

Financial Statement

Properties: Lakeview COA
Dates from 10/1/2015 to 10/31/2015 (cash basis)

ASSETS

Bank	
1092 Lakeview Condo Owners Association	2,929.81
1111 Reserve Account	
1093 Lakeview Condo Reserve	17,952.08
1111 Total Reserve Account	<u>17,952.08</u>
Total Bank	<u>20,881.89</u>
TOTAL ASSETS	<u><u>20,881.89</u></u>

LIABILITIES & EQUITY

Equity

Equity	
3001 Retained Earnings	10,873.50
3040 Reserve Account Equity	<u>17,952.08</u>
Total Equity	28,825.58
Net Income (1/1/2015 - 9/30/2015)	-67.79

Income

4000 HOA Dues	2,482.81
4050 Reserve Income	703.57
4200 Income	
4250 Violation Fees Income	<u>100.00</u>
4200 Total Income	<u>100.00</u>
Total Income	<u>3,286.38</u>

Expense

5000 Association Expenses	
5010 Management Fees	350.00
5020 Postage / Copies	<u>13.86</u>
5000 Total Association Expenses	363.86
5100 Repairs & Maintenance	
5130 Fence	496.93
5143 Painting	<u>8,091.56</u>
5100 Total Repairs & Maintenance	8,588.49
5200 Utilities	
5210 Electric	14.57
5240 Sewer	481.00
5260 Garbage	<u>276.38</u>
5200 Total Utilities	771.95
5400 Landscaping	
5410 Landscaping Contract	<u>216.80</u>
5400 Total Landscaping	216.80
5600 Insurance	
5610 Insurance	<u>339.16</u>
5600 Total Insurance	339.16
6700 Reserve Contribution	<u>882.02</u>
Total Expense	11,162.28
Net Income (10/1/2015 - 10/31/2015)	-7,875.90

Total Equity

20,881.89

TOTAL LIABILITIES & EQUITY

20,881.89

General Ledger

Properties: Lakeview COA
Detail From 10/1/2015 to 10/31/2015 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance	
4000 HOA Dues (Income)						26,812.46	
10/01/2015	PPALOC	476	Kathy McClung #8 Prepay from previous peri	44.89		26,767.57	
10/01/2015	PPALOC	2185	Debra Blizzard #7 Prepay from previous peri	44.89		26,722.68	
10/01/2015	PPALOC	3979	Robert Sonnes #4 Prepay from previous peri	43.83		26,678.85	
10/02/2015	CHPAID	2396475534	Jared Benedict #1 Alloc to 'HOADUE' Ch dat		144.10	26,822.95	
10/02/2015	CHPAID	88795455	Matthew Cook #17 Alloc to 'HOADUE' Ch dat		118.50	26,941.45	
10/02/2015	CHPAID	87552823	Davovia Marith #6 Alloc to 'HOADUE' Ch dat		144.10	27,085.55	
10/06/2015	CHPAID	227	David & Jana Har#3 Alloc to 'HOADUE' Ch dat		144.10	27,229.65	
10/06/2015	CHPAID	227	David & Jana Har#10 Alloc to 'HOADUE' Ch dat		147.60	27,377.25	
10/06/2015	CHPAID	227	David & Jana Har#12 Alloc to 'HOADUE' Ch dat		147.60	27,524.85	
10/08/2015	CHPAID	90180999	Joseph Stockmar #11 Alloc to 'HOADUE' Ch dat		147.60	27,672.45	
10/08/2015	CHPAID	405300656	Heonia Chaschin #2 Alloc to 'HOADUE' Ch dat		144.10	27,816.55	
10/08/2015	CHPAID	154467365	Juan Piedra #18 Alloc to 'HOADUE' Ch dat		153.21	27,969.76	
10/08/2015	UNALOC	4026	Robert Sonnes #4 Unallocated prepay		262.93	28,232.69	
10/12/2015	CHPAID	35065434	Rhodes Investme #16 Alloc to 'HOADUE' Ch dat		122.54	28,355.23	
10/12/2015	CHPAID	2155	Israel Moshkovits #14 Alloc to 'HOADUE' Ch dat		144.27	28,499.50	
10/12/2015	UNALOC	35065434	Rhodes Investme #19 Unallocated prepay		97.76	28,597.26	
10/13/2015	CSTCRD	1912	Jared Benedict #1 Type: HOADUE	1.11		28,596.15	
10/13/2015	CHPAID	0005052	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch dat		161.28	28,757.43	
10/13/2015	CHPAID	0005051	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch dat		152.86	28,910.29	
10/15/2015	UNALOC	2188	Debra Blizzard #7 Unallocated prepay		384.98	29,295.27	
Totals for HOA Dues			Beg Bal: 26,812.46	Activity: 2,482.81	134.72	2,617.53	29,295.27
4050 Reserve Income (Income)						7,833.82	
10/01/2015	PYALOC	476	Kathy McClung #8 Payment from previous pe		44.89	7,878.71	
10/01/2015	PYALOC	2185	Debra Blizzard #7 Payment from previous pe		44.89	7,923.60	
10/01/2015	PYALOC	3979	Robert Sonnes #4 Payment from previous pe		43.83	7,967.43	
10/02/2015	CHPAID	2396475534	Jared Benedict #1 Alloc to 'RI' Ch date: 9/1/1:		1.58	7,969.01	
10/02/2015	CHPAID	2396475534	Jared Benedict #1 Alloc to 'RI' Ch date: 10/1/		41.78	8,010.79	
10/02/2015	CHPAID	88795455	Matthew Cook #17 Alloc to 'RI' Ch date: 10/1/		36.04	8,046.83	
10/02/2015	CHPAID	87552823	Davovia Marith #6 Alloc to 'RI' Ch date: 10/1/		43.83	8,090.66	
10/06/2015	CHPAID	227	David & Jana Har#3 Alloc to 'RI' Ch date: 10/1/		18.83	8,109.49	
10/06/2015	CHPAID	227	David & Jana Har#3 Alloc to 'RI' Ch date: 10/1/		25.00	8,134.49	
10/06/2015	CHPAID	227	David & Jana Har#10 Alloc to 'RI' Ch date: 10/1/		44.89	8,179.38	
10/06/2015	CHPAID	227	David & Jana Har#12 Alloc to 'RI' Ch date: 10/1/		44.89	8,224.27	
10/08/2015	CHPAID	90180999	Joseph Stockmar #11 Alloc to 'RI' Ch date: 10/1/		44.89	8,269.16	
10/08/2015	CHPAID	405300656	Heonia Chaschin #2 Alloc to 'RI' Ch date: 10/1/		43.83	8,312.99	
10/08/2015	CHPAID	154467365	Juan Piedra #18 Alloc to 'RI' Ch date: 10/1/		46.60	8,359.59	
10/12/2015	CHPAID	35065434	Rhodes Investme #16 Alloc to 'RI' Ch date: 10/1/		37.27	8,396.86	
10/12/2015	CHPAID	2155	Israel Moshkovits #14 Alloc to 'RI' Ch date: 10/1/		43.88	8,440.74	
10/13/2015	CHPAID		Jared Benedict #1 Alloc to 'RI' Ch date: 10/1/		1.11	8,441.85	
10/13/2015	CHPAID	0005052	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 10/1/		49.05	8,490.90	
10/13/2015	CHPAID	0005051	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 10/1/		46.49	8,537.39	
Totals for Reserve Income			Beg Bal: 7,833.82	Activity: 703.57	0.00	703.57	8,537.39
4200 Income : 4210 Late Fees (Income)						550.00	
No activity in the period						550.00	
Totals for Late Fees			Beg Bal: 550.00	Activity: 0.00	0.00	0.00	550.00
4200 Income : 4232 Delinquent Collections Income (Income)						25.00	
No activity in the period						25.00	
Totals for Delinquent Collections Incc			Beg Bal: 25.00	Activity: 0.00	0.00	0.00	25.00
4200 Income : 4250 Violation Fees Income (Income)						1,077.46	

