

Financial Statement

Properties: Lakeview COA
Dates from 4/1/2015 to 4/30/2015 (cash basis)

ASSETS

Bank	
1092 Lakeview Condo Owners Association	13,283.12
1111 Reserve Account	
1093 Lakeview Condo Reserve	11,777.94
1111 Total Reserve Account	<u>11,777.94</u>
Total Bank	<u>25,061.06</u>
TOTAL ASSETS	<u>25,061.06</u>

LIABILITIES & EQUITY

Equity

Equity	
3001 Retained Earnings	10,873.50
3040 Reserve Account Equity	<u>11,777.94</u>
Total Equity	22,651.44
Net Income (1/1/2015 - 3/31/2015)	2,038.76

Income

4000 HOA Dues	2,457.80
4050 Reserve Income	749.05
4200 Income	
4210 Late Fees	75.00
4250 Violation Fees Income	1.17
4320 Garage Income	<u>150.00</u>
4200 Total Income	<u>226.17</u>
Total Income	3,433.02

Expense

5000 Association Expenses	
5005 Association Operations	15.40
5010 Management Fees	<u>350.00</u>
5000 Total Association Expenses	365.40
5100 Repairs & Maintenance	
5190 Misc. Building Maint.	<u>317.00</u>
5100 Total Repairs & Maintenance	317.00
5200 Utilities	
5210 Electric	21.65
5240 Sewer	481.00
5260 Garbage	<u>276.38</u>
5200 Total Utilities	779.03
5300 General Expenses	
5305 Legal	<u>168.00</u>
5300 Total General Expenses	168.00
5400 Landscaping	
5410 Landscaping Contract	<u>216.80</u>
5400 Total Landscaping	216.80
5600 Insurance	
5610 Insurance	<u>333.91</u>
5600 Total Insurance	333.91

6700 Reserve Contribution	882.02
Total Expense	<u>3,062.16</u>
Net Income (4/1/2015 - 4/30/2015)	370.86
Total Equity	<u>25,061.06</u>
TOTAL LIABILITIES & EQUITY	<u><u>25,061.06</u></u>

