

Financial Statement

Properties: Lakeview COA

Dates from 2/1/2015 to 2/28/2015 (cash basis)

ASSETS

Bank	
1092 Lakeview Condo Owners Association	11,959.15
1111 Reserve Account	
1093 Lakeview Condo Reserve	10,895.92
1111 Total Reserve Account	<u>10,895.92</u>
Total Bank	<u>22,855.07</u>
TOTAL ASSETS	<u>22,855.07</u>

LIABILITIES & EQUITY

Equity

Equity	
3001 Retained Earnings	10,873.50
3040 Reserve Account Equity	<u>10,895.92</u>
Total Equity	21,769.42
Net Income (1/1/2015 - 1/31/2015)	-505.61

Income

4000 HOA Dues	3,978.70
4050 Reserve Income	1,034.61
4200 Income	
4210 Late Fees	100.00
4250 Violation Fees Income	1.17
4320 Garage Income	<u>75.00</u>
4200 Total Income	<u>176.17</u>
Total Income	5,189.48

Expense

5000 Association Expenses	
5005 Association Operations	38.88
5010 Management Fees	<u>350.00</u>
5000 Total Association Expenses	388.88
5100 Repairs & Maintenance	
5190 Misc. Building Maint.	<u>1,000.00</u>
5100 Total Repairs & Maintenance	1,000.00
5200 Utilities	
5210 Electric	19.23
5240 Sewer	481.00
5260 Garbage	<u>276.38</u>
5200 Total Utilities	776.61
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	<u>882.02</u>
Total Expense	3,598.22

Net Income (2/1/2015 - 2/28/2015)	1,591.26
Total Equity	<u>22,855.07</u>
TOTAL LIABILITIES & EQUITY	<u><u>22,855.07</u></u>