Date	Type	Reference	Description	Debit	Credit	Balance
10/12/2015	CHPAID	35065434	Rhodes Investme #19 Alloc to 'VF' Ch date: 9/23,		100.00	1,177.46
Totals for Violation Fees Income			Beg Bal: 1,077.46	Activity: 100.00	0.00	1,177.46
4200 Income : 4320 Garage Income (Income)						
			No activity in the period			450.00
Totals for Garage Income			Beg Bal: 450.00	Activity: 0.00	0.00	450.00
5000 Association Expenses : 5005 Association Operations (Expense)						
			No activity in the period			66.60
Totals for Association Operations			Beg Bal: 66.60	Activity: 0.00	0.00	66.60
5000 Association Expenses : 5010 Management Fees (Expense)						
10/01/2015	CHECK	460	RPM Services Inc, Monthly Management Fee	350.00		3,500.00
Totals for Management Fees			Beg Bal: 3,150.00	Activity: 350.00	0.00	3,500.00
5000 Association Expenses : 5015 Misc. Management Services (Expense)						
			No activity in the period			14.95
Totals for Misc. Management Service			Beg Bal: 14.95	Activity: 0.00	0.00	14.95
5000 Association Expenses : 5020 Postage / Copies (Expense)						
10/01/2015	CHECK	460	RPM Services Inc, board meeting info matiling	13.86		13.86
Totals for Postage / Copies			Beg Bal: 0.00	Activity: 13.86	0.00	13.86
5100 Repairs & Maintenance (Expense)						
			No activity in the period			596.91
Totals for Repairs & Maintenance			Beg Bal: 596.91	Activity: 0.00	0.00	596.91
5100 Repairs & Maintenance : 5130 Fence (Expense)						
10/08/2015	CHECK	465	Rick's Custom Fencing & Decking balance	496.93		993.87
Totals for Fence			Beg Bal: 496.94	Activity: 496.93	0.00	993.87
5100 Repairs & Maintenance : 5143 Painting (Expense)						
10/16/2015	CHECK	466	Five Star Painting Main Bldg - balance due	6,363.38		13,900.00
10/16/2015	CHECK	466	Five Star Painting Bldg 3	1,728.18		15,628.18
Totals for Painting			Beg Bal: 7,536.62	Activity: 8,091.56	0.00	15,628.18
5100 Repairs & Maintenance : 5190 Misc. Building Maint. (Expense)						
			No activity in the period			2,421.46
Totals for Misc. Building Maint.			Beg Bal: 2,421.46	Activity: 0.00	0.00	2,421.46
5200 Utilities : 5210 Electric (Expense)						
10/16/2015	CHECK	468	Clark Public Utilities Monthly Electricity Acct# 7236-175	14.57		168.39
Totals for Electric			Beg Bal: 153.82	Activity: 14.57	0.00	168.39
5200 Utilities : 5240 Sewer (Expense)						
10/07/2015	CHECK	462	Clark Regional Wastewater District Monthly Sewer Acct	481.00		4,316.00
Totals for Sewer			Beg Bal: 4,316.00	Activity: 481.00	0.00	4,797.00
5200 Utilities : 5260 Garbage (Expense)						
10/07/2015	CHECK	464	Waste Connections Monthly Garbage 2010-976517	276.38		2,486.82
Totals for Garbage			Beg Bal: 2,486.82	Activity: 276.38	0.00	2,763.20
5300 General Expenses : 5305 Legal (Expense)						
			No activity in the period			252.00
						252.00

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>	
Totals for Legal			Beg Bal: 252.00	Activity: 0.00	0.00	0.00	252.00
5300 General Expenses : 5315 State Filing Fee (Expense)							
No activity in the period							
Totals for State Filing Fee			Beg Bal: 10.00	Activity: 0.00	0.00	0.00	10.00
5400 Landscaping : 5410 Landscaping Contract (Expense)							
10/07/2015	CHECK	463	Simple Lawns, LLC. Monthly Landscaping	216.80			1,951.20
Totals for Landscaping Contract			Beg Bal: 1,951.20	Activity: 216.80	216.80	0.00	2,168.00
5600 Insurance : 5610 Insurance (Expense)							
10/16/2015	CHECK	467	American Family Insurance Policy #019-860-226-37	339.16			3,019.02
Totals for Insurance			Beg Bal: 3,019.02	Activity: 339.16	339.16	0.00	3,358.18
6500 Unbudgeted Expense (Expense)							
No activity in the period							
Totals for Unbudgeted Expense			Beg Bal: 2,406.01	Activity: 0.00	0.00	0.00	2,406.01
6700 Reserve Contribution (Expense)							
10/01/2015	CHECK	461	Lakeview COA Monthly Reserve Contribution	882.02			7,938.18
Totals for Reserve Contribution			Beg Bal: 7,938.18	Activity: 882.02	882.02	0.00	8,820.20
				Totals:	11,297.00	3,421.10	

Budget Comparison

Properties: Lakeview COA

Comparison Periods: 10/1/15 - 10/31/15 and 1/1/15 - 10/31/15 (cash basis)