General Ledger

Properties: Lakeview COA
Detail From 4/1/2015 to 4/30/2015 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						9,308.49
04/01/2015	PPALOC	447	Kathy McClung #8 Prepay from previous peri	44.89		9,263.60
04/01/2015	PPALOC	2174	Debra Blizzard #7 Prepay from previous peri	44.89		9,218.71
04/01/2015	PPALOC	3685	Robert Sonnes #4 Prepay from previous peri	5.00		9,213.71
04/02/2015	CHPAID	16016912	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	9,357.81
04/02/2015	CHPAID	22300	Daniel & Heather #5 Alloc to 'HOADUE' Ch date		144.10	9,501.91
04/03/2015	CHPAID	995757	Joseph Stockmar #11 Alloc to 'HOADUE' Ch date		147.60	9,649.51
04/03/2015	CHPAID	17692874	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	9,768.01
04/09/2015	CHPAID	1317	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	9,921.22
04/09/2015	CHPAID	374201075	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	10,065.32
04/09/2015	CHPAID	1287	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	10,209.59
04/09/2015	CHPAID	0005034	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date		161.28	10,370.87
04/09/2015	CHPAID	0005033	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	10,523.73
04/09/2015	CHPAID	5394201	Rhodes Investme #16 Alloc to 'HOADUE' Ch date		122.54	10,646.27
04/09/2015	CHPAID	5394201	Rhodes Investme #19 Alloc to 'HOADUE' Ch date		151.64	10,797.91
04/09/2015	CHPAID	3730	Robert Sonnes #4 Alloc to 'HOADUE' Ch date		144.10	10,942.01
04/24/2015	CHPAID	188	David & Jana Har #3 Alloc to 'HOADUE' Ch date		144.10	11,086.11
04/24/2015	CHPAID	188	David & Jana Har #10 Alloc to 'HOADUE' Ch date		147.60	11,233.71
04/24/2015	CHPAID	188	David & Jana Har #12 Alloc to 'HOADUE' Ch date		147.60	11,381.31
04/28/2015	UNALOC	2178	Debra Blizzard #7 Unallocated prepay		384.98	11,766.29
Totals for HOA Dues			Beg Bal: 9,308.49	Activity: 2,457.80	94.78	2,552.58
						11,766.29
4050 Reserve Income (Income)						2,690.47
04/01/2015	PYALOC	447	Kathy McClung #8 Payment from previous pe		44.89	2,735.36
04/01/2015	PYALOC	2174	Debra Blizzard #7 Payment from previous pe		44.89	2,780.25
04/02/2015	CHPAID	16016912	Davovia Marith #6 Alloc to 'RI' Ch date: 4/1/1:		43.83	2,824.08
04/02/2015	CHPAID	22300	Daniel & Heather #5 Alloc to 'RI' Ch date: 4/1/1:		43.83	2,867.91
04/03/2015	CHPAID	995757	Joseph Stockmar #11 Alloc to 'RI' Ch date: 4/1/1:		44.89	2,912.80
04/03/2015	CHPAID	17692874	Matthew Cook #17 Alloc to 'RI' Ch date: 4/1/1:		36.04	2,948.84
04/09/2015	CHPAID	1317	Juan Piedra #18 Alloc to 'RI' Ch date: 4/1/1:		46.60	2,995.44
04/09/2015	CHPAID	374201075	Heonia Chaschin #2 Alloc to 'RI' Ch date: 4/1/1:		43.83	3,039.27
04/09/2015	CHPAID	1287	Israel Moshkovits #14 Alloc to 'RI' Ch date: 4/1/1:		43.88	3,083.15
04/09/2015	CHPAID	0005034	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 4/1/1:		49.05	3,132.20
04/09/2015	CHPAID	0005033	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 4/1/1:		46.49	3,178.69
04/09/2015	CHPAID	5394201	Rhodes Investme #16 Alloc to 'RI' Ch date: 4/1/1:		37.27	3,215.96
04/09/2015	CHPAID	5394201	Rhodes Investme #19 Alloc to 'RI' Ch date: 4/1/1:		46.12	3,262.08
04/09/2015	CHPAID	3730	Robert Sonnes #4 Alloc to 'RI' Ch date: 4/1/1:		43.83	3,305.91
04/24/2015	CHPAID	188	David & Jana Har #3 Alloc to 'RI' Ch date: 4/1/1:		43.83	3,349.74
04/24/2015	CHPAID	188	David & Jana Har #10 Alloc to 'RI' Ch date: 4/1/1:		44.89	3,394.63
04/24/2015	CHPAID	188	David & Jana Har #12 Alloc to 'RI' Ch date: 4/1/1:		44.89	3,439.52
Totals for Reserve Income			Beg Bal: 2,690.47	Activity: 749.05	0.00	749.05
						3,439.52
4200 Income : 4210 Late Fees (Income)						175.00
04/24/2015	CHPAID	188	David & Jana Har #3 Alloc to 'LC' Ch date: 4/11,		25.00	200.00
04/24/2015	CHPAID	188	David & Jana Har #10 Alloc to 'LC' Ch date: 4/11,		25.00	225.00
04/24/2015	CHPAID	188	David & Jana Har #12 Alloc to 'LC' Ch date: 4/11,		25.00	250.00
Totals for Late Fees			Beg Bal: 175.00	Activity: 75.00	0.00	75.00
						250.00
4200 Income : 4250 Violation Fees Income (Income)						19.89
04/02/2015	CHPAID	22300	Daniel & Heather #5 Alloc to 'VF' Ch date: 1/22,		1.17	21.06
Totals for Violation Fees Income			Beg Bal: 19.89	Activity: 1.17	0.00	1.17
						21.06
4200 Income : 4320 Garage Income (Income)						300.00
04/01/2015	PYALOC	3685	Robert Sonnes #4 Payment from previous pe		5.00	305.00

