

# Financial Statement

Properties: Lakeview COA

Dates from 1/1/2015 to 1/31/2015 (cash basis)

## ASSETS

Bank	
1092 Lakeview Condo Owners Association	10,367.89
1111 Reserve Account	
1093 Lakeview Condo Reserve	10,013.90
1111 Total Reserve Account	<u>10,013.90</u>
Total Bank	<u>20,381.79</u>
<b>TOTAL ASSETS</b>	<b><u>20,381.79</u></b>

## LIABILITIES & EQUITY

### Equity

Equity	
3001 Retained Earnings	10,873.50
3040 Reserve Account Equity	<u>10,013.90</u>
Total Equity	20,887.40

### Income

4000 HOA Dues	2,876.66
4050 Reserve Income	801.73
4200 Income	
4210 Late Fees	50.00
4250 Violation Fees Income	117.55
4320 Garage Income	<u>75.00</u>
4200 Total Income	<u>242.55</u>
Total Income	<u>3,920.94</u>

### Expense

5000 Association Expenses	
5010 Management Fees	<u>350.00</u>
5000 Total Association Expenses	350.00
5200 Utilities	
5210 Electric	20.04
5240 Sewer	468.00
5260 Garbage	<u>275.78</u>
5200 Total Utilities	763.82
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
6500 Unbudgeted Expense	1,880.00
6700 Reserve Contribution	<u>882.02</u>
Total Expense	<u>4,426.55</u>