General Ledger

Properties: Lakeview COA
Detail From 2/1/2015 to 2/28/2015 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						2,876.66
02/01/2015	PPALOC	2171	Debra Blizzard #7 Prepay from previous peri	44.89		2,831.77
02/03/2015	CHPAID	1086	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	2,950.27
02/03/2015	CHPAID	1086	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	3,068.77
02/03/2015	CHPAID	1086	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	3,187.27
02/03/2015	CHPAID	1087	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	3,305.77
02/03/2015	CHPAID	447	Kathy McClung #8 Alloc to 'HOADUE' Ch date		147.60	3,453.37
02/03/2015	CHPAID	447	Kathy McClung #8 Alloc to 'HOADUE' Ch date		147.60	3,600.97
02/03/2015	CHPAID	97073029	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	3,745.07
02/03/2015	UNALOC	447	Kathy McClung #8 Unallocated prepay		384.98	4,130.05
02/06/2015	CHPAID	1308	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	4,283.26
02/06/2015	CHPAID	181	David & Jana Har#3 Alloc to 'HOADUE' Ch date		144.10	4,427.36
02/06/2015	CHPAID	181	David & Jana Har#10 Alloc to 'HOADUE' Ch date		147.60	4,574.96
02/06/2015	CHPAID	181	David & Jana Har#12 Alloc to 'HOADUE' Ch date		147.60	4,722.56
02/06/2015	CHPAID	22016	Daniel & Heather #5 Alloc to 'HOADUE' Ch date		144.10	4,866.66
02/06/2015	CHPAID	995730	Joseph Stockmar #11 Alloc to 'HOADUE' Ch date		147.60	5,014.26
02/06/2015	CHPAID	3629	Robert Sonnes #4 Alloc to 'HOADUE' Ch date		144.10	5,158.36
02/10/2015	CHPAID	976	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	5,302.63
02/10/2015	CHPAID	0005027	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	5,455.49
02/10/2015	CHPAID	0005028	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date		161.28	5,616.77
02/10/2015	CHPAID	2373063964	Jared Benedict #1 Alloc to 'HOADUE' Ch date		66.45	5,683.22
02/10/2015	CHPAID	2373063964	Jared Benedict #1 Alloc to 'HOADUE' Ch date		77.18	5,760.40
02/10/2015	CHPAID	95452077	Rhodes Investme #16 Alloc to 'HOADUE' Ch date		122.54	5,882.94
02/10/2015	CHPAID	95452077	Rhodes Investme #19 Alloc to 'HOADUE' Ch date		151.64	6,034.58
02/10/2015	CHPAID	36304987	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	6,178.68
02/23/2015	CHPAID	365612033	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	6,322.78
02/24/2015	UNALOC	2174	Debra Blizzard #7 Unallocated prepay		384.98	6,707.76
02/26/2015	CHPAID	5026939	Joseph Stockmar #11 Alloc to 'HOADUE' Ch date		147.60	6,855.36
Totals for HOA Dues				44.89	4,023.59	6,855.36
			Beg Bal: 2,876.66			
			Activity: 3,978.70			
						801.73
4050 Reserve Income (Income)						801.73
02/01/2015	PYALOC	2171	Debra Blizzard #7 Payment from previous pe		44.89	846.62
02/03/2015	CHPAID	1086	Matthew Cook #17 Alloc to 'RI' Ch date: 11/1/		36.04	882.66
02/03/2015	CHPAID	1086	Matthew Cook #17 Alloc to 'RI' Ch date: 12/1/		36.04	918.70
02/03/2015	CHPAID	1086	Matthew Cook #17 Alloc to 'RI' Ch date: 1/1/1:		36.04	954.74
02/03/2015	CHPAID	1087	Matthew Cook #17 Alloc to 'RI' Ch date: 2/1/1:		36.04	990.78
02/03/2015	CHPAID	447	Kathy McClung #8 Alloc to 'RI' Ch date: 1/1/1:		44.89	1,035.67
02/03/2015	CHPAID	447	Kathy McClung #8 Alloc to 'RI' Ch date: 2/1/1:		44.89	1,080.56
02/03/2015	CHPAID	97073029	Davovia Marith #6 Alloc to 'RI' Ch date: 2/1/1:		43.83	1,124.39
02/06/2015	CHPAID	1308	Juan Piedra #18 Alloc to 'RI' Ch date: 2/1/1:		46.60	1,170.99
02/06/2015	CHPAID	181	David & Jana Har #3 Alloc to 'RI' Ch date: 2/1/1:		43.83	1,214.82
02/06/2015	CHPAID	181	David & Jana Har #10 Alloc to 'RI' Ch date: 2/1/1:		44.89	1,259.71
02/06/2015	CHPAID	181	David & Jana Har #12 Alloc to 'RI' Ch date: 2/1/1:		44.89	1,304.60
02/06/2015	CHPAID	22016	Daniel & Heather #5 Alloc to 'RI' Ch date: 2/1/1:		43.83	1,348.43
02/06/2015	CHPAID	995730	Joseph Stockmar #11 Alloc to 'RI' Ch date: 1/1/1:		44.89	1,393.32
02/06/2015	CHPAID	3629	Robert Sonnes #4 Alloc to 'RI' Ch date: 1/1/1:		43.83	1,437.15
02/10/2015	CHPAID	976	Israel Moshkovits #14 Alloc to 'RI' Ch date: 2/1/1:		43.88	1,481.03
02/10/2015	CHPAID	0005027	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 2/1/1:		46.49	1,527.52
02/10/2015	CHPAID	0005028	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 2/1/1:		49.05	1,576.57
02/10/2015	CHPAID	2373063964	Jared Benedict #1 Alloc to 'RI' Ch date: 1/1/1:		43.83	1,620.40
02/10/2015	CHPAID	95452077	Rhodes Investme #16 Alloc to 'RI' Ch date: 2/1/1:		37.27	1,657.67
02/10/2015	CHPAID	95452077	Rhodes Investme #19 Alloc to 'RI' Ch date: 2/1/1:		46.12	1,703.79
02/10/2015	CHPAID	36304987	Heonia Chaschin #2 Alloc to 'RI' Ch date: 1/1/1:		43.83	1,747.62
02/23/2015	CHPAID	365612033	Heonia Chaschin #2 Alloc to 'RI' Ch date: 2/1/1:		43.83	1,791.45
02/26/2015	CHPAID	5026939	Joseph Stockmar #11 Alloc to 'RI' Ch date: 2/1/1:		44.89	1,836.34
Totals for Reserve Income				0.00	1,034.61	1,836.34
			Beg Bal: 801.73			
			Activity: 1,034.61			