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
04/09/2015	CHPAID	3730	Robert Sonnes #4 Alloc to 'GR' Ch date: 4/1/		145.00	450.00
Totals for Garage Income			Beg Bal: 300.00	Activity: 150.00	0.00	150.00
						450.00
5000 Association Expenses : 5005 Association Operations (Expense)						
04/08/2015	CHECK	404	RPM Services Inc, Meeting Remnider Mailing	15.40		38.88
Totals for Association Operations			Beg Bal: 38.88	Activity: 15.40	15.40	54.28
						0.00
5000 Association Expenses : 5010 Management Fees (Expense)						
04/01/2015	CHECK	401	RPM Services Inc, Monthly Management Fee	350.00		1,050.00
Totals for Management Fees			Beg Bal: 1,050.00	Activity: 350.00	350.00	1,400.00
						0.00
5100 Repairs & Maintenance : 5190 Misc. Building Maint. (Expense)						
04/01/2015	CHECK	403	Vancouver Development Company 2 of 3 payments	317.00		1,317.00
Totals for Misc. Building Maint.			Beg Bal: 1,317.00	Activity: 317.00	317.00	1,634.00
						0.00
5200 Utilities : 5210 Electric (Expense)						
04/21/2015	CHECK	409	Clark Public Utilities Monthly Electricity Acct# 550-0424	21.65		56.10
Totals for Electric			Beg Bal: 56.10	Activity: 21.65	21.65	77.75
						0.00
5200 Utilities : 5240 Sewer (Expense)						
04/21/2015	CHECK	410	Clark Regional Wastewater District Monthly Sewer Accl	481.00		1,430.00
Totals for Sewer			Beg Bal: 1,430.00	Activity: 481.00	481.00	1,911.00
						0.00
5200 Utilities : 5260 Garbage (Expense)						
04/08/2015	CHECK	407	Waste Connections Monthly Garbage 2010-976517	276.38		828.54
Totals for Garbage			Beg Bal: 828.54	Activity: 276.38	276.38	1,104.92
						0.00
5300 General Expenses : 5305 Legal (Expense)						
04/08/2015	CHECK	406	Charles A. Isely Attorney at Law, PC. Inv#61944 Unit #:	168.00		84.00
Totals for Legal			Beg Bal: 84.00	Activity: 168.00	168.00	252.00
						0.00
5400 Landscaping : 5410 Landscaping Contract (Expense)						
04/08/2015	CHECK	405	Simple Lawns, LLC. Monthly Landscaping	216.80		650.40
Totals for Landscaping Contract			Beg Bal: 650.40	Activity: 216.80	216.80	867.20
						0.00
5600 Insurance : 5610 Insurance (Expense)						
04/21/2015	CHECK	408	American Family Insurance Policy #019-860-226-37	333.91		1,001.73
Totals for Insurance			Beg Bal: 1,001.73	Activity: 333.91	333.91	1,335.64
						0.00
6500 Unbudgeted Expense (Expense)						
Totals for Unbudgeted Expense			Beg Bal: 2,234.40	Activity: 0.00	0.00	2,234.40
						0.00
6700 Reserve Contribution (Expense)						
04/01/2015	CHECK	402	Lakeview COA Monthly Reserve Contribution	882.02		1,764.04
Totals for Reserve Contribution			Beg Bal: 1,764.04	Activity: 882.02	882.02	2,646.06
						0.00
				Totals:	3,156.94	3,527.80

Budget Comparison

Properties: Lakeview COA

Comparison Periods: 4/1/15 - 4/30/15 and 1/1/15 - 4/30/15 (cash basis)

	Actual 4/1/15 - 4/30/15	Budget 4/15	\$ Change	% Change	Actual YTD 1/1/15 - 4/30/15	Budget YTD 1/15 - 4/15	\$ Change	% Change
INCOME								
4000 HOA Dues	2,457.80	2,900.00	-442.20	-15.2%	11,766.29	11,600.00	166.29	1.4%
4050 Reserve Income	749.05	882.02	-132.97	-15.1%	3,439.52	3,528.08	-88.56	-2.5%
4200 Income								
4210 Late Fees	75.00	0.00	75.00		250.00	0.00	250.00	
4250 Violation Fees Income	1.17	0.00	1.17		21.06	0.00	21.06	
4320 Garage Income	150.00	75.00	75.00	100.0%	450.00	300.00	150.00	50.0%
4200 Total Income	226.17	75.00	151.17	201.6%	721.06	300.00	421.06	140.4%
TOTAL INCOME	3,433.02	3,857.02	-424.00	-11.0%	15,926.87	15,428.08	498.79	3.2%
EXPENSE								
5000 Association Expenses								
5005 Association Operations	15.40	25.00	-9.60	-38.4%	54.28	100.00	-45.72	-45.7%
5010 Management Fees	350.00	416.67	-66.67	-16.0%	1,400.00	1,666.64	-266.64	-16.0%
5000 Total Association Expenses	365.40	441.67	-76.27	-17.3%	1,454.28	1,766.64	-312.36	-17.7%
5100 Repairs & Maintenance								
5190 Misc. Building Maint.	317.00	525.00	-208.00	-39.6%	1,634.00	2,100.00	-466.00	-22.2%
5100 Total Repairs & Maintenance	317.00	525.00	-208.00	-39.6%	1,634.00	2,100.00	-466.00	-22.2%
5200 Utilities								
5210 Electric	21.65	20.83	0.82	3.9%	77.75	83.36	-5.61	-6.7%
5240 Sewer	481.00	475.00	6.00	1.3%	1,911.00	1,900.00	11.00	0.6%
5260 Garbage	276.38	291.67	-15.29	-5.2%	1,104.92	1,166.64	-61.72	-5.3%
5200 Total Utilities	779.03	787.50	-8.47	-1.1%	3,093.67	3,150.00	-56.33	-1.8%
5300 General Expenses								
5305 Legal	168.00	83.33	84.67	101.6%	252.00	333.36	-81.36	-24.4%
5310 Taxes	0.00	16.67	-16.67	-100.0%	0.00	66.64	-66.64	-100.0%
5315 State Filing Fee	0.00	0.83	-0.83	-100.0%	0.00	3.36	-3.36	-100.0%
5300 Total General Expenses	168.00	100.83	67.17	66.6%	252.00	403.36	-151.36	-37.5%
5400 Landscaping								
5410 Landscaping Contract	216.80	250.00	-33.20	-13.3%	867.20	1,000.00	-132.80	-13.3%
5400 Total Landscaping	216.80	250.00	-33.20	-13.3%	867.20	1,000.00	-132.80	-13.3%
5600 Insurance								
5610 Insurance	333.91	291.67	42.24	14.5%	1,335.64	1,166.64	169.00	14.5%
5600 Total Insurance	333.91	291.67	42.24	14.5%	1,335.64	1,166.64	169.00	14.5%
6400 Delinquent Contingency	0.00	161.67	-161.67	-100.0%	0.00	646.64	-646.64	-100.0%