	Actual 10/1/15 - 10/31/15	Budget 10/15	\$ Change	% Change	Actual YTD 1/1/15 - 10/31/15	Budget YTD 1/15 - 10/15	\$ Change	% Change
INCOME								
4000 HOA Dues	2,482.81	2,900.00	-417.19	-14.4%	29,295.27	29,000.00	295.27	1.0%
4050 Reserve Income	703.57	882.02	-178.45	-20.2%	8,537.39	8,820.20	-282.81	-3.2%
4200 Income								
4210 Late Fees	0.00	0.00	0.00		550.00	0.00	550.00	
4232 Delinquent Collections Income	0.00	0.00	0.00		25.00	0.00	25.00	
4250 Violation Fees Income	100.00	0.00	100.00		1,177.46	0.00	1,177.46	
4320 Garage Income	0.00	75.00	-75.00	-100.0%	450.00	750.00	-300.00	-40.0%
4200 Total Income	100.00	75.00	25.00	33.3%	2,202.46	750.00	1,452.46	193.7%
TOTAL INCOME	3,286.38	3,857.02	-570.64	-14.8%	40,035.12	38,570.20	1,464.92	3.8%
EXPENSE								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0%	66.60	250.00	-183.40	-73.4%
5010 Management Fees	350.00	416.67	-66.67	-16.0%	3,500.00	4,166.66	-666.66	-16.0%
5015 Misc. Management Services	0.00	0.00	0.00		14.95	0.00	14.95	
5020 Postage / Copies	13.86	0.00	13.86		13.86	0.00	13.86	
5000 Total Association Expenses	363.86	441.67	-77.81	-17.6%	3,595.41	4,416.66	-821.25	-18.6%
5100 Repairs & Maintenance								
5130 Fence	496.93	0.00	496.93		993.87	0.00	993.87	
5143 Painting	8,091.56	0.00	8,091.56		15,628.18	0.00	15,628.18	
5190 Misc. Building Maint.	0.00	525.00	-525.00	-100.0%	2,421.46	5,250.00	-2,828.54	-53.9%
5100 Other Repairs & Maintenance	0.00	0.00	0.00		596.91	0.00	596.91	
5100 Total Repairs & Maintenance	8,588.49	525.00	8,063.49	1535.9%	19,640.42	5,250.00	14,390.42	274.1%
5200 Utilities								
5210 Electric	14.57	20.83	-6.26	-30.1%	168.39	208.34	-39.95	-19.2%
5240 Sewer	481.00	475.00	6.00	1.3%	4,797.00	4,750.00	47.00	1.0%
5260 Garbage	276.38	291.67	-15.29	-5.2%	2,763.20	2,916.66	-153.46	-5.3%
5200 Total Utilities	771.95	787.50	-15.55	-2.0%	7,728.59	7,875.00	-146.41	-1.9%
5300 General Expenses								
5305 Legal	0.00	83.33	-83.33	-100.0%	252.00	833.34	-581.34	-69.8%
5310 Taxes	0.00	16.67	-16.67	-100.0%	0.00	166.66	-166.66	-100.0%
5315 State Filing Fee	0.00	0.83	-0.83	-100.0%	10.00	8.34	1.66	19.9%
5300 Total General Expenses	0.00	100.83	-100.83	-100.0%	262.00	1,008.34	-746.34	-74.0%
5400 Landscaping								
5410 Landscaping Contract	216.80	250.00	-33.20	-13.3%	2,168.00	2,500.00	-332.00	-13.3%

	Actual 10/1/15 - 10/31/15	Budget 10/15	\$ Change	% Change	Actual YTD 1/1/15 - 10/31/15	Budget YTD 1/15 - 10/15	\$ Change	% Change
5400 Total Landscaping	216.80	250.00	-33.20	-13.3%	2,168.00	2,500.00	-332.00	-13.3%
5600 Insurance								
5610 Insurance	339.16	291.67	47.49	16.3%	3,358.18	2,916.66	441.52	15.1%
5600 Total Insurance	339.16	291.67	47.49	16.3%	3,358.18	2,916.66	441.52	15.1%
6400 Delinquent Contingency	0.00	161.67	-161.67	-100.0%	0.00	1,616.66	-1,616.66	-100.0%
6500 Unbudgeted Expense	0.00	416.67	-416.67	-100.0%	2,406.01	4,166.66	-1,760.65	-42.3%
6700 Reserve Contribution	882.02	882.02	0.00	0.0%	8,820.20	8,820.20	0.00	0.0%
TOTAL EXPENSE	11,162.28	3,857.03	7,305.25	189.4%	47,978.81	38,570.18	9,408.63	24.4%
NET INCOME	-7,875.90	-0.01	-7,875.89	-78758900.0%	-7,943.69	0.02	-7,943.71	-39718550.0%
NET INCOME SUMMARY								
Income	3,286.38	3,857.02	-570.64	-14.8%	40,035.12	38,570.20	1,464.92	3.8%
Expense	-11,162.28	-3,857.03	-7,305.25	189.4%	-47,978.81	-38,570.18	-9,408.63	24.4%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-7,875.90	-0.01	-7,875.89	78758900.0%	-7,943.69	0.02	-7,943.71	-39718550.0%

Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2015-10/31/2015 (cash basis)