Date	Type	Reference	Description	Debit	Credit	Balance
4200 Income : 4210 Late Fees (Income)						50.00
02/03/2015	CHPAID	1086	Matthew Cook #17 Alloc to 'LC' Ch date: 11/1		25.00	75.00
02/03/2015	CHPAID	1086	Matthew Cook #17 Alloc to 'LC' Ch date: 12/1		25.00	100.00
02/03/2015	CHPAID	1086	Matthew Cook #17 Alloc to 'LC' Ch date: 1/11,		25.00	125.00
02/03/2015	CHPAID	447	Kathy McClung #8 Alloc to 'LC' Ch date: 1/11,		25.00	150.00
Totals for Late Fees			Beg Bal: 50.00	Activity: 100.00	0.00	100.00
4200 Income : 4250 Violation Fees Income (Income)						117.55
02/06/2015	CHPAID	22016	Daniel & Heather #5 Alloc to 'VF' Ch date: 1/22,		1.17	118.72
Totals for Violation Fees Income			Beg Bal: 117.55	Activity: 1.17	0.00	118.72
4200 Income : 4320 Garage Income (Income)						75.00
02/06/2015	CHPAID	3629	Robert Sonnes #4 Alloc to 'GR' Ch date: 1/1/		75.00	150.00
Totals for Garage Income			Beg Bal: 75.00	Activity: 75.00	0.00	150.00
5000 Association Expenses : 5005 Association Operations (Expense)						0.00
02/10/2015	CHECK	383	RPM Services Inc, Meeting Minutes/Proposed Parking	38.88		38.88
Totals for Association Operations			Beg Bal: 0.00	Activity: 38.88	38.88	0.00
5000 Association Expenses : 5010 Management Fees (Expense)						350.00
02/10/2015	CHECK	383	RPM Services Inc, Monthly Management Fee	350.00		700.00
Totals for Management Fees			Beg Bal: 350.00	Activity: 350.00	350.00	0.00
5100 Repairs & Maintenance : 5190 Misc. Building Maint. (Expense)						0.00
02/10/2015	CHECK	387	Vancouver Development Company Down Payment Cor	1,000.00		1,000.00
Totals for Misc. Building Maint.			Beg Bal: 0.00	Activity: 1,000.00	1,000.00	0.00
5200 Utilities : 5210 Electric (Expense)						20.04
02/10/2015	CHECK	388	Clark Public Utilities Monthly Electricity Acct# 550-0424	19.23		39.27
Totals for Electric			Beg Bal: 20.04	Activity: 19.23	19.23	0.00
5200 Utilities : 5240 Sewer (Expense)						468.00
02/10/2015	CHECK	389	Clark Regional Wastewater District Monthly Sewer Acci	481.00		949.00
Totals for Sewer			Beg Bal: 468.00	Activity: 481.00	481.00	0.00
5200 Utilities : 5260 Garbage (Expense)						275.78
02/10/2015	CHECK	386	Waste Connections Monthly Garbage 2010-976517	276.38		552.16
Totals for Garbage			Beg Bal: 275.78	Activity: 276.38	276.38	0.00
5400 Landscaping : 5410 Landscaping Contract (Expense)						216.80
02/10/2015	CHECK	385	Simple Lawns, LLC. Monthly Landscaping	216.80		433.60
Totals for Landscaping Contract			Beg Bal: 216.80	Activity: 216.80	216.80	0.00
5600 Insurance : 5610 Insurance (Expense)						333.91
02/10/2015	CHECK	390	American Family Insurance Policy #019-860-226-37	333.91		667.82
Totals for Insurance			Beg Bal: 333.91	Activity: 333.91	333.91	0.00
6500 Unbudgeted Expense (Expense)						1,880.00
Totals for Unbudgeted Expense			Beg Bal: 1,880.00	Activity: 0.00	0.00	0.00
6700 Reserve Contribution (Expense)						882.02
02/10/2015	CHECK	384	Lakeview COA Monthly Reserve Contribution	882.02		1,764.04

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>	
Totals for Reserve Contribution			Beg Bal: 882.02	Activity: 882.02	882.02	0.00	1,764.04
				Totals:	3,643.11	5,234.37	

Budget Comparison

Properties: Lakeview COA

Comparison Periods: 2/1/15 - 2/28/15 and 1/1/15 - 2/28/15 (cash basis)