	Actual 4/1/15 - 4/30/15	Budget 4/15	\$ Change	% Change	Actual YTD 1/1/15 - 4/30/15	Budget YTD 1/15 - 4/15	\$ Change	% Change
6500 Unbudgeted Expense	0.00	416.67	-416.67	-100.0%	2,234.40	1,666.64	567.76	34.1%
6700 Reserve Contribution	882.02	882.02	0.00	0.0%	2,646.06	3,528.08	-882.02	-25.0%
TOTAL EXPENSE	3,062.16	3,857.03	-794.87	-20.6%	13,517.25	15,428.00	-1,910.75	-12.4%
NET INCOME	370.86	-0.01	370.87	3708700.0%	2,409.62	0.08	2,409.54	3011925.0%
NET INCOME SUMMARY								
Income	3,433.02	3,857.02	-424.00	-11.0%	15,926.87	15,428.08	498.79	3.2%
Expense	-3,062.16	-3,857.03	794.87	-20.6%	-13,517.25	-15,428.00	1,910.75	-12.4%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	370.86	-0.01	370.87	-3708700.0%	2,409.62	0.08	2,409.54	3011925.0%

Profit & Loss 12 Month Recap

Properties: Lakeview COA

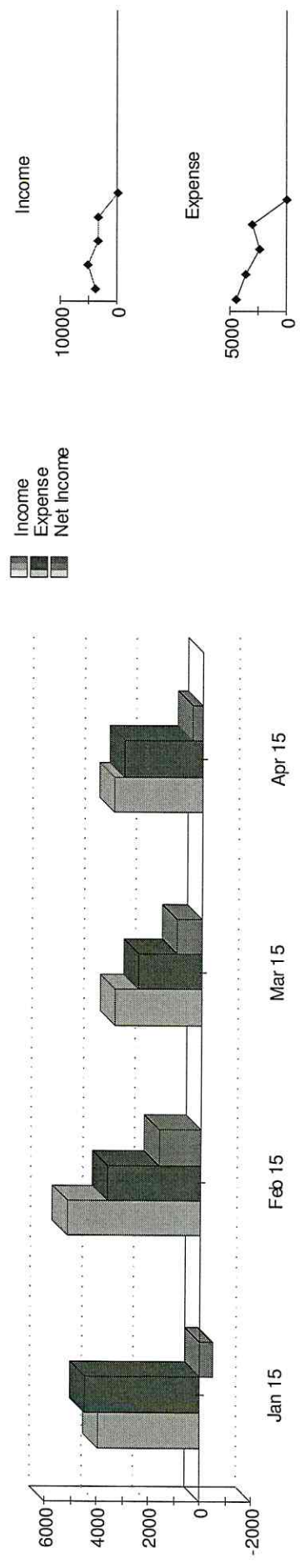
Monthly recap 1/1/2015-4/30/2015 (cash basis)