**Net Income (1/1/2015 - 1/31/2015)** -505.61

**Total Equity** 20,381.79

## TOTAL LIABILITIES & EQUITY

**20,381.79**

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# General Ledger

Properties: Lakeview COA  
Detail From 1/1/2015 to 1/31/2015 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance	
4000 HOA Dues (Income)						0.00	
01/05/2015	CHPAID	177	David & Jana Har#3 Alloc to 'HOADUE' Ch date		144.10	144.10	
01/05/2015	CHPAID	177	David & Jana Har#10 Alloc to 'HOADUE' Ch date		147.60	291.70	
01/05/2015	CHPAID	177	David & Jana Har#12 Alloc to 'HOADUE' Ch date		147.60	439.30	
01/05/2015	CHPAID	2171	Debra Blizzard #7 Alloc to 'HOADUE' Ch date		147.60	586.90	
01/05/2015	CHPAID	21871	Daniel & Heather #5 Alloc to 'HOADUE' Ch date		127.72	714.62	
01/05/2015	CHPAID	87744112	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	858.72	
01/05/2015	CHPAID	995721	Joseph Stockmar#11 Alloc to 'HOADUE' Ch date		147.60	1,006.32	
01/05/2015	UNALOC	2171	Debra Blizzard #7 Unallocated prepay		192.49	1,198.81	
01/05/2015	UNALOC	21871	Daniel & Heather #5 Prepay (payment total: 18		17.55	1,216.36	
01/12/2015	CHPAID	1305	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	1,369.57	
01/12/2015	CHPAID	0005025	Ed & Denny LLC.#21 Alloc to 'HOADUE' Ch date		161.28	1,530.85	
01/12/2015	CHPAID	0005024	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	1,683.71	
01/12/2015	CHPAID	90530414	Rhodes Investme#16 Alloc to 'HOADUE' Ch date		122.54	1,806.25	
01/12/2015	CHPAID	90530414	Rhodes Investme#19 Alloc to 'HOADUE' Ch date		151.64	1,957.89	
01/12/2015	CHPAID	830	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	2,102.16	
01/12/2015	CHPAID	358226490	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	2,246.26	
01/12/2015	CHPAID	3587	Robert Sonnes #4 Alloc to 'HOADUE' Ch date		144.10	2,390.36	
01/14/2015	CHPAID	88118356	Jared Benedict #1 Alloc to 'HOADUE' Ch date		65.98	2,456.34	
01/14/2015	CHPAID	88118356	Jared Benedict #1 Alloc to 'HOADUE' Ch date		77.65	2,533.99	
01/22/2015	PPALOC	21871	Daniel & Heather #5 Prepay (payment: 1/5/15 :	17.55		2,516.44	
01/23/2015	CHPAID	1056	Michael Hammett #9 Alloc to 'HOADUE' Ch date		147.60	2,664.04	
01/23/2015	CHPAID	1056	Michael Hammett #9 Alloc to 'HOADUE' Ch date		147.60	2,811.64	
01/23/2015	CHPAID	1056	Michael Hammett #9 Alloc to 'HOADUE' Ch date		65.02	2,876.66	
<b>Totals for HOA Dues</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 2,876.66</b>	<b>17.55</b>	<b>2,894.21</b>	<b>2,876.66</b>
4050 Reserve Income (Income)						0.00	
01/05/2015	CHPAID	177	David & Jana Har#3 Alloc to 'RI' Ch date: 1/1/1:		43.83	43.83	
01/05/2015	CHPAID	177	David & Jana Har#10 Alloc to 'RI' Ch date: 1/1/1:		44.89	88.72	
01/05/2015	CHPAID	177	David & Jana Har#12 Alloc to 'RI' Ch date: 1/1/1:		44.89	133.61	
01/05/2015	CHPAID	2171	Debra Blizzard #7 Alloc to 'RI' Ch date: 1/1/1:		44.89	178.50	
01/05/2015	CHPAID	21871	Daniel & Heather #5 Alloc to 'RI' Ch date: 1/1/1:		43.83	222.33	
01/05/2015	CHPAID	87744112	Davovia Marith #6 Alloc to 'RI' Ch date: 1/1/1:		43.83	266.16	
01/05/2015	CHPAID	995721	Joseph Stockmar#11 Alloc to 'RI' Ch date: 12/1/		44.89	311.05	
01/12/2015	CHPAID	1305	Juan Piedra #18 Alloc to 'RI' Ch date: 1/1/1:		46.60	357.65	
01/12/2015	CHPAID	0005025	Ed & Denny LLC.#21 Alloc to 'RI' Ch date: 1/1/1:		49.05	406.70	
01/12/2015	CHPAID	0005024	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 1/1/1:		46.49	453.19	
01/12/2015	CHPAID	90530414	Rhodes Investme#16 Alloc to 'RI' Ch date: 1/1/1:		37.27	490.46	
01/12/2015	CHPAID	90530414	Rhodes Investme#19 Alloc to 'RI' Ch date: 1/1/1:		46.12	536.58	
01/12/2015	CHPAID	830	Israel Moshkovits #14 Alloc to 'RI' Ch date: 1/1/1:		43.88	580.46	
01/12/2015	CHPAID	358226490	Heonia Chaschin #2 Alloc to 'RI' Ch date: 12/1/		43.83	624.29	
01/12/2015	CHPAID	3587	Robert Sonnes #4 Alloc to 'RI' Ch date: 12/1/		43.83	668.12	
01/14/2015	CHPAID	88118356	Jared Benedict #1 Alloc to 'RI' Ch date: 12/1/		43.83	711.95	
01/23/2015	CHPAID	1056	Michael Hammett #9 Alloc to 'RI' Ch date: 10/1/		44.89	756.84	
01/23/2015	CHPAID	1056	Michael Hammett #9 Alloc to 'RI' Ch date: 11/1/		44.89	801.73	
<b>Totals for Reserve Income</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 801.73</b>	<b>0.00</b>	<b>801.73</b>	<b>801.73</b>
4200 Income : 4210 Late Fees (Income)						0.00	
01/23/2015	CHPAID	1056	Michael Hammett #9 Alloc to 'LC' Ch date: 10/1		25.00	25.00	
01/23/2015	CHPAID	1056	Michael Hammett #9 Alloc to 'LC' Ch date: 11/1		25.00	50.00	
<b>Totals for Late Fees</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 50.00</b>	<b>0.00</b>	<b>50.00</b>	<b>50.00</b>
4200 Income : 4250 Violation Fees Income (Income)						0.00	
01/22/2015	CHPAID	21871	Daniel & Heather #5 Alloc to 'VF' Ch date: 1/22,		17.55	17.55	
01/23/2015	CHPAID	1056	Michael Hammett #9 Alloc to 'VF' Ch date: 9/30,		100.00	117.55	