	Actual 2/1/15 - 2/28/15	Budget 2/15	\$ Change	% Change	Actual YTD 1/1/15 - 2/28/15	Budget YTD 1/15 - 2/15	\$ Change	% Change
INCOME								
4000 HOA Dues	3,978.70	2,900.00	1,078.70	37.2%	6,855.36	5,800.00	1,055.36	18.2%
4050 Reserve Income	1,034.61	882.02	152.59	17.3%	1,836.34	1,764.04	72.30	4.1%
4200 Income								
4210 Late Fees	100.00	0.00	100.00		150.00	0.00	150.00	
4250 Violation Fees Income	1.17	0.00	1.17		118.72	0.00	118.72	
4320 Garage Income	75.00	75.00	0.00	0.0%	150.00	150.00	0.00	0.0%
4200 Total Income	176.17	75.00	101.17	134.9%	418.72	150.00	268.72	179.1%
TOTAL INCOME	5,189.48	3,857.02	1,332.46	34.5%	9,110.42	7,714.04	1,396.38	18.1%
EXPENSE								
5000 Association Expenses								
5005 Association Operations	38.88	25.00	13.88	55.5%	38.88	50.00	-11.12	-22.2%
5010 Management Fees	350.00	416.67	-66.67	-16.0%	700.00	833.30	-133.30	-16.0%
5000 Total Association Expenses	388.88	441.67	-52.79	-12.0%	738.88	883.30	-144.42	-16.4%
5100 Repairs & Maintenance								
5190 Misc. Building Maint.	1,000.00	525.00	475.00	90.5%	1,000.00	1,050.00	-50.00	-4.8%
5100 Total Repairs & Maintenance	1,000.00	525.00	475.00	90.5%	1,000.00	1,050.00	-50.00	-4.8%
5200 Utilities								
5210 Electric	19.23	20.83	-1.60	-7.7%	39.27	41.70	-2.43	-5.8%
5240 Sewer	481.00	475.00	6.00	1.3%	949.00	950.00	-1.00	-0.1%
5260 Garbage	276.38	291.67	-15.29	-5.2%	552.16	583.30	-31.14	-5.3%
5200 Total Utilities	776.61	787.50	-10.89	-1.4%	1,540.43	1,575.00	-34.57	-2.2%
5300 General Expenses								
5305 Legal	0.00	83.33	-83.33	-100.0%	0.00	166.70	-166.70	-100.0%
5310 Taxes	0.00	16.67	-16.67	-100.0%	0.00	33.30	-33.30	-100.0%
5315 State Filing Fee	0.00	0.83	-0.83	-100.0%	0.00	1.70	-1.70	-100.0%
5300 Total General Expenses	0.00	100.83	-100.83	-100.0%	0.00	201.70	-201.70	-100.0%
5400 Landscaping								
5410 Landscaping Contract	216.80	250.00	-33.20	-13.3%	433.60	500.00	-66.40	-13.3%
5400 Total Landscaping	216.80	250.00	-33.20	-13.3%	433.60	500.00	-66.40	-13.3%
5600 Insurance								
5610 Insurance	333.91	291.67	42.24	14.5%	667.82	583.30	84.52	14.5%
5600 Total Insurance	333.91	291.67	42.24	14.5%	667.82	583.30	84.52	14.5%
6400 Delinquent Contingency	0.00	161.67	-161.67	-100.0%	0.00	323.30	-323.30	-100.0%

	Actual 2/1/15 - 2/28/15	Budget 2/15	\$ Change	% Change	Actual YTD 1/1/15 - 2/28/15	Budget YTD 1/15 - 2/15	\$ Change	% Change
6500 Unbudgeted Expense	0.00	416.67	-416.67	-100.0%	1,880.00	833.30	1,046.70	125.6%
6700 Reserve Contribution	882.02	882.02	0.00	0.0%	1,764.04	1,764.04	0.00	0.0%
TOTAL EXPENSE	3,598.22	3,857.03	-258.81	-6.7%	8,024.77	7,713.94	310.83	4.0%
NET INCOME	1,591.26	-0.01	1,591.27	15912700.0%	1,085.65	0.10	1,085.55	1085550.0%
NET INCOME SUMMARY								
Income	5,189.48	3,857.02	1,332.46	34.5%	9,110.42	7,714.04	1,396.38	18.1%
Expense	-3,598.22	-3,857.03	258.81	-6.7%	-8,024.77	-7,713.94	-310.83	4.0%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	1,591.26	-0.01	1,591.27	-15912700.0%	1,085.65	0.10	1,085.55	1085550.0%