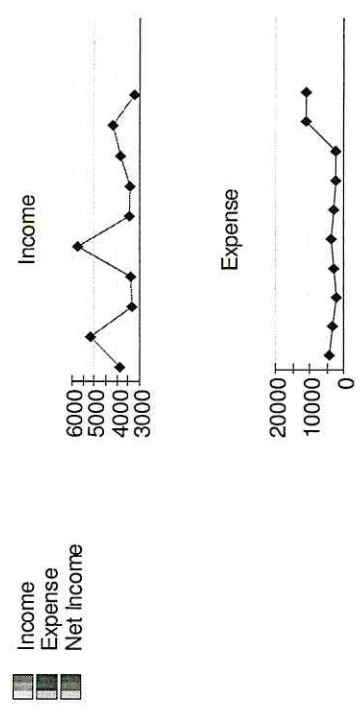
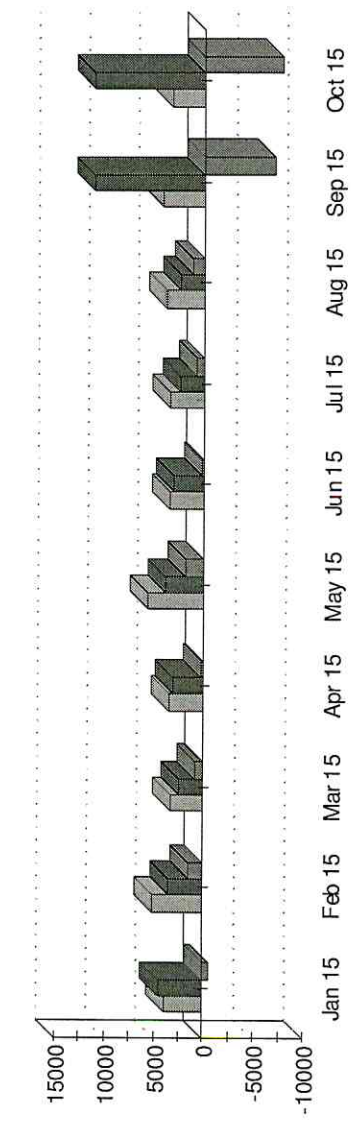
	JAN 15	FEB 15	MAR 15	APR 15	MAY 15	JUN 15	JUL 15	AUG 15	SEP 15	OCT 15	TOTAL
INCOME											
4000 HOA Dues	2,959.24	3,978.70	2,370.55	2,457.80	4,529.45	2,558.88	2,681.90	2,803.38	2,472.56	2,482.81	29,295.27
4050 Reserve Income	819.15	1,034.61	836.71	749.05	1,044.80	880.37	792.41	704.75	971.97	703.57	8,537.39
4200 Income											
4210 Late Fees	50.00	100.00	25.00	75.00	175.00	25.00	0.00	0.00	100.00	0.00	550.00
4232 Delinquent Collections Income	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	25.00
4250 Violation Fees Income	17.55	1.17	1.17	1.17	1.17	1.17	1.17	377.03	675.86	100.00	1,177.46
4320 Garage Income	75.00	75.00	150.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
4200 Total Income	142.55	176.17	176.17	226.17	176.17	51.17	1.17	377.03	775.86	100.00	2,202.46
TOTAL INCOME	3,920.94	5,189.48	3,383.43	3,433.02	5,750.42	3,490.42	3,475.48	3,885.16	4,220.39	3,286.38	40,035.12
EXPENSE											
5000 Association Expenses											
5005 Association Operations	0.00	38.88	0.00	15.40	12.32	0.00	0.00	0.00	0.00	0.00	66.60
5010 Management Fees	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	3,500.00
5015 Misc. Management Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.95	0.00	0.00	14.95
5020 Postage / Copies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.86	13.86
5000 Total Association Expenses	350.00	388.88	350.00	365.40	362.32	350.00	350.00	364.95	350.00	363.86	3,595.41
5100 Repairs & Maintenance											
5130 Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	496.94	496.93	993.87
5143 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,536.62	8,091.56	15,628.18
5190 Misc. Building Maint.	0.00	1,000.00	317.00	317.00	387.46	400.00	0.00	0.00	0.00	0.00	2,421.46
5100 Other Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	596.91	0.00	596.91
5100 Total Repairs & Maintenance	0.00	1,000.00	317.00	317.00	387.46	400.00	0.00	0.00	8,630.47	8,588.49	19,640.42
5200 Utilities											
5210 Electric	20.04	19.23	16.83	21.65	18.43	15.21	14.41	13.61	14.41	14.57	168.39
5240 Sewer	468.00	481.00	481.00	481.00	481.00	481.00	481.00	481.00	481.00	481.00	4,797.00
5260 Garbage	275.78	276.38	276.38	276.38	276.38	276.38	276.38	276.38	276.38	276.38	2,763.20
5200 Total Utilities	763.82	776.61	774.21	779.03	775.81	772.59	771.79	770.99	771.79	771.95	7,728.59
5300 General Expenses											
5305 Legal	0.00	0.00	84.00	168.00	0.00	0.00	0.00	0.00	0.00	0.00	252.00
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	10.00
5300 Total General Expenses	0.00	0.00	84.00	168.00	0.00	0.00	0.00	0.00	10.00	0.00	262.00
5400 Landscaping											
5410 Landscaping Contract	216.80	216.80	216.80	216.80	216.80	216.80	216.80	216.80	216.80	216.80	2,168.00
5400 Total Landscaping	216.80	216.80	216.80	216.80	216.80	216.80	216.80	216.80	216.80	216.80	2,168.00
5600 Insurance											
5610 Insurance	333.91	333.91	333.91	333.91	333.91	331.91	339.24	339.16	339.16	339.16	3,358.18
5600 Total Insurance	333.91	333.91	333.91	333.91	333.91	331.91	339.24	339.16	339.16	339.16	3,358.18

	JAN 15	FEB 15	MAR 15	APR 15	MAY 15	JUN 15	JUL 15	AUG 15	SEP 15	OCT 15	TOTAL
6500 Unbudgeted Expense	1,880.00	0.00	354.40	0.00	0.00	171.61	0.00	0.00	0.00	0.00	2,406.01
6700 Reserve Contribution	882.02	882.02	0.00	882.02	1,764.04	882.02	882.02	882.02	882.02	882.02	8,820.20
TOTAL EXPENSE	4,426.55	3,598.22	2,430.32	3,062.16	3,840.34	3,124.93	2,559.85	2,573.92	11,200.24	11,162.28	47,978.81

NET INCOME	-505.61	1,591.26	953.11	370.86	1,910.08	365.49	915.63	1,311.24	-6,979.85	-7,875.90	-7,943.69
-------------------	----------------	-----------------	---------------	---------------	-----------------	---------------	---------------	-----------------	------------------	------------------	------------------

NET INCOME SUMMARY

Income	3,920.94	5,189.48	3,383.43	3,433.02	5,750.42	3,490.42	3,475.48	3,885.16	4,220.39	3,286.38	40,035.12
Expense	-4,426.55	-3,598.22	-2,430.32	-3,062.16	-3,840.34	-3,124.93	-2,559.85	-2,573.92	-11,200.24	-11,162.28	-47,978.81
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
NET INCOME	-505.61	1,591.26	953.11	370.86	1,910.08	365.49	915.63	1,311.24	-6,979.85	-7,875.90	-7,943.69



Delinquency (Summary)

Properties: Lakeview COA
As Of Saturday October 31, 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	0.94
Dickau, Daniel & Heather	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	4,121.33
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	217.49
King, Bobbi *	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	17,401.42
King, Bobbi	2053	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	3,788.50
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	197.76
Total delinquent for property:						<u>25,727.44</u>

Report Summary

Customers: 6
Percent Delinquent: 28.57%
Delinquent Amount: 25,727.44

Checks By Account

Properties: Lakeview COA

Checks between 10/1/2015 and 10/31/2015

<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>
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc,	10/1/2015	460	Monthly Management	11/7/2015	October	Lakev	350.00
							<u>350.00</u>
5000 Association Expenses : 5020 Postage / Copies							
RPM Services Inc,	10/1/2015	460	board meeting info	9/29/2015	Sept	Lakev	13.86
							<u>13.86</u>
5100 Repairs & Maintenance : 5130 Fence							
Rick's Custom Fencing	10/8/2015	465	balance	10/8/2015	201509060437	Lakev	496.93
							<u>496.93</u>
5100 Repairs & Maintenance : 5143 Painting							
Five Star Painting	10/16/2015	466	Main Bldg - balance due	10/16/2015	979	Lakev	6363.38
Five Star Painting	10/16/2015	466	Bldg 3	10/16/2015	1202	Lakev	1728.18
							<u>8,091.56</u>
5200 Utilities : 5210 Electric							
Clark Public Utilities	10/16/2015	468	Monthly Electricity Acct#	10/21/2015	7236-175-1	Lakev	14.57
							<u>14.57</u>
5200 Utilities : 5240 Sewer							
Clark Regional	10/7/2015	462	Monthly Sewer	10/21/2015	016125-000	Lakev	481.00
							<u>481.00</u>
5200 Utilities : 5260 Garbage							
Waste Connections	10/7/2015	464	Monthly Garbage	10/21/2015	2010-976517	Lakev	276.38
							<u>276.38</u>
5400 Landscaping : 5410 Landscaping Contract							
Simple Lawns, LLC.	10/7/2015	463	Monthly Landscaping	9/7/2015	2631	Lakev	216.80
							<u>216.80</u>
5600 Insurance : 5610 Insurance							
American Family	10/16/2015	467	Policy #019-860-226-37	10/21/2015	019-860-226-37	Lakev	339.16
							<u>339.16</u>
6700 Reserve Contribution							
Lakeview COA	10/1/2015	461	Monthly Reserve	11/28/2015	October	Lakev	882.02
							<u>882.02</u>
						Total Amount:	11,162.28