Date	Type	Reference	Description	Debit	Credit	Balance
<b>Totals for Violation Fees Income</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 117.55</b>	<b>0.00</b>	<b>117.55</b>
4200 Income : 4320 Garage Income (Income)						
01/12/2015	CHPAID	3587	Robert Sonnes #4 Alloc to 'GR' Ch date: 12/1		75.00	75.00
<b>Totals for Garage Income</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 75.00</b>	<b>0.00</b>	<b>75.00</b>
5000 Association Expenses : 5010 Management Fees (Expense)						
01/09/2015	CHECK	375	RPM Services Inc, Monthly Management Fee	350.00		350.00
<b>Totals for Management Fees</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 350.00</b>	<b>350.00</b>	<b>0.00</b>
5200 Utilities : 5210 Electric (Expense)						
01/09/2015	CHECK	380	Clark Public Utilities Monthly Electricity Acct# 550-0424	20.04		20.04
<b>Totals for Electric</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 20.04</b>	<b>20.04</b>	<b>0.00</b>
5200 Utilities : 5240 Sewer (Expense)						
01/09/2015	CHECK	379	Clark Regional Wastewater District Monthly Sewer Acct	468.00		468.00
<b>Totals for Sewer</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 468.00</b>	<b>468.00</b>	<b>0.00</b>
5200 Utilities : 5260 Garbage (Expense)						
01/09/2015	CHECK	377	Waste Connections Monthly Garbage 2010-976517	275.78		275.78
<b>Totals for Garbage</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 275.78</b>	<b>275.78</b>	<b>0.00</b>
5400 Landscaping : 5410 Landscaping Contract (Expense)						
01/09/2015	CHECK	376	Simple Lawns, LLC. Monthly Landscaping	216.80		216.80
<b>Totals for Landscaping Contract</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 216.80</b>	<b>216.80</b>	<b>0.00</b>
5600 Insurance : 5610 Insurance (Expense)						
01/09/2015	CHECK	378	American Family Insurance Policy #019-860-226-37	333.91		333.91
<b>Totals for Insurance</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 333.91</b>	<b>333.91</b>	<b>0.00</b>
6500 Unbudgeted Expense (Expense)						
01/30/2015	CHECK	382	Vancouver Development Company Repair damage driv	1,880.00		1,880.00
<b>Totals for Unbudgeted Expense</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 1,880.00</b>	<b>1,880.00</b>	<b>0.00</b>
6700 Reserve Contribution (Expense)						
01/30/2015	CHECK	381	Lakeview COA Monthly Reserve Contribution	882.02		882.02
<b>Totals for Reserve Contribution</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 882.02</b>	<b>882.02</b>	<b>0.00</b>
<b>Totals:</b>				<b>4,444.10</b>	<b>3,938.49</b>	



# Budget Comparison

Properties: Lakeview COA

Comparison Periods: 1/1/15 - 1/31/15 and 1/1/15 - 1/31/15 (cash basis)

	Actual 1/1/15 - 1/31/15	Budget 1/15	\$ Change	% Change	Actual YTD 1/1/15 - 1/31/15	Budget YTD 1/15 - 1/15	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	2,876.66	2,900.00	-23.34	-0.8%	2,876.66	2,900.00	-23.34	-0.8%
4050 Reserve Income	801.73	882.02	-80.29	-9.1%	801.73	882.02	-80.29	-9.1%
4200 Income								
4210 Late Fees	50.00	0.00	50.00	0.0%	50.00	0.00	50.00	0.0%
4250 Violation Fees Income	117.55	0.00	117.55	0.0%	117.55	0.00	117.55	0.0%
4320 Garage Income	75.00	75.00	0.00	0.0%	75.00	75.00	0.00	0.0%
4200 Total Income	242.55	75.00	167.55	223.4%	242.55	75.00	167.55	223.4%
<b>TOTAL INCOME</b>	<b>3,920.94</b>	<b>3,857.02</b>	<b>63.92</b>	<b>1.7%</b>	<b>3,920.94</b>	<b>3,857.02</b>	<b>63.92</b>	<b>1.7%</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0%	0.00	25.00	-25.00	-100.0%
5010 Management Fees	350.00	416.63	-66.63	-16.0%	350.00	416.63	-66.63	-16.0%
5000 Total Association Expenses	350.00	441.63	-91.63	-20.7%	350.00	441.63	-91.63	-20.7%
5100 Repairs & Maintenance								
5190 Misc. Building Maint.	0.00	525.00	-525.00	-100.0%	0.00	525.00	-525.00	-100.0%
5100 Total Repairs & Maintenance	0.00	525.00	-525.00	-100.0%	0.00	525.00	-525.00	-100.0%
5200 Utilities								
5210 Electric	20.04	20.87	-0.83	-4.0%	20.04	20.87	-0.83	-4.0%
5240 Sewer	468.00	475.00	-7.00	-1.5%	468.00	475.00	-7.00	-1.5%
5260 Garbage	275.78	291.63	-15.85	-5.4%	275.78	291.63	-15.85	-5.4%
5200 Total Utilities	763.82	787.50	-23.68	-3.0%	763.82	787.50	-23.68	-3.0%
5300 General Expenses								
5305 Legal	0.00	83.37	-83.37	-100.0%	0.00	83.37	-83.37	-100.0%
5310 Taxes	0.00	16.63	-16.63	-100.0%	0.00	16.63	-16.63	-100.0%
5315 State Filing Fee	0.00	0.87	-0.87	-100.0%	0.00	0.87	-0.87	-100.0%
5300 Total General Expenses	0.00	100.87	-100.87	-100.0%	0.00	100.87	-100.87	-100.0%
5400 Landscaping								
5410 Landscaping Contract	216.80	250.00	-33.20	-13.3%	216.80	250.00	-33.20	-13.3%
5400 Total Landscaping	216.80	250.00	-33.20	-13.3%	216.80	250.00	-33.20	-13.3%
5600 Insurance								
5610 Insurance	333.91	291.63	42.28	14.5%	333.91	291.63	42.28	14.5%
5600 Total Insurance	333.91	291.63	42.28	14.5%	333.91	291.63	42.28	14.5%
6400 Delinquent Contingency	0.00	161.63	-161.63	-100.0%	0.00	161.63	-161.63	-100.0%