Profit & Loss 12 Month Recap

Properties: Lakeview COA

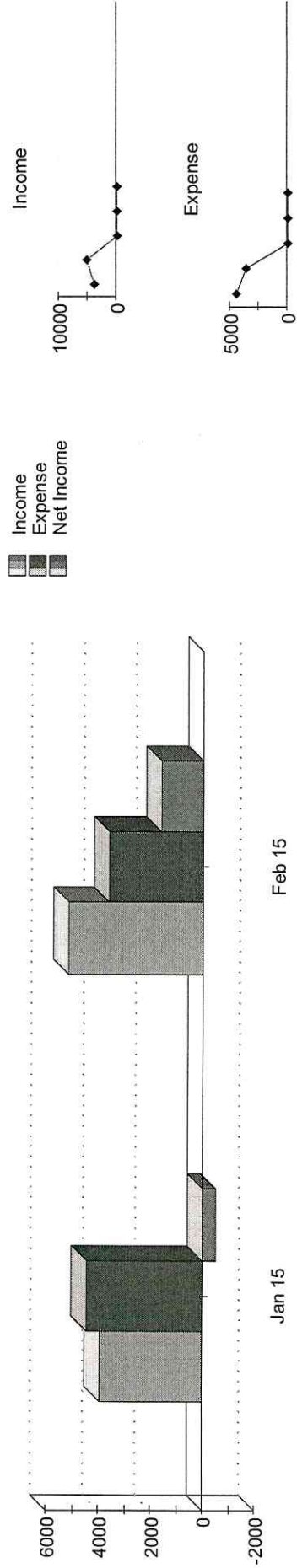
Monthly recap 1/1/2015-2/28/2015 (cash basis)

	JAN 15	FEB 15	TOTAL
INCOME			
4000 HOA Dues	2,876.66	3,978.70	6,855.36
4050 Reserve Income	801.73	1,034.61	1,836.34
4200 Income			
4210 Late Fees	50.00	100.00	150.00
4250 Violation Fees Income	117.55	1.17	118.72
4320 Garage Income	75.00	75.00	150.00
4200 Total Income	242.55	176.17	418.72
TOTAL INCOME	3,920.94	5,189.48	9,110.42
EXPENSE			
5000 Association Expenses			
5005 Association Operations	0.00	38.88	38.88
5010 Management Fees	350.00	350.00	700.00
5000 Total Association Expenses	350.00	388.88	738.88
5100 Repairs & Maintenance			
5190 Misc. Building Maint.	0.00	1,000.00	1,000.00
5100 Total Repairs & Maintenance	0.00	1,000.00	1,000.00
5200 Utilities			
5210 Electric	20.04	19.23	39.27
5240 Sewer	468.00	481.00	949.00
5260 Garbage	275.78	276.38	552.16
5200 Total Utilities	763.82	776.61	1,540.43
5400 Landscaping			
5410 Landscaping Contract	216.80	216.80	433.60
5400 Total Landscaping	216.80	216.80	433.60
5600 Insurance			
5610 Insurance	333.91	333.91	667.82
5600 Total Insurance	333.91	333.91	667.82
6500 Unbudgeted Expense	1,880.00	0.00	1,880.00
6700 Reserve Contribution	882.02	882.02	1,764.04
TOTAL EXPENSE	4,426.55	3,598.22	8,024.77
NET INCOME	-505.61	1,591.26	1,085.65

	JAN 15	FEB 15	TOTAL
Income	3,920.94	5,189.48	9,110.42
Expense	-4,426.55	-3,598.22	-8,024.77
Other Inc/Exp	0.00	0.00	0.00
NET INCOME	-505.61	1,591.26	1,085.65

NET INCOME SUMMARY

Income
Expense
Other Inc/Exp
NET INCOME



Delinquency (Summary)

Properties: Lakeview COA

As Of Saturday February 28, 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	110.75
Dickau, Daniel & Heather	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	2,056.28
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	562.45
King, Bobbi	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	15,363.57
Sonnes, Robert	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	287.93
Total delinquent for property:						18,380.98

Report Summary

Customers: 5
Percent Delinquent: 25.00%
Delinquent Amount: 18,380.98

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 2/28/2015

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
2/3/2015	D4109	Bank deposit Deposit	1,676.05
2/6/2015	D4128	Bank deposit Deposit	1,417.24
2/11/2015	D4151	Bank deposit Deposit	1,330.79
2/26/2015	D4206	Bank deposit Deposit	765.40
			5,189.48

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/30/2015	382	Vancouver Development Company	1,880.00
2/10/2015	383	RPM Services Inc,	388.88
2/10/2015	384	Lakeview COA	882.02
2/10/2015	385	Simple Lawns, LLC.	216.80
2/10/2015	386	Waste Connections	276.38
2/10/2015	387	Vancouver Development Company	1,000.00
2/10/2015	388	Clark Public Utilities	19.23
2/10/2015	389	Clark Regional Wastewater District	481.00
2/10/2015	390	American Family Insurance	333.91
			5,478.22

