

Financial Statement

Properties: Lakeview COA

Dates from 4/1/2016 to 4/30/2016 (cash basis)

ASSETS

Bank	
1092 Lakeview Condo Owners Association	13,339.35
1111 Reserve Account	
1093 Lakeview Condo Reserve	9,050.57
1111 Total Reserve Account	<u>9,050.57</u>
Total Bank	<u>22,389.92</u>
TOTAL ASSETS	