	Actual 1/1/15 - 1/31/15	Budget 1/15	\$ Change	% Change	Actual YTD 1/1/15 - 1/31/15	Budget YTD 1/15 - 1/15	\$ Change	% Change
6500 Unbudgeted Expense	1,880.00	416.63	1,463.37	351.2%	1,880.00	416.63	1,463.37	351.2%
6700 Reserve Contribution	882.02	882.02	0.00	0.0%	882.02	882.02	0.00	0.0%
<b>TOTAL EXPENSE</b>	<b>4,426.55</b>	<b>3,856.91</b>	<b>569.64</b>	<b>14.8%</b>	<b>4,426.55</b>	<b>3,856.91</b>	<b>569.64</b>	<b>14.8%</b>
<b>NET INCOME</b>	<b>-505.61</b>	<b>0.11</b>	<b>-505.72</b>	<b>-459745.5%</b>	<b>-505.61</b>	<b>0.11</b>	<b>-505.72</b>	<b>-459745.5%</b>
<b>NET INCOME SUMMARY</b>								
Income	3,920.94	3,857.02	63.92	1.7%	3,920.94	3,857.02	63.92	1.7%
Expense	-4,426.55	-3,856.91	-569.64	14.8%	-4,426.55	-3,856.91	-569.64	14.8%
Other Income & Expense	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>NET INCOME</b>	<b>-505.61</b>	<b>0.11</b>	<b>-505.72</b>	<b>-459745.5%</b>	<b>-505.61</b>	<b>0.11</b>	<b>-505.72</b>	<b>-459745.5%</b>

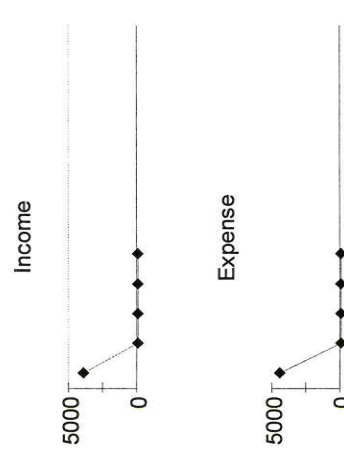
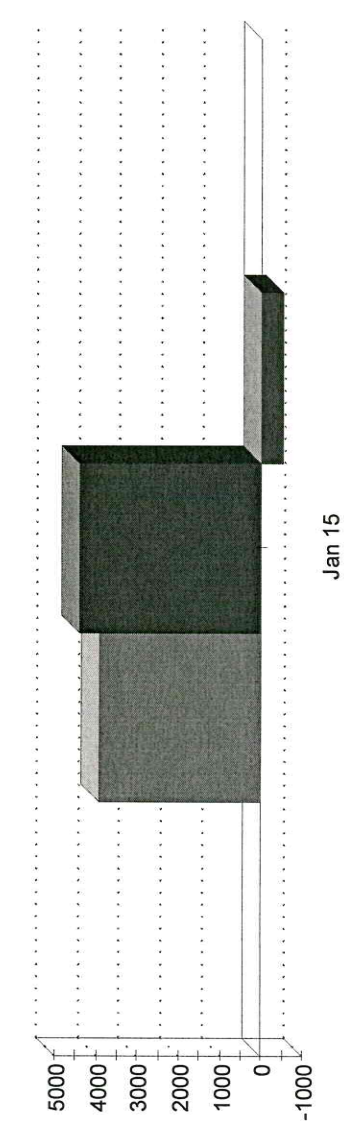
# Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2015-1/31/2015 (cash basis)