Summary

Cleared Balance:	12,247.89	Reconciled Balance	11,959.15
Selected Payments:	5,478.22	+ Uncleared Deposits	0.00
Selected Deposits:	5,189.48	- Outstanding Checks	0.00
Reconciled Balance:	11,959.15	Register Balance	11,959.15
Goal:	11,959.15		
Difference:	0.00		



UMPQUA

B · A · N · K

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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: January 31, 2015
This statement: February 28, 2015

Twice as ready to make an impact. We have joined Umpqua Bank. See how Umpqua Associates give back at umpquabank.com/connect

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$12,247.89
Low balance	\$10,367.89	Deposits/Additions	\$5,189.48
Average balance	\$11,969.83	Withdrawals/Subtractions	\$5,478.22
Interest earned	\$0.00	Ending balance	\$11,959.15

Deposits/Additions

Date	Description	Additions
02-03	Deposit	1,676.05
02-06	Deposit	1,417.24
02-11	Deposit	1,330.79
02-26	Deposit	765.40
Total Deposits/Additions		\$5,189.48

Daily Balances

Date	Amount	Date	Amount	Date	Amount
01-31	12,247.89	02-06	13,461.18	02-13	11,686.93
02-02	10,367.89	02-10	12,190.28	02-17	11,193.75
02-03	12,043.94	02-11	13,501.84	02-26	11,959.15
				02-28	11,959.15

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>
382	1,880.00
383	388.88
384	882.02
385	216.80
386	276.38
387	1,000.00

Checks

<u>Ck#</u>	<u>Amount</u>	<u>Date</u>
388	19.23	02-11
389	481.00	02-13
390	333.91	02-13
Total Checks paid: 9 for \$5,478.22		
(* Skip in check sequence, R-Check has been returned, + Electronified check)		

—
 —
 —

Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 2/28/2015

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
2/10/2015	J2448	Journal	882.02
			882.02

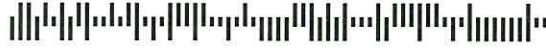
Summary

Cleared Balance:	10,013.90	Reconciled Balance	10,895.92
Selected Payments:	0.00	+ Uncleared Deposits	0.00
Selected Deposits:	882.02	- Outstanding Checks	0.00
<hr/>		<hr/>	
Reconciled Balance:	10,895.92	Register Balance	10,895.92
Goal:	10,895.92		
<hr/>			
Difference:	0.00		



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: January 31, 2015
This statement: February 28, 2015

Twice as ready to make an impact. We have joined Umpqua Bank. See how Umpqua Associates give back at umpquabank.com/connect

BUSINESS FREE CHECKING

Account number	9800551419	Beginning balance	\$10,013.90
Low balance	\$10,013.90	Deposits/Additions	\$882.02
Average balance	\$10,612.41	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$10,895.92

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-10	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>
01-31	10,013.90	02-10	10,895.92	02-28	10,895.92

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 2/1/2015 and 2/28/2015

Vendor	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5005 Association Operations							
RPM Services Inc,	2/10/2015	383	Meeting	2/10/2015		Lakev	38.88
							<u>38.88</u>
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc,	2/10/2015	383	Monthly Management	3/7/2015	February	Lakev	350.00
							<u>350.00</u>
5100 Repairs & Maintenance : 5190 Misc. Building Maint.							
Vancouver	2/10/2015	387	Down Payment	2/10/2015		Lakev	1000.00
							<u>1,000.00</u>
5200 Utilities : 5210 Electric							
Clark Public Utilities	2/10/2015	388	Monthly Electricity Acct#	2/21/2015	550-0424-005-1	Lakev	19.23
							<u>19.23</u>
5200 Utilities : 5240 Sewer							
Clark Regional	2/10/2015	389	Monthly Sewer	2/21/2015	016125-000	Lakev	481.00
							<u>481.00</u>
5200 Utilities : 5260 Garbage							
Waste Connections	2/10/2015	386	Monthly Garbage	2/21/2015	2010-976517	Lakev	276.38
							<u>276.38</u>
5400 Landscaping : 5410 Landscaping Contract							
Simple Lawns, LLC.	2/10/2015	385	Monthly Landscaping	1/7/2015	1526	Lakev	216.80
							<u>216.80</u>
5600 Insurance : 5610 Insurance							
American Family	2/10/2015	390	Policy #019-860-226-37	2/21/2015	019-860-226-37	Lakev	333.91
							<u>333.91</u>
6700 Reserve Contribution							
Lakeview COA	2/10/2015	384	Monthly Reserve	2/28/2015	February	Lakev	882.02
							<u>882.02</u>
						Total Amount:	3,598.22