	JAN 15	FEB 15	MAR 15	APR 15	TOTAL
INCOME					
4000 HOA Dues	2,959.24	3,978.70	2,370.55	2,457.80	11,766.29
4050 Reserve Income	819.15	1,034.61	836.71	749.05	3,439.52
4200 Income					
4210 Late Fees	50.00	100.00	25.00	75.00	250.00
4250 Violation Fees Income	17.55	1.17	1.17	1.17	21.06
4320 Garage Income	75.00	75.00	150.00	150.00	450.00
4200 Total Income	142.55	176.17	176.17	226.17	721.06
TOTAL INCOME	3,920.94	5,189.48	3,383.43	3,433.02	15,926.87
EXPENSE					
5000 Association Expenses					
5005 Association Operations	0.00	38.88	0.00	15.40	54.28
5010 Management Fees	350.00	350.00	350.00	350.00	1,400.00
5000 Total Association Expenses	350.00	388.88	350.00	365.40	1,454.28
5100 Repairs & Maintenance					
5190 Misc. Building Maint.	0.00	1,000.00	317.00	317.00	1,634.00
5100 Total Repairs & Maintenance	0.00	1,000.00	317.00	317.00	1,634.00
5200 Utilities					
5210 Electric	20.04	19.23	16.83	21.65	77.75
5240 Sewer	468.00	481.00	481.00	481.00	1,911.00
5260 Garbage	275.78	276.38	276.38	276.38	1,104.92
5200 Total Utilities	763.82	776.61	774.21	779.03	3,093.67
5300 General Expenses					
5305 Legal	0.00	0.00	84.00	168.00	252.00
5300 Total General Expenses	0.00	0.00	84.00	168.00	252.00
5400 Landscaping					
5410 Landscaping Contract	216.80	216.80	216.80	216.80	867.20
5400 Total Landscaping	216.80	216.80	216.80	216.80	867.20
5600 Insurance					
5610 Insurance	333.91	333.91	333.91	333.91	1,335.64
5600 Total Insurance	333.91	333.91	333.91	333.91	1,335.64
6500 Unbudgeted Expense	1,880.00	0.00	354.40	0.00	2,234.40
6700 Reserve Contribution	882.02	882.02	0.00	882.02	2,646.06
TOTAL EXPENSE	4,426.55	3,598.22	2,430.32	3,062.16	13,517.25
NET INCOME	-505.61	1,591.26	953.11	370.86	2,409.62

JAN 15 FEB 15 MAR 15 APR 15 TOTAL

NET INCOME SUMMARY

Income	3,920.94	5,189.48	3,383.43	3,433.02	15,926.87
Expense	-4,426.55	-3,598.22	-2,430.32	-3,062.16	-13,517.25
Other Inc/Exp	0.00	0.00	0.00	0.00	0.00
NET INCOME	-505.61	1,591.26	953.11	370.86	2,409.62



Delinquency (Summary)

Properties: Lakeview COA

As Of Thursday April 30, 2015

* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
Lakeview COA						
Benedict, Jared	1912	#1	CONDO/HOA		2102 NW Kelly Dr. Unit #1	374.15
Dickau, Daniel & Heather	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	3,828.94
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	1,022.43
King, Bobbi *	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	17,401.42
Total delinquent for property:						22,626.94

Report Summary

Customers: 4
Percent Delinquent: 19.05%
Delinquent Amount: 22,626.94

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 4/30/2015

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
4/3/2015	D4388	Bank deposit Deposit	724.06
4/9/2015	D4428	Bank deposit Deposit	1,676.07
4/24/2015	D4494	Bank deposit Deposit	647.91
4/30/2015	D4504	Bank deposit Deposit	384.98
			3,433.02

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
3/16/2015	393	Juan Piedra	354.40
4/1/2015	401	RPM Services Inc,	350.00
4/1/2015	402	Lakeview COA	882.02
4/1/2015	403	Vancouver Development Company	317.00
4/8/2015	404	RPM Services Inc,	15.40
4/8/2015	405	Simple Lawns, LLC.	216.80
4/8/2015	406	Charles A. Isely Attorney at Law, PC.	168.00
4/8/2015	407	Waste Connections	276.38
4/21/2015	408	American Family Insurance	333.91
4/21/2015	409	Clark Public Utilities	21.65
4/21/2015	410	Clark Regional Wastewater District	481.00
			3,416.56

Summary

Cleared Balance:	13,266.66
Selected Payments:	3,416.56
Selected Deposits:	3,433.02
Reconciled Balance:	13,283.12
Goal:	13,283.12
Difference:	0.00

Reconciled Balance	13,283.12
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	13,283.12



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:
866-486-7782

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

Relationship Manager:
ORCHARDS

Last statement: March 31, 2015
This statement: April 30, 2015

Balances listed here are ledger balances which are the amount in your account at the end of each business day. Ledger balances do not reflect holds or pending withdrawals, such as debit card transactions that we have authorized but not yet paid, which would apply to your available balance and are used to consider whether to pay or return overdraft/NSF items resulting in an overdraft fee. Visit umpquabank.com/disclosures.