	JAN 15	TOTAL
<b>INCOME</b>		
4000 HOA Dues	2,876.66	2,876.66
4050 Reserve Income	801.73	801.73
4200 Income		
4210 Late Fees	50.00	50.00
4250 Violation Fees Income	117.55	117.55
4320 Garage Income	75.00	75.00
4200 Total Income	242.55	242.55
<b>TOTAL INCOME</b>	<b>3,920.94</b>	<b>3,920.94</b>
<b>EXPENSE</b>		
5000 Association Expenses		
5010 Management Fees	350.00	350.00
5000 Total Association Expenses	350.00	350.00
5200 Utilities		
5210 Electric	20.04	20.04
5240 Sewer	468.00	468.00
5260 Garbage	275.78	275.78
5200 Total Utilities	763.82	763.82
5400 Landscaping		
5410 Landscaping Contract	216.80	216.80
5400 Total Landscaping	216.80	216.80
5600 Insurance		
5610 Insurance	333.91	333.91
5600 Total Insurance	333.91	333.91
6500 Unbudgeted Expense	1,880.00	1,880.00
6700 Reserve Contribution	882.02	882.02
<b>TOTAL EXPENSE</b>	<b>4,426.55</b>	<b>4,426.55</b>
<b>NET INCOME</b>	<b>-505.61</b>	<b>-505.61</b>

	JAN 15	TOTAL
<b>NET INCOME SUMMARY</b>		
Income	3,920.94	3,920.94
Expense	-4,426.55	-4,426.55
Other Inc/Exp	0.00	0.00
<b>NET INCOME</b>	<b>-505.61</b>	<b>-505.61</b>





# Delinquency (Summary)

Properties: Lakeview COA  
As Of Saturday January 31, 2015  
\* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
<b>Lakeview COA</b>						
Benedict, Jared	1912	#1	CONDO/HOA		2102 NW Kelly Dr. Unit #1	110.28
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	538.62
Dickau, Daniel & Heather	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	82.45
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	344.96
King, Bobbi	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	15,042.37
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	2,017.49
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>18,779.52</b>

## Report Summary

Customers: 9  
Percent Delinquent: 45.00%  
Delinquent Amount: 18,779.52

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 1/31/2015

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/5/2015	D3990	Bank deposit Deposit	1,527.41
1/12/2015	D4018	Bank deposit Deposit	1,606.07
1/14/2015	D4047	Bank deposit Deposit	187.46
1/23/2015	D4063	Bank deposit Deposit	600.00
			<b>3,920.94</b>

## Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/9/2015	375	RPM Services Inc,	350.00
1/9/2015	376	Simple Lawns, LLC.	216.80
1/9/2015	377	Waste Connections	275.78
1/9/2015	378	American Family Insurance	333.91
1/9/2015	379	Clark Regional Wastewater District	468.00
1/9/2015	380	Clark Public Utilities	20.04
1/30/2015	381	Lakeview COA	882.02
			<b>2,546.55</b>

## Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/30/2015	382	Vancouver Development Company	1,880.00
			<b>1,880.00</b>

## Summary

<b>Cleared Balance:</b>	10,873.50	<b>Reconciled Balance</b>	12,247.89
<b>Selected Payments:</b>	2,546.55	<b>+ Uncleared Deposits</b>	0.00
<b>Selected Deposits:</b>	3,920.94	<b>- Outstanding Checks</b>	1,880.00
<b>Reconciled Balance:</b>	12,247.89	<b>Register Balance</b>	10,367.89
<b>Goal:</b>	12,247.89		
<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: December 31, 2014  
This statement: January 31, 2015