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

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

February



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

January 26, 2015

To: Lakeview Condominium Assosiation

**Postage Invoice – Meeting Minutes and Proposed
Parking Solutions**

Copies:

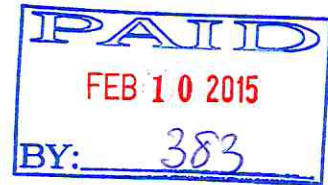
$\$.20$ 2 sided copies x 128 = $\$25.60$

Envelopes:

$\$.14$ ea x 16 = $\$2.24$

Postage:

$\$.69$ X 16 = $\$11.04$



TOTAL: \$38.88

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

February



Simple Lawns, LLC

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

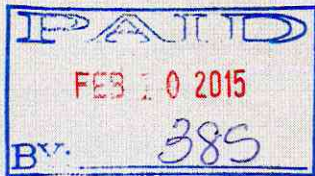
Invoice

Date	Account #	Invoice #
1/31/2015	LA210V	1526

Bill To
Lakeview Condos 5620 NE Gher Road Vancouver Wa 98662

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

Serviced	Due Date
January 2015	2/15/2015

Description	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	Total \$216.80



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. 11888628
 STATEMENT DATE 02/01/15
 DUE DATE 02/25/15
 BILLING PERIOD 01/01/15 - 01/31/15

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 275.78
01/19/15	Payment Thank You!	\$ 275.78-
	Total Payments And Credits	\$ 275.78-
	Service Location	
	Acct #976517	
	Lakeview Condos Llc	
	2102 Nw Kelley Dr	
01/31/15	4Yd Cont 1X Weekly	\$ 211.39
	01/01/15-01/31/15	
	1 Each @ \$211.39	
01/31/15	Multi-Family Recycle	\$ 39.24
	01/01/15-01/31/15	
	12 Each @ \$3.27	
01/31/15	Perm Cont Rent 4Yd	\$ 16.73
	01/01/15-01/31/15	
	1 Each @ \$16.73	
	Refuse Tax 3.6%	\$ 7.61
	State Sales Tax 8.4%	\$ 1.41
	Current Charges And Fees	\$ 276.38
	Total Due	\$ 276.38

The disposal rates at the local garbage transfer stations have increased by 1.82% effective January 1, 2015. If you have questions regarding this invoice, please contact Waste Connections at 360-892-5370 or customerhelp@wasteconnections.com .

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.



Mistie Andrew

From: Juan n Terri Piedra <pedra970@hotmail.com>
Sent: Friday, January 30, 2015 5:14 PM
To: rpms
Subject: Fwd: concrete slab for rycyke rebid lower.

Ashley,

Debra has voted and we are at 100% to hire Vancouver development to do concrete slab for \$1800; \$1000 down and monthly payment \$300 until paid off.

J

Sent from my iPhone

Begin forwarded message:

From: DBliz10403@aol.com
Date: January 30, 2015 at 3:44:39 PM PST
To: pedra970@hotmail.com
Subject: Re: concrete slab for rycyke rebid lower.



I approve.

In a message dated 1/30/2015 12:43:04 P.M. Pacific Standard Time, pedra970@hotmail.com writes:

Hey since we need a 100% vote to move forward on the slab! and it looks like Debra wont vote yes on the slab! unless they drop their price an additional \$300. And i am not willing to risk losing this contractor by low balling him. I think this issue is a mute. We will leave the recycle bins as is and call this issue closed. We can reopen it at the Aprils meeting of which we have not agreed on a date yet.

I found an article, that seems to imply that it is legal to have a meeting via conference call, where it does not take all three to vote yes, is rpm set up for conference calls, and if we set up a conference call meeting and only two of us call in can we proceed to do business and approve payments with just two on the conference? Article below;

Our clients often ask us if it is permissible for boards to vote on association business via e-mail. We have even heard of association boards that do not meet in person at all, but conduct all business via e-mail. Although doing business this way may seem harmless, it may actually be a breach of a director's duty of care to vote on association business via e-mail.

The Washington Nonprofit Corporation Act allows association members to vote by electronic transmission (RCW 24.03.085) if voting in that manner is authorized by the association's bylaws. So if your association allows owners to vote via e-mail, so long as that is authorized by the bylaws, those votes are valid.

Board meetings, however, must be conducted in real time. RCW 24.03.120 states: "Except as may be otherwise restricted by the articles of incorporation or bylaws, members of the board of directors ... may participate in a meeting ... by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear

each other at the same time and participation by such means shall constitute presence in person at a meeting.”