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$13,266.66
Low balance	\$12,087.30	Deposits/Additions	\$3,433.02
Average balance	\$12,984.93	Withdrawals/Subtractions	\$3,416.56
Interest earned	\$0.00	Ending balance	\$13,283.12

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-03	Deposit	724.06
04-09	Deposit	1,676.07
Total Deposits/Additions		\$2,400.13

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-24	Remote Capture Dep	647.91
04-30	Remote Capture Dep	384.98
Total Other Deposits/ Additions		\$1,032.89

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	13,266.66	04-09	13,747.97	04-23	12,731.23
04-02	12,912.26	04-13	13,254.79	04-24	12,898.14
04-03	12,404.30	04-15	13,086.79	04-30	13,283.12
04-07	12,087.30	04-22	13,065.14		

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>
393	354.40
*401	350.00
402	882.02
403	317.00
404	15.40
405	216.80
406	168.00

Checks

<u>Date</u>	<u>Ck#</u>	<u>Amount</u>	<u>Date</u>
04-02	407	276.38	04-13
04-03	408	333.91	04-23
04-03	409	21.65	04-22
04-07	410	481.00	04-24

Total Checks paid: 11 for \$3,416.56
 (* Skip in check sequence, R-Check has been returned, + Electronified check)



Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 4/30/2015

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
4/1/2015	J2545	Journal	882.02
			882.02

Summary

Cleared Balance:	10,895.92
Selected Payments:	0.00
Selected Deposits:	882.02
Reconciled Balance:	11,777.94
Goal:	11,777.94
Difference:	0.00

Reconciled Balance	11,777.94
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	11,777.94



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:
866-486-7782

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

Relationship Manager:
ORCHARDS

Last statement: March 31, 2015
This statement: April 30, 2015

Balances listed here are ledger balances which are the amount in your account at the end of each business day. Ledger balances do not reflect holds or pending withdrawals, such as debit card transactions that we have authorized but not yet paid, which would apply to your available balance and are used to consider whether to pay or return overdraft/NSF items resulting in an overdraft fee. Visit umpquabank.com/disclosures.

BUSINESS FREE CHECKING

Account number	9800551419	Beginning balance	\$10,895.92
Low balance	\$10,895.92	Deposits/Additions	\$882.02
Average balance	\$11,719.14	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$11,777.94

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-03	Deposit	882.02
Total Deposits/Additions		\$882.02

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	10,895.92	04-03	11,777.94	04-30	11,777.94

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)		



Checks By Account

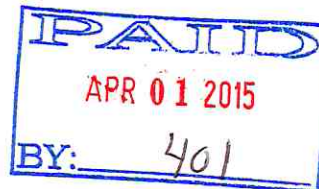
Properties: Lakeview COA
Checks between 4/1/2015 and 4/30/2015

<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>
5000 Association Expenses : 5005 Association Operations							
RPM Services Inc,	4/8/2015	404	Meeting Remnider	4/8/2015		Lakev	15.40
							<u>15.40</u>
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc,	4/1/2015	401	Monthly Management	5/7/2015	April	Lakev	350.00
							<u>350.00</u>
5100 Repairs & Maintenance : 5190 Misc. Building Maint.							
Vancouver	4/1/2015	403	2 of 3 payments	4/1/2015		Lakev	317.00
							<u>317.00</u>
5200 Utilities : 5210 Electric							
Clark Public Utilities	4/21/2015	409	Monthly Electricity Acct#	4/21/2015	550-0424-005-1	Lakev	21.65
							<u>21.65</u>
5200 Utilities : 5240 Sewer							
Clark Regional	4/21/2015	410	Monthly Sewer	4/21/2015	016125-000	Lakev	481.00
							<u>481.00</u>
5200 Utilities : 5260 Garbage							
Waste Connections	4/8/2015	407	Monthly Garbage	4/21/2015	2010-976517	Lakev	276.38
							<u>276.38</u>
5300 General Expenses : 5305 Legal							
Charles A. Isely	4/8/2015	406	Inv#61944 Unit #5	4/8/2015	61944	Lakev	168.00
							<u>168.00</u>
5400 Landscaping : 5410 Landscaping Contract							
Simple Lawns, LLC.	4/8/2015	405	Monthly Landscaping	3/7/2015	1764	Lakev	216.80
							<u>216.80</u>
5600 Insurance : 5610 Insurance							
American Family	4/21/2015	408	Policy #019-860-226-37	4/21/2015	019-860-226-37	Lakev	333.91
							<u>333.91</u>
6700 Reserve Contribution							
Lakeview COA	4/1/2015	402	Monthly Reserve	4/28/2015	April	Lakev	882.02
							<u>882.02</u>
						Total Amount:	3,062.16