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 11/9/2015

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/2/2015	D5178	Bank deposit Deposit	529.93
10/6/2015	D5197	Bank deposit Deposit	572.91
10/12/2015	D5221	Bank deposit Deposit	1,388.88
10/13/2015	D5237	Bank deposit Deposit	409.68
10/21/2015	D5271	Bank deposit Deposit	384.98
			3,286.38

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
9/28/2015	459	Rick's Custom Fencing & Decking	496.94
10/1/2015	460	RPM Services Inc,	363.86
10/1/2015	461	Lakeview COA	882.02
10/7/2015	462	Clark Regional Wastewater District	481.00
10/7/2015	463	Simple Lawns, LLC.	216.80
10/7/2015	464	Waste Connections	276.38
10/8/2015	465	Rick's Custom Fencing & Decking	496.93
10/16/2015	466	Five Star Painting	8,091.56
10/16/2015	467	American Family Insurance	339.16
10/16/2015	468	Clark Public Utilities	14.57
			11,659.22

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
11/5/2015	D5346	Bank deposit Deposit	1,553.70
			1,553.70

Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
11/2/2015	469	RPM Services Inc,	354.35
11/2/2015	470	Lakeview COA	882.02
11/3/2015	471	Dennis Huston	703.90
			1,940.27

Summary

Previous Cleared Balance:	11,302.65	Reconciled Balance	2,929.81
Selected Payments:	11,659.22	+ Uncleared Deposits	1,553.70
Selected Deposits:	3,286.38	- Outstanding Checks	1,940.27
<hr/>			
Reconciled Balance:	2,929.81	Register Balance	2,543.24
Goal:	2,929.81		
<hr/>			
Difference:	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:
866-486-7782

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

Relationship Manager:
ORCHARDS

Last statement: September 30, 2015
This statement: October 31, 2015

Overdrafts can happen; we want to make sure you know about all the tools available to help avoid them. The best way to avoid overdrafts and associated fees is to keep a close eye on your account balances. All the details and helpful tips are at umpquabank.com. Look for "overdraft services" under the personal tab, or stop by your neighborhood store.

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$11,302.65
Low balance	\$2,929.81	Deposits/Additions	\$3,286.38
Average balance	\$9,586.74	Withdrawals/Subtractions	\$11,659.22
Interest earned	\$0.00	Ending balance	\$2,929.81

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-02	Remote Capture Dep	529.93
10-06	Remote Capture Dep	572.91
10-13	Remote Capture Dep	1,388.88
10-13	Remote Capture Dep	409.68
10-21	Remote Capture Dep	384.98
Total Other Deposits/ Additions		\$3,286.38

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09-30	11,302.65	10-13	12,461.23	10-23	11,021.37
10-02	11,832.58	10-14	11,206.92	10-26	2,929.81
10-06	11,026.53	10-16	10,990.12	10-31	2,929.81
10-08	10,662.67	10-21	11,360.53		

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>
459	496.94
460	363.86
461	882.02
462	481.00
463	216.80
464	276.38

Checks

<u>Date</u>	<u>Ck#</u>	<u>Amount</u>	<u>Date</u>
10-06	465	496.93	10-14
10-08	466	8,091.56	10-26
10-06	467	339.16	10-23
10-14	468	14.57	10-21

Total Checks paid: 10 for \$11,659.22

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



Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 11/9/2015

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/6/2015	J2851	Journal : Oct Reserve Contribution	882.02
			<u>882.02</u>

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
11/6/2015	J2901	Journal : Nov Reserve Contribution	882.02
			<u>882.02</u>

Summary

Previous Cleared Balance:	17,070.06
Selected Payments:	0.00
Selected Deposits:	882.02
<u>Reconciled Balance:</u>	<u>17,952.08</u>
Goal:	17,952.08
<u>Difference:</u>	<u>0.00</u>

Reconciled Balance	17,952.08
+ Uncleared Deposits	882.02
- Outstanding Checks	0.00
<u>Register Balance</u>	<u>18,834.10</u>



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

Relationship Manager:
ORCHARDS

Last statement: September 30, 2015
This statement: October 31, 2015

Overdrafts can happen; we want to make sure you know about all the tools available to help avoid them. The best way to avoid overdrafts and associated fees is to keep a close eye on your account balances. All the details and helpful tips are at umpquabank.com. Look for "overdraft services" under the personal tab, or stop by your neighborhood store.

BUSINESS FREE CHECKING

Account number	9800551419	Beginning balance	\$17,070.06
Low balance	\$17,070.06	Deposits/Additions	\$882.02
Average balance	\$17,809.82	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$17,952.08

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-06	Remote Capture Dep	882.02
Total Other Deposits/ Additions		\$882.02

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09-30	17,070.06	10-06	17,952.08	10-31	17,952.08

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

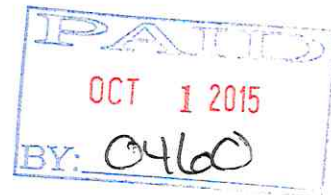
<u>Ck#</u>	<u>Amount</u>	<u>Date</u>
Total Checks paid: 0 for \$0.00		
(* Skip in check sequence, R-Check has been returned, + Electronified check)		

—
—
—

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

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

OCTOBER 2015



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

September 29, 2015

To: Lakeview

Postage Invoice – BOD Meeting info

Copies:

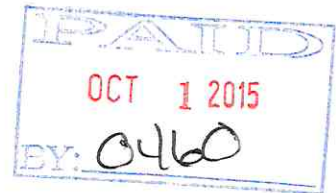
$\$.15 \text{ per page} \times 18 = \2.70

Envelopes:

$\$.14 \text{ ea} \times 18 = \2.52

Postage:

$\$.48 \times 18 = \8.64



TOTAL: \$13.86

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

OCTOBER 2015





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: 9/1/2015 To 9/30/2015
BILLING DATE: 9/30/2015

DUE DATE: 10/30/2015

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
 OCT 7 2015
 BY: 0462

Simple Lawns, LLC
9915 SE OLD TOWN CT
HAPPY VALLEY, OR 97086
360-314-6947

SimpleLAWNS, LLC
Professional Landscape Maintenance
and Landscaping

Lakeview Condos
5620 NE Gher Road
Suite H
Vancouver, WA 98662

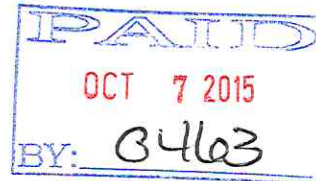
PO #
Invoice # 2631
Invoice Date 9/30/2015
Amount Due \$216.80

