skip in check sequence, R-Check has been returned, + Electronified check)		
10-27			

—  
 —  
 —

# Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 10/31/2014

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/6/2014	J2275	Journal Open Account	18,131.88
			<b>18,131.88</b>

## Summary

Cleared Balance:	0.00
Selected Payments:	0.00
Selected Deposits:	18,131.88
<b>Reconciled Balance:</b>	<b>18,131.88</b>
<b>Goal:</b>	<b>18,131.88</b>
<b>Difference:</b>	<b>0.00</b>

<b>Reconciled Balance</b>	18,131.88
<b>+ Uncleared Deposits</b>	0.00
<b>- Outstanding Checks</b>	0.00
<b>Register Balance</b>	<b>18,131.88</b>



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

Customer inquiries:  
360-699-4371

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

Relationship Manager:  
ORCHARDS

Last statement: October 10, 2014  
This statement: October 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	9800551419	Beginning balance	\$0.00
Low balance	\$18,131.88	Deposits/Additions	\$18,131.88
Average balance	\$18,131.88	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$18,131.88

**Deposits/Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-10	Deposit	18,131.88
<b>Total Deposits/Additions</b>		<b>\$18,131.88</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
10-10	18,131.88	10-31	18,131.88

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
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)		

—  
—  
—

# Checks By Account

Properties: Lakeview Condo Owners Association

Checks between 10/1/2014 and 10/31/2014

<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>5200 Utilities : 5210 Electric</b>							
Clark Public Utilities	10/21/2014	352	Monthly Electricity Acct#	10/21/2014	550-0424-005-1	Lakev	16.83
							<u>16.83</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional	10/21/2014	351	Monthly Sewer	10/21/2014	016125-000	Lakev	468.00
							<u>468.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connections	10/21/2014	353	Monthly Garbage	10/21/2014	2010-976517	Lakev	275.78
							<u>275.78</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
J's Custom Landscaping	10/21/2014	354	Monthly Landscaping	10/21/2014	26124	Lakev	271.00
							<u>271.00</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family	10/21/2014	0350	Policy #019-860-226-37	10/21/2014	019-860-226-37	Lakev	617.22
							<u>617.22</u>
							617.22
						<b>Total Amount:</b>	<b>1,648.83</b>



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

# Billing Statement

LAKEVIEW CONDOS LLC  
 c/o INVEST WEST MANAGEMENT  
 12503 SE MILL PLAIN STE 260  
 VANCOUVER, WA 98684

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 9/1/2014 To 9/30/2014  
**BILLING DATE:** 9/30/2014  
**DUE DATE:** 10/31/2014

## 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>

PAID  
 OCT 21 2014  
 BY: 0351







Customer-owned, customer-focused

### Your Electricity Use

Residential electric service meter 501493  
 In 29 days you used 60 kwh:  
 Present reading - 10/03/14 10070  
 Previous reading - 09/04/14 -10010  
**Total electric usage 60**

Your charge for 60 kwh is:  
 Basic service \$12.00  
 60 kwh @ 8.16 cents each 4.90  
 REP Credit @ 0.119 cents/kwh\* -0.07  
 Total electric service \$16.83  
**Your average daily cost was \$0.58**

### Total Cost This Billing

Total electric service \$16.83  
**Total charges this billing \$16.83**

\* Residential Exchange Program Credit via BPA

Beware of phantom loads lurking in electrical outlets.  
 Unused electronic chargers can drain trace amounts of  
 electricity that add up over time.

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

### Account Summary

Previous balance \$16.02  
 Payments - thank you  
 September 17 16.02CR  
 Balance forward .00  
 Current charges 16.83  
**Total amount due \$16.83**

### Compare Your Use

#### ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
11/05/13	33	170	5
10/03/13	28	90	3
10/03/12	27	30	1

**PAID**  
 OCT 21 2014  
 BY: 0352



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

LAKEVIEW CONDOS LLC  
 INVEST WEST  
 12503 SE MILL PLAIN BLVD #260  
 VANCOUVER WA 98684

REC'D OCT 08 2014

ACCOUNT NO. 2010-976517  
 INVOICE NO. 11615656  
 STATEMENT DATE 10/01/14  
 DUE DATE 10/25/14  
 BILLING PERIOD 09/01/14 - 09/30/14

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

INVOICE STATEMENT

Date	Description	Amount
	<b>Previous Balance</b>	\$ 275.78
09/09/14	Payment Thank You!	
	<b>Total Payments And Credits</b>	\$ 275.78-
		\$ 275.78-
	<b>Service Location</b>	
	<b>Acct #976517</b>	
	Lakeview Condos Llc	
	2102 Nw Kelley Dr	
09/30/14	4Yd Cont 1X Weekly	
	09/01/14-09/30/14	\$ 211.39
	1 Each @ \$211.39	
09/30/14	Multi-Family Recycle	
	09/01/14-09/30/14	\$ 38.64
	12 Each @ \$3.22	
09/30/14	Perm Cont Rent 4Yd	
	09/01/14-09/30/14	\$ 16.73
	1 Each @ \$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



PAID  
 OCT 21 2014  
 BY: 0353

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.





PO Box 65368  
Vancouver, WA 98665

**PAID**  
OCT 21 2014  
BY: 0354

# Invoice

Date	Invoice #
9/30/2014	26124

REC'D OCT 06 2014

Lakeview Condo Association  
c/o Investwest Management  
12503 SE Mill Plain Blvd., Suite 260  
Vancouver, WA 98684



P.O. No.	Terms	Due Date
	Due on the 10th	10/10/2014

Quantity	Description	Rate	Amount
	<p>Annual Contract for Premium Landscape Maintenance Includes:</p> <p>Location: 8311 NW Fruit Valley Road</p> <ul style="list-style-type: none"> <li>- Mow grass and dispose of clippings - includes 30 services per year</li> <li>- Edge grass weekly April-June and bi-weekly the rest of the year</li> <li>- Blow off walks &amp; driveway front and back</li> <li>- Spray weeds in grass with broadleaf weed killer - weekly as needed when dry</li> <li>- Spray weeds in bed areas, along fences, walks and drive. This excludes garden areas</li> <li>- Hand weeding beds in winter when it is usually too wet to spray</li> <li>- Light pruning of shrubs to maintain shape and form</li> <li>- Apply commercial pre-emergent to bed areas - Spring and Fall</li> <li>- Apply commercial slow release fertilizer 3 times per year</li> <li>- Apply moss killer in lawn and beds to keep moss under control</li> <li>- Leaf cleanup in fall</li> </ul> <p>Does not include open area in front of arborvitae</p> <p>- This contract is billed based on 12 equal monthly payments starting at the end of the first contract month. We typically service Once per week from March - June: twice per month in June through October and once per month in November, December, January &amp; February. All services are based on acceptable weather conditions.</p>	250.00	250.00T

<b>Thank you for your business.</b>		<b>Subtotal</b>	\$250.00
Payments received after the end of the month will incur finance charges on the unpaid balance at 12% APR. Any and all costs associated with collection of a past due account, including lien and attorney fees will be added to the unpaid balance for collections.		<b>Sales Tax (8.4%)</b>	\$21.00
WA Lic. #JSCUSCL919DT OR Lic# 8806		<b>Total</b>	\$271.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$271.00

Phone #	Fax #	E-mail
360-521-1479	360-546-2063	Info@JsCustomLandscaping.com

[www.JsCustomLandscaping.com](http://www.JsCustomLandscaping.com)