The law requires board meetings to be held in real time (whether via teleconference or in person) because real-time meetings provide the board with an opportunity for healthy discussion and debate of the issues at hand. While e-mail is a forum that allows multiple board members to weigh in with their opinion on a matter, it does not allow the members of the board to participate in the type of back-and-forth that a true discussion requires.

There is one exception to this general rule: directors may take action without a meeting so long as there is a unanimous consent in the form of a record, such as a unanimous email vote. (RCW 24.03.465) Board decisions that are made unanimously via e-mail should be ratified at the next Board meeting so that the unanimity of the decision is reflected in the minutes. E-mail votes should be limited to issues that have already been discussed at a board meeting or that are time-sensitive and require immediate action by the board.

So, here's your bottom line: don't vote by e-mail. If you do, do so only when you must, and only if the decision of the board is truly unanimous. All e-mail decisions should be ratified at the very next real-time board meeting.

Sent from my iPad

On Jan 30, 2015, at 10:25 AM, DBliz10403@aol.com wrote:

If they accept \$300 less for job I vote yes

In a message dated 1/29/2015 7:33:28 P.M. Pacific Standard Time, piedra970@hotmail.com writes:

i spoke to them today about the concrete slab for the recycle bins, he said we could pay \$1000 and they will do the work and then \$300 per month till the total is paid for. what do you think should we move forward with this on our operating fund?

Subject: Re: concrete slab for rycyke rebid lower.
From: jdt Huston@aol.com
Date: Wed, 28 Jan 2015 17:22:57 -0800
To: piedra970@hotmail.com

I vote to do it with payments

Sent from my iPhone

On Jan 28, 2015, at 5:16 PM, Juan n Terri Piedra <piedra970@hotmail.com> wrote:

Well I am trying to delay this till closer to June but the reason they lower their bid is because they have many concrete bags that will go bad soon, so they want to use them quickly, thus give us a discount. i may be able to delay them till march but i think if i push it till June they will go back to full Price, They did mention they can do the work now and we can make payments..

To: piedra970@hotmail.com
Subject: Re: concrete slab for rycyke rebid lower.
From: jdthuston@aol.com
Date: Wed, 28 Jan 2015 20:04:19 -0500

I assume this is for the recycle bins. Are we going to wait for this to be done?

Denny

-----Original Message-----

From: Juan n Terri Piedra <piedra970@hotmail.com>
To: DBliz10403@aol.com <dbliz10403@aol.com>;
Denny Huston <jdthuston@aol.com>; [rpms](mailto:rpms@pacifier.com)
<rpms@pacifier.com>
Sent: Wed, Jan 28, 2015 4:10 pm
Subject: concrete slab for rycyke rebid lower.

The guys that fixed our retaining wall bided the concrete slab it much lower this time:|

<ATT00001>

=



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 29 days you used 90 kwh:
 Present reading - 02/04/15 10450
 Previous reading - 01/06/15 -10360
Total electric usage 90

Your charge for 90 kwh is:
 Basic service \$12.00
 90 kwh @ 8.16 cents each 7.34
 REP Credit @ 0.119 cents/kwh* -0.11
 Total electric service \$19.23
Your average daily cost was \$0.66

Total Cost This Billing

Total electric service \$19.23
Total charges this billing \$19.23

* Residential Exchange Program Credit via BPA

Clark Public Utilities offers various rebates and incentives for energy conservation measures. For a full list, visit www.clarkpublicutilities.com.

Account Summary

Previous balance \$20.04
 Payments - thank you 20.04 CR
 January 14
 Balance forward .00
 Current charges 19.23
Total amount due \$19.23

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
03/05/14	28	70	3
02/05/14	30	80	3
02/05/13	32	130	4

PAID
 FEB 10 2015
 BY: 388



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: 1/1/2015 To 1/31/2015
BILLING DATE: 1/30/2015
DUE DATE: 2/27/2015

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	468.00
PAYMENTS	-468.00
ADJUSTMENTS	0.00
MISCELLANEOUS	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	481.00
TOTAL AMOUNT DUE	481.00

PAID
 FEB 10 2015
 BY: 389





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



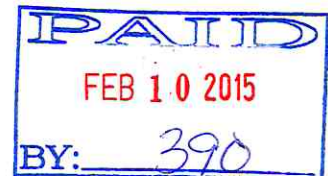
H

FOG000 001001 009636 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	\$160.80
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	\$1,498.75
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
TOTALS		\$333.91	\$1,659.55

Payment is due by **03/01/2015**. 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.