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

Date	Description	Total
9/1/2015	September 2015 Invoice	200.00
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



Client Name Lakeview Condos
For 2102 NW Kelly Dr., Vancouver WA 98665
Invoice # 2631
Invoice Date 9/30/2015
Amount Due \$216.80
Amount Enclosed 216.80

PAYMENT STUB

Simple Lawns, LLC
9915 SE OLD TOWN CT
HAPPY VALLEY, OR 97086



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

ACCOUNT NO. 2010-976517
INVOICE NO. 12440906
STATEMENT DATE 10/01/15
DUE DATE 10/25/15
BILLING PERIOD 09/01/15 - 09/30/15

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

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

INVOICE STATEMENT

Date	Description	Amount
		\$ 276.38
	Previous Balance	\$ -276.38
09/25/15	Payment Thank You!	\$ -276.38
	Total Payments And Credits	
	Service Location	
	Acct #976517	
09/30/15	4Yd Cont 1X Weekly	\$ 211.39
	09/01/15-09/30/15	
09/30/15	Multi-Family Recycle	\$ 39.24
	09/01/15-09/30/15	
09/30/15	Perm Cont Rent 4Yd	\$ 16.73
	09/01/15-09/30/15	
	Refuse Tax 3.6%	\$ 7.61
	State Sales Tax 8.4%	\$ 1.41
	Current Charges And Fees	\$ 276.38
	Total Due	\$ 276.38

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

12 Each @ \$3.27

1 Each @ \$16.73

PAID
OCT 7 2015
BY: 0464

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





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

ACCOUNT NO. 2010-976517 *
INVOICE NO. 12440906
STATEMENT DATE 10/01/15
DUE DATE 10/25/15
BILLING PERIOD 09/01/15 - 09/30/15

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

GOING GREEN IS NOW EASIER THAN EVER!

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

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



PAID
OCT 7 2015
BY: 0464



RICK'S

CUSTOM FENCING & DECKING

OR# 50088 WA# RICKSCF99KB

Lakeview Condos
2101 KELLY DR
VANCOUVER WA 98665
(971)230-8071 (360)418-8114
Map#: 999-A1 (see mapquest) (360)

10/07/2015
Invoice No.
2015090604376B

ffprin.v.A | RGC/ / | Regular Cust./ | page: 1

Qty	UN	Description	Price	Amount
5	EA	2-3/8"x8' Tubing Post	17.97	89.85
10	EA	2-3/8"Wood Bracket Line & End	2.50	25.00
40	EA	1/2" x 2-3/4" Stud Pin Anchor	1.80	72.00
6	HR	1 man labor per hour	80.00	480.00
1	--	Small fence setup fee	250.00	250.00
1	---	SENDING DEPOSIT CK IN MAIL		
1	--	Washington 8.40% SalesTax 0666	77.02	77.02
TOTAL AMOUNT				993.87

09/28/2015 - Rec'd \$ 496.93 Paid By: Ck.# xx
 09/28/2015 - Rec'd \$ -496.93 Paid By: Ck.# xx
 10/02/2015 - Rec'd \$ 496.94 Paid By: Ck.# 04
 Balance due= 496.93

Sold:09/28/15 Close: / / Last:10/07/15
 Start Date: 10/07/15 Comp Date: 10/07/15



www.RicksFencing.com

503-640-5434
4543 SE TV Hwy
Hillsboro, OR

503-669-0795
20132 SE Stark St.
Gresham, OR

503-463-8331
8755 Portland Rd. NE
Salem, OR

360-253-3792
11516 NE 66th St.
Vancouver, WA

509-736-3325
9120 W Clearwater Ave.
Kennewick, WA

Cindy Hammond

From: Juan n Terri Piedra <pedra970@hotmail.com>
Sent: Wednesday, October 07, 2015 5:06 PM
To: Suzy Mahugh; zz debra kelly rd; zz Denny kelly rd Huston;
richard.chester@ricksfencing.com
Subject: FW: attn Cindy and Suzy Fence Repair

We have all approved the final payment to Ricks Fencing for their Fence repair that they did today!

From: DBliz10403@aol.com
Date: Wed, 7 Oct 2015 19:17:43 -0400
Subject: Re: Fence Repair
To: pedra970@hotmail.com

Approve to pay Ricks fencing

In a message dated 10/7/2015 3:48:18 P.M. Pacific Daylight Time, pedra970@hotmail.com writes:

Hi board members and Suzy,

Looks like the fence has been repaired please see my correspondence with Rick's Fencing and if you want you can go look at the work done and voice any concerns please do so ASAP I am satisfied with the work done and i vote we pay Ricks Fencing the remaining amount please send you yes to pay vote directly to Suzy of RPM.

Juan Piedra

Chair

From: Stu.Bailey@RicksFencing.com
To: pedra970@hotmail.com
Subject: RE: fence repair
Date: Wed, 7 Oct 2015 15:40:38 -0800

Yes, the posts are 3 feet deep... I don't think the height will be an issue, but if it is we will adjust on the future project.

Thanks!

Stu Bailey | Vancouver Store Manager

Rick's Custom Fencing & Decking

(360)253-3792 Office | (360)567-0678 FAX

11516 NE 66th Street Vancouver WA 98662

[Website](#) | [Facebook](#) | [Twitter](#) | [Blog](#)



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

FOG00 001001 012845 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>	08/01/2015 to 08/01/2016 Active	\$34.50	\$310.50
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy <i>American Family Mutual Insurance Company</i>	08/01/2015 to 08/01/2016 Active	\$302.66	\$2,723.94
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
TOTALS		\$339.16	\$3,034.44

Payment is due by 11/01/2015. To pay now, visit www.amfam.com or call 1-866-424-8002.

PAID
 OCT 16 2015
 BY: 0467

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





LAKEVIEW CONDO ASSOC
 2102 NW KELLY DR
 VANCOUVER, WA 98665
 ACCOUNT NUMBER 7236-175-1

Your Electricity Use

Residential electric service meter 501493
 In 33 days you used 32 kwh
 Present reading - 10/05/15 10862
 Previous reading - 09/02/15 - 10830
Total electric usage 32
 Your charge for 32 kwh is:
 Basic service \$12.00
 32 kwh @ 8.16 cents each 2.61
 REP Credit @ 0.119 cents/kwh* -0.04
 Total electric service \$14.57
Your average daily cost was \$0.44

Total Cost This Billing

Total electric service \$14.57
Total charges this billing \$14.57

* Residential Exchange Program Credit via BPA
 Please note your new account number! We are upgrading our customer information system, which means changes to your account number and the online MyAccount tool.
 Please take a look at the insert for more information.