**Lakeview Condo Owners Association
2015 Management Fee
Monthly \$350.00**

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

April



**Lakeview Condo Owners Association
2015 Reserve Contribution
Monthly \$882.02**

April



Approved



CCB #182489

Invoice

Date	Invoice #
2-17-2015	

Bill To.
Lakeview Condos c/o RPM Services Fruit Valley Road Vancouver, WA

Terms	Project / Job #

Quantity	Description	Rate	Amount
	RE: Trash Area Concrete Slab (Modified from Bid by Juan)		
	Scope of Work:		
	-Leveled Area to receive Concrete, provided gravel base		
	-Formed Rectangular Pad-Approximately 4' x 10'		
	-Set Rebar and Mesh		
	-Installed 5 (4" x 4" x 8' Treated Posts) with concrete bases, then incorporated into slab per Juan for future fencing.		
	-Concrete Poured/ Broom Finish		
	-Clear all debris and form materials		
	Labor/Material/Contractor Fee		1800.00
	Plus Wa. State Sales Tax		151.00
	TOTAL		1951.00
	Mobilization Paid		(1000.00)
	Balance in 3 Equal Payments, monthly @ 317.00 Mar/Apr/May		(951.00)
	Total		317.00
	Balance Due		317.00

PATTS
APR 01 2015
BY: 403

\$ 317.00

3/16 Pd 317.00
634.00
4/1 317.00
317.00

**INVOICE
RPM SERVICES
5620 NE GHER RD. SUITE H
VANCOUVER, WA. 98662
360-693-6260**

April 2, 2015

To: Lakeview

Postage Invoice – Meeting reminder

Copies:

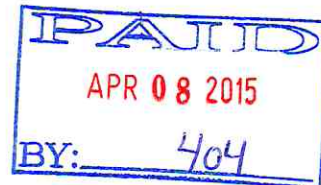
$\$.15 \text{ per page} \times 20 = \3.00

Envelopes:

$\$.14 \text{ ea} \times 20 = \2.80

Postage:

$\$.48 \times 20 = \9.60



TOTAL: \$15.40

Simple Lawns, LLC
9915 SE OLD TOWN CT
HAPPY VALLEY, OR 97086
360-907-8100

SimpleLAWNS, LLC

Professional Landscape Maintenance
and Landscaping

Lakeview Condos
5620 NE Gher Road
Vancouver, WA 98662

PO #
Invoice # 1764
Invoice Date 3/27/2015

Amount Due \$216.80

Email: vitaly@simplelawnguy.com
Website: <http://www.simplelawnguy.com/>

Date	Description	Total
3/1/2015	Full Maintenance Service	200.00
	March 2015 Invoice	
3/9/2015	Full Maintenance	
3/23/2015	Full Maintenance	

Terms Payment due in 15 days
For 2102 NW Kelly Dr., Vancouver WA 98665

Subtotal 200.00
Sales Tax 16.80
Total 216.80

Amount Due \$216.80

Simple Lawns Thanks you for your Business!
If you have any questions or concerns, please email us at: info@simplelawnguy.com.