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	\$10,873.50
Low balance	\$10,873.50	Deposits/Additions	\$3,920.94
Average balance	\$12,592.87	Withdrawals/Subtractions	\$2,546.55
Interest earned	\$0.00	Ending balance	\$12,247.89

**Deposits/Additions**

Date	Description	Additions
01-05	Deposit	1,527.41
01-12	Deposit	1,606.07
01-14	Deposit	187.46
01-23	Deposit	600.00
<b>Total Deposits/Additions</b>		<b>\$3,920.94</b>

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
12-31	10,873.50	01-14	13,824.40	01-20	12,529.91
01-05	12,400.91	01-15	13,022.49	01-23	13,129.91
01-12	14,006.98	01-16	12,805.69	01-30	12,247.89
				01-31	12,247.89

**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>
375	350.00
376	216.80
377	275.78
378	333.91
379	468.00

**Checks**

<u>Date</u>	<u>Ck#</u>	<u>Amount</u>	<u>Date</u>
01-14	380	20.04	01-14
01-16	381	882.02	01-30
Total Checks paid: 7 for \$2,546.55			
(* Skip in check sequence, R-Check has been returned, + Electronified check)			





# Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 1/31/2015

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/30/2015	J2447	Journal January Reserve Contribution	882.02
			<b>882.02</b>

## Summary

Cleared Balance:	9,131.88
Selected Payments:	0.00
Selected Deposits:	882.02
<b>Reconciled Balance:</b>	<b>10,013.90</b>
<b>Goal:</b>	<b>10,013.90</b>
<b>Difference:</b>	<b>0.00</b>

<b>Reconciled Balance</b>	10,013.90
<b>+ Uncleared Deposits</b>	0.00
<b>- Outstanding Checks</b>	0.00
<b>Register Balance</b>	<b>10,013.90</b>



**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: December 31, 2014  
This statement: January 31, 2015

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	\$9,131.88
Low balance	\$9,131.88	Deposits/Additions	\$882.02
Average balance	\$9,188.78	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$10,013.90

**Deposits/Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-30	Deposit	882.02
<b>Total Deposits/Additions</b>		<b>\$882.02</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12-31	9,131.88	01-30	10,013.90	01-31	10,013.90

**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>	<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 1/1/2015 and 1/31/2015

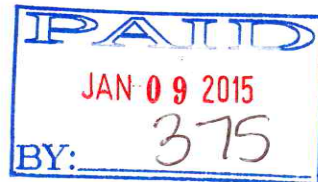
<u>Vendor</u>	<u>Check Date</u>	<u>Reference</u>	<u>Memo</u>	<u>Bill Date</u>	<u>Bill Reference</u>	<u>Property</u>	<u>Amount</u>
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc,	1/9/2015	375	Monthly Management	2/7/2015	January	Lakev	350.00
							<u>350.00</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilities	1/9/2015	380	Monthly Electricity Acct#	1/21/2015	550-0424-005-1	Lakev	20.04
							<u>20.04</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional	1/9/2015	379	Monthly Sewer	1/21/2015	016125-000	Lakev	468.00
							<u>468.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connections	1/9/2015	377	Monthly Garbage	1/21/2015	2010-976517	Lakev	275.78
							<u>275.78</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Simple Lawns, LLC.	1/9/2015	376	Monthly Landscaping	12/7/2014	1435	Lakev	216.80
							<u>216.80</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family	1/9/2015	378	Policy #019-860-226-37	1/21/2015	019-860-226-37	Lakev	333.91
							<u>333.91</u>
<b>6500 Unbudgeted Expense</b>							
Vancouver	1/30/2015	382	Repair damage	1/30/2015	2013	Lakev	1880.00
							<u>1,880.00</u>
<b>6700 Reserve Contribution</b>							
Lakeview COA	1/30/2015	381	Monthly Reserve	1/30/2015	January	Lakev	882.02
							<u>882.02</u>
						<b>Total Amount:</b>	<b>4,426.55</b>