Account Summary

Previous balance \$14.41
 Payments - thank you
 September 22 14.41CR
 Balance forward 0.00
 Current charges 14.57
Current balance \$14.57

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
10/05/15	33	32	1
09/02/15	28	30	1
08/05/15	30	20	1
07/06/15	33	30	1
06/03/15	29	40	1
05/05/15	32	80	3
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
10/03/13	28	90	3

PAID
PAID
 OCT 16 2015
 OCT 6 2015
 BY: 3468
 BY:

Lakeview



Invoice: 979 Date: 05/21/2015
Estimator: Patricia Pittman Cell Phone: 360-836-0768 Office Phone: 360-450-6685
Mailing Address: 800 NE Tenney Rd., Ste. 110-358, Vancouver, WA 98685

Customer Invoice

Company:

First Name: Deborah Last Name: Blizzard Address: 2102 Kelly Drive
Primary Phone: 561-352-0824 Email: dbliz10403@aol.com City: Vancouver, WA 98665

Invoice Details

Invoice Totals as of October 06, 2015.

Job Address: 2102 Kelly Drive Vancouver WA, 98665

Marn Bliz

Item	Payment Method	Date	Additional Info	Value
Subtotal	-	05/21/2015	-	\$12,822.88
Tax: 8.40%	-	05/21/2015	Tax	\$1,077.12
Quote# 979	-	05/21/2015	Dated 05/21/2015	\$13,900.00
Payment	Check	09/08/2015	Check #0449	(\$7,536.62)
Total				\$6,363.38



approved Juan email 10/1/15
Debra email 10/1/15

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1.888.5STAR99 - fivestarpainting.com

See www.fivestarpainting.com/warranty-info for details on our 2 year warranty.

Invoice: 979 Date: 05/21/2015 Estimator: Patricia Pittman Cell Phone: 360-836-0768 Office Phone: 360-450-6685

Cindy Hammond

From: Mark Pittman <mpittman@fivestarpainting.com>
Sent: Tuesday, October 06, 2015 6:41 PM
To: Juan n Terri Piedra; zz debra kelly rd; zz kelly rd management co; Patty Pittman
Cc: Mark Pittman
Subject: Lakeview Condos Repaint Completed: Invoice and Paint Custodian
Attachments: Lakeview Condos Building 3 Invoice.pdf; Lakeview Condos Main Building Invoice.pdf; Lakeview Condo-Custodian.pdf

Dear Juan and Debbie,

Thank you for choosing Five Star Painting to your condo buildings. I conducted a walkthrough with Deborah Blizzard yesterday and our crew did the touchups today. Deborah signed off on the punch list today indicating the touchups are complete.

Deborah has a copy of the signed off punch list and we also have one for our records.

Attached are three documents - one invoice for the main building (with the pre-payment credited), one invoice for Building 3 soffits painting, and a copy of Sherwin-Williams custodian for Lakeview Condos. The custodian lists all the paints and stains we used, their product numbers and color match codes, the base paints and also some information on care and cleaning of your newly installed paint. You may find this custodian useful if you need to repaint other areas in the same colors.

Please remit payment to our business mail address at the top of our invoices at your earliest convenience.

It has been our pleasure to be your painter of choice. We do look forward to bidding on painting Building 3 in 2016. Please feel free to call or email us to set up an estimate appointment when you are ready to proceed.

Thank you very much for your business,

Mark Pittman

Owner

Five Star Painting - Vancouver

Washington License FIVESSP871NA

mobile 360-524-2721

office 360-450-6685

fax 360-719-7787

<http://www.housepaintingvancouverwa.com/>

Facebook <https://www.facebook.com/FiveStarPaintingInc>

Pinterest <http://www.pinterest.com/5starpainting/>

Google+ <https://plus.google.com/108107525415038911442/>

Twitter <https://twitter.com/5StarPainting>

YouTube <http://www.youtube.com/user/FiveStarPaintin>

See our painting design tips at <http://fivestarpainting.com/design-tips/>

Suzy Mahugh

From: Mark Pittman <mpittman@fivestarpainting.com>
Sent: Tuesday, October 6, 2015 6:41 PM
To: Juan n Terri Piedra; zz debra kelly rd; zz kelly rd management co; Patty Pittman
Cc: Mark Pittman
Subject: Lakeview Condos Repaint Completed: Invoice and Paint Custodian
Attachments: Lakeview Condos Building 3 Invoice.pdf; Lakeview Condos Main Building Invoice.pdf; Lakeview Condo-Custodian.pdf

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Twitter <https://twitter.com/5StarPainting>

YouTube <http://www.youtube.com/user/FiveStarPaintin>

See our painting design tips at <http://fivestarpainting.com/design-tips/>

Lakeview

Fascia	Gutters	Gutters Downspouts
Paint: Sherwin Williams Superpaint Trim Satin (2 Coats)	Paint: Sherwin Williams Superpaint Trim Satin (2 Coats)	Paint: Sherwin Williams Superpaint Body Satin (2 Coats)
Windows	Extra Trim	Extra Trim
Count: 61 Paint: Sherwin Williams Superpaint Accent Satin (2 Coats)	Doors Paint: Sherwin Williams Resilience Door Semi-Gloss (2 Coats)	Jambs Paint: Sherwin Williams Superpaint Accent Satin (2 Coats)
Misc Trim	Misc Trim	Total
Posts Paint: Sherwin Williams Superpaint Accent Satin (2 Coats)	Railing Paint: Sherwin Williams Superdeck Stain Brown Satin (2 Coats)	Subtotal: \$15,415.30
		Subtotal: \$15,415.30
		Discount: \$2,592.42
		Tax Tax: \$1,077.12
		Total: \$13,900.00
		Payment: \$0.00
		Balance Due: \$13,900.00

Five Star proposes to furnish material and labor in accordance with above specifications for the sum stated above for the following terms and conditions:

All accounts are due and payable upon completion of work. In the event suit is brought, neither party shall recover its attorney fees and/or costs. Finance charge of 1.5% per month will be applied on all past due accounts. All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

Disclaimer. Unless explicitly stated in this Contract, the specified work does not include the processes and procedures necessary for renovation, repair and painting (RRP) that disturbs lead-based paint. RRP that disturbs lead-based paint must be performed pursuant to US EPA's RRP rule; these procedures include extra materials and labor which are not included in this quote unless explicitly listed.

1. **Contract Documents.** This Contract and Additional Terms constitute the entire understanding of the parties and supersedes any prior proposals, understandings, correspondence and/or agreements.
2. **Written Change Orders.** Customer may request changes in, deviations from, additions to, and omission from the work herein contracted only pursuant to a signed Changed Order.
3. **Termination - Customer Breach.** If Customer fails to make payment as required by Contract, Five Star may terminate Contract and recover from Customer payment for Work done and for proven loss with respect to materials, including reasonable overhead, profit and damages applicable to the Project.
4. **Termination - Contractor Breach.** If Five Star fails to perform the Work substantially in accordance with this Contract, and if such breach is not cured, Customer may terminate the Contract and may finish the Work by whatever method the Customer may deem commercially reasonable. If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, such excess shall be paid to Contractor, but if such costs exceed such unpaid balance, the Contractor shall pay the difference to the Owner.
5. **Dispute Resolution.** All disputes arising between Customer and Five Star shall be resolved by binding arbitration in Vancouver, Washington. Interpretation of Contract shall be governed by the laws of the State of Washington. Neither party shall be entitled recover its attorney fees and/or costs from the other party.
6. **Waiver.** Waiver of any breach hereof shall not constitute a waiver of any subsequent breach of the same or any other provision hereof.
7. **Severability.** If any portion or clause this Contract shall be declared null, void, or unenforceable, all other provisions shall remain in full force and effect.