For your convenience you can pay online through our website at : simplelawnguy.com



CHRISTEL & ISELY LLP

ATTORNEYS AT LAW

Street Address: 105 W. Evergreen Blvd., Suite 200
 Mailing Address: PO Box 61983
 Vancouver WA 98666-1983

Telephone No.: (360) 993-1200
 Facsimile No.: (360) 567-0165

David W. Christel Attorney at Law, PC
 Charles A. Isely Attorney at Law, PC
 Branden Edmiston, Legal Assistant
 Daniele L. Larsen, Legal Assistant

RPM Services, Inc.
 Ken Opp
 5620 NE Gher Road, No. H
 Vancouver, WA 98662

PAID
 APR 08 2015
 BY: 406

RE: hale view condos

March 29, 2015

CLIENT/MATTER# 1597-16494
 Invoice #61944

General Matters

RPMGeneral

Professional Services

		<u>Hrs/Rate</u>	<u>Amount</u>
3/6/2015 CAI	Discussions with Board President; review of documents; calls to Premier Property (.6).	0.60 210.00/hr	126.00
3/26/2015 CAI	Review of e-mail from Cassie Crawford; e-mail to client, recommending discontinuance of eviction proceedings, absent court authority; confirmed response from Ken Opp; e-mail to opposing counsel, requesting analysis of client's position (.2).	0.20 210.00/hr	42.00
For professional services rendered		0.80	\$168.00
Previous balance			\$84.00
3/23/2015	Payment - Thank You. Check No. 395		(\$84.00)
Total payments and adjustments			(\$84.00)
Balance due			<u><u>\$168.00</u></u>

Please include the Client/Matter# on your check. Thank you.
 Please mail your payment to PO Box 61983, Vancouver WA 98666-1983.



WASTE CONNECTIONS
 VANCOUVER DISTRICT
 12115 NE 99TH ST STE 1830
 VANCOUVER WA 98687-2329
 DISTRICT NO - 2010

PAID
 APR 08 2015
 BY: 407

ACCOUNT NO. 2010-976517
 INVOICE NO. 12024562
 STATEMENT DATE 04/01/15
 DUE DATE 04/25/15
 BILLING PERIOD 03/01/15 - 03/31/15

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

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 276.38
03/23/15	Payment Thank You! 396	\$ 276.38-
	Total Payments And Credits	\$ 276.38-
	Service Location	
	Acct #976517 Lakeview Condos Llc	
	2102 Nw Kelley Dr	
03/31/15	4Yd Cont 1X Weekly 1 Each @ \$211.39	\$ 211.39
03/31/15	03/01/15-03/31/15 Multi-Family Recycle 12 Each @ \$3.27	\$ 39.24
03/31/15	03/01/15-03/31/15 Perm Cont Rent 4Yd 1 Each @ \$16.73	\$ 16.73
	03/01/15-03/31/15 Refuse Tax 3.6%	\$ 7.61
	State Sales Tax 8.4%	\$ 1.41
	Current Charges And Fees	\$ 276.38
	Total Due	\$ 276.38

"Charges, payments or credits applied after the 25th of the month may not appear on this statement."

6 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.





Billing Statement

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

Thanks for your business! We're here to serve you...

For policy questions or service, contact:

Agent: Dan True
Phone: (360) 823-5555
Email: dtru1@amfam.com

For billing questions, call:

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



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	\$96.48
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	\$899.25
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
TOTALS		\$333.91	\$995.73

Payment is due by **05/01/2015**. To pay now, visit 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 30 days you used 120 kwh:
Present reading - 04/03/15 10630
Previous reading - 03/04/15 -10510
Total electric usage 120

Your charge for 120 kwh is:
Basic service \$12.00
120 kwh @ 8.16 cents each 9.79
REP Credit @ 0.119 cents/kwh* -0.14
Total electric service \$21.65
Your average daily cost was \$0.72

Total Cost This Billing

Total electric service \$21.65
Total charges this billing \$21.65

* Residential Exchange Program Credit via BPA

Spring is here! Before you dig in to outdoor projects, call 811 to ensure you don't accidentally hit underground wires. All local utilities will mark lines in two business days.

Account Summary

Previous balance	\$16.83
Payments - thank you	
March 18	16.83 CR
Balance forward	.00
Current charges	21.65
Total amount due	\$21.65

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
04/03/15	30	120	4
03/04/15	28	60	2
02/04/15	29	90	3
01/06/15	34	100	3
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
04/03/13	29	90	3

PAID
APR 21 2015
BY: 409



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: 3/1/2015 To 3/31/2015
BILLING DATE: 3/31/2015

DUE DATE: 4/30/2015

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 to sign up.

CURRENT CHARGES

SEWER SERVICE 481.00

TOTAL CURRENT CHARGES 481.00

BILL SUMMARY

PREVIOUS BALANCE	481.00
PAYMENTS	-481.00
ADJUSTMENTS	0.00
MISCELLANEOUS	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	481.00
TOTAL AMOUNT DUE	481.00

PAID
 APR 21 2015
 BY: 410