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

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

**January**



# Simple Lawns, LLC

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

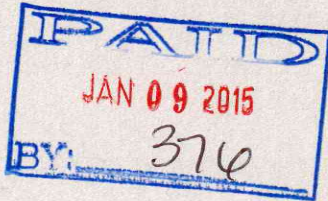
# Invoice

Date	Account #	Invoice #
12/31/2014	LA210V	1435

Bill To
Lakeview Condos 5620 NE Gher Road Vancouver Wa 98662

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

Serviced	Due Date
November 2014	1/15/2015

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	<b>Total</b> \$216.80



WASTE CONNECTIONS  
 VANCOUVER DISTRICT  
 12115 NE 99TH ST STE 1230  
 VANCOUVER WA 98682-2329  
 DISTRICT NO - 2010



ACCOUNT NO. 2010-976517  
 INVOICE NO. 11813704  
 STATEMENT DATE 01/01/15  
 DUE DATE 01/25/15  
 BILLING PERIOD 12/01/14 - 12/31/14

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

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

**INVOICE STATEMENT**

Date	Description	Amount
	<b>Previous Balance</b>	\$ 275.78
12/11/14	Payment Thank You! 366	\$ 275.78-
	<b>Total Payments And Credits</b>	\$ 275.78-
	<b>Service Location</b>	
	<b>Acct #976517</b>	
	<b>Lakeview Condos Llc</b>	
	<b>2102 Nw Kelley Dr</b>	
12/31/14	4Yd Cont 1X Weekly 12/01/14-12/31/14 1 Each @ \$211.39	\$ 211.39
12/31/14	Multi-Family Recycle 12/01/14-12/31/14 12 Each @ \$3.22	\$ 38.64
12/31/14	Perm Cont Rent 4Yd 12/01/14-12/31/14 1 Each @ \$16.73	\$ 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

"The disposal rates at the local garbage transfer stations will increase by 1.82% effective January 1, 2015. For additional information please call 1-866-892-9269 from 8:00 AM to 5:00 PM Monday through Friday."

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



H

FOG000 001001 010461 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	\$192.96
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	\$1,798.50
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
<b>TOTALS</b>		<b>\$333.91</b>	<b>\$1,991.46</b>

Payment is due by **02/01/2015**. 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.

Printed on 30% recycled paper







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 RPM SERVICES  
 5620 NE GHER RD STE H  
 VANCOUVER, WA 98662

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 12/1/2014 To 12/31/2014  
**BILLING DATE:** 12/31/2014  
**DUE DATE:** 1/30/2015

## 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  
**TOTAL AMOUNT DUE 468.00**





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 34 days you used 100 kwh:  
 Present reading - 01/06/15 10360  
 Previous reading - 12/03/14 -10260  
**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 \$0.59**

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

\* Residential Exchange Program Credit via BPA  
 Resolve to Race for Warmth! Sign up online today to join utility customers and employees in the first annual walk/run to benefit Operation Warm Heart.

**Account Summary**

Previous balance \$20.04  
 Payments - thank you December 15 20.04 CR  
 Balance forward .00  
 Current charges 20.04  
**Total amount due \$20.04**

**Compare Your Use**

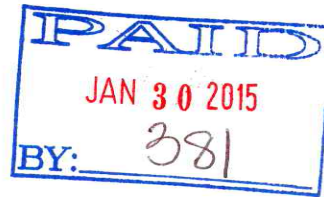
**ELECTRIC METER 501493**

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
01/06/14	33	100	3
01/04/13	30	170	6

IPATD  
 JAN 09 2015  
 BY: 380

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

**January**





CCB #182489

**Invoice**

*Placed on  
unit #8's  
account.*

Date	Invoice #
1-21-2015	2013

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

Terms	Project / Job #
upon receipt	

Quantity	Description	Rate	Amount
	RE: Repair Damage Driveway Retaining Wall		
	Scope of Work:		
	-Remove Broken Sections and Prep for New Concrete		
	-Core Drill and Inset rebar at joint, base and structure		
	-Fabricate Forms for Concrete Pour		
	-Hand Mix Concrete-Poured In Place		
	-Vibrate concrete pour		
	-Float New Section and Old Remaining Wall for uniform finish		
	-Paint Top Section "Road" Yellow for caution		
	-Remove Forms and Debris from Site		1735.00
	-WA State Sales Tax 8.4%		<u>145.00</u>
	Total		1880.00
		Total	1880.00
		<b>Balance Due</b>	