Washington License FIVESP871NA. Bonded and insured.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client):

Juan [Signature] chairman LVC.

Work Completed to satisfaction (Client):



Mark Pittman <mpittman@fivestarpainting.com>

Re: Lakeview Condo Paint

1 message

Juan n Terri Piedra <pedra970@hotmail.com>

Fri, Jul 10, 2015 at 2:48 PM

To: "DBliz10403@aol.com" <DBliz10403@aol.com>

Cc: "mpittman@fivestarpainting.com" <mpittman@fivestarpainting.com>, "jdthuston@aol.com" <jdthuston@aol.com>, zz kelly rd management co <rpm@pacifier.com>

Hi Mark,

I am Juan and i am happy to let you know the BOD here at Lakeview Condominiums has excepted your bid to paint our building number two in mid sept prior to the rainy season. We are still looking for a contractor to repair the damage eave prior to your painting, if you know of a license contractor who can do the repair please lets us know or have him call me at [971 313-0563](tel:9713130563).

2nd, we will be painting building number three next summer appx sept 2016, but the eaves of that building look pretty sad, i was hoping that while you where painting building number two your staff would do a quick scraping, primer and one coat on only the eaves on building three to hold us through this winter..

Other then that let your team know that yes they have this job and i will be signing your contract very soon. After i sign it, i will turn it over to our management company RPM and they will take it from there. Our contact at RPM is Ashely.

Thank you for your bid and time

Juan Piedra

Sent from my iPad

On Jul 10, 2015, at 9:43 AM, DBliz10403@aol.com wrote:

Hi Mark, It's been a pleasure working with you.

I am turning this matter over to our **board president**, **Juan Piedra** who has some questions before signing Fivestars contract.

Thanks, Debra Blizzard, Treasurer Lakeview Condo

Quote#: 979 Title: Two coats

Date: 05/21/2015

Estimator: Patricia Pittman Cell Phone: 360-836-0768 Office Phone: 360-450-6685

Mailing Address: 800 NE Tenney Rd., Ste. 110-358, Vancouver, WA 98685



Customer Quote

Locally Owned and Independently Operated

First Name: Deborah

Last Name: Blizzard

Address: 2102 Kelly Drive

Primary Phone: 561-352-0824 Email: dbliz10403@aol.com

City: Vancouver, WA 98665

Customer Notes: A 3% convenience fee is applied to all credit card and/or finance charges.

Details

- Address Numbers: Address numbers will be removed from house to allow proper painting procedures.
- Cleaning: We will clean the site daily and upon completion.
- Extensive Tarping: Tarps or drop cloths will be used to catch falling debris and loose paint chips when scraping.
- Loose Nails: Hammer in loose nails to secure loose boards.
- Scraping and/or Sanding: Scrape to remove loose paint and/or sand specified areas to de-gloss surface, allow for proper adhesion, and/or minimize rough edges due to scraping.
- Caulking: Caulk wood gaps and cracks with flexible elastomeric caulking to seal and protect against moisture. Siding butt joints are not included in standard caulking procedures.
- Power Washing: Remove dirt, mildew, cobwebs and other debris to allow for proper paint adhesion and expose areas needed for scraping.
- Five Star team to clean up daily, and a thorough clean up at job completion.
- Multiple ladders or scaffolding may be used to prevent overlap marks commonly seen when a home is painted from a single ladder.
- Unless specified otherwise, Five Star Painting will spray body and brush and roll trim.
- Five Star will walk-around with the customer to ensure customer satisfaction.

Stucco Patch, Caulk, Sundries

Power Wash

Power Washing: Remove dirt, mildew, cobwebs and other debris to allow for proper paint adhesion and expose areas needed for scraping.

Scraping (Hrs)

Scraping: Scrape to remove loose and peeling paint to allow for proper surface exposure.

Sanding (Hrs)

Scraping and/or Sanding: Scrape to remove loose paint and/or sand specified areas to de-gloss surface, allow for proper adhesion, and/or minimize rough edges due to scraping.

Caulking (Lin Ft.)

Caulking: Caulk wood gaps and cracks with flexible elastomeric caulking to seal and protect against moisture. Siding butt joints are not included in standard caulking procedures.

Priming (Hrs)

Priming: Spot-prime bare (unpainted) wood and metal to seal and protect from moisture and to provide a proper surface for paint to adhere.

Masking (Lin Ft.)

Masking: Mask and cover areas (such as windows, brick, patios) to prevent overspray.

Masking Sections

Masking: Mask and cover areas (such as windows, brick, patios) to prevent overspray.

Body Siding

Paint: Sherwin Williams Superpaint Body Satin (2 Coats)

Body 4 chimneys

Paint: Sherwin Williams Superpaint Body Satin (2 Coats)

Contractor Signature: _____ Date: _____

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See www.fivestarpainting.com/warranty-info for details on our 2 year warranty.

Quote#: 979 Date: 05/21/2015 Estimator: Patricia Pittman Cell Phone: 360-836-0768 Office Phone: 360-450-6685

Invoice: 1202 Date: 09/01/2015

Estimator: Mark Pittman Cell Phone: 360-524-2721 Office Phone: 360-450-6685

Mailing Address: 800 NE Tenney Rd., Ste. 110-358, Vancouver, WA 98685



Customer Invoice

Company:

First Name: Deborah Last Name: Blizzard Address: 2102 Kelly Drive

Primary Phone: 561-352-0824 Email: dbliz10403@aol.com City: Vancouver, WA 98665

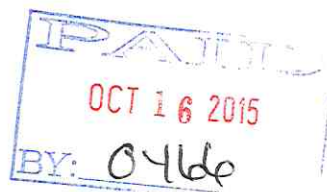
Invoice Details

Invoice Totals as of October 06, 2015.

PAID 3

Job Address: 2102 Kelly Drive Vancouver WA, 98665

Item	Payment Method	Date	Additional Info	Value
Subtotal	-	09/01/2015	-	\$1,594.26
Tax: 8.40%	-	09/01/2015	Tax	\$133.92
Quote# 1202	-	09/01/2015	Dated 09/01/2015	\$1,728.18
Total				\$1,728.18



Approved Juan email 10/7/15
Debra email 10/7/15

Five Star quality painting without the five star price!
1.888.5STAR99 - fivestarpainting.com

See www.fivestarpainting.com/warranty-info for details on our 2 year warranty.

Invoice: 1202 Date: 09/01/2015 Estimator: Mark Pittman Cell Phone: 360-524-2721 Office Phone: 360-450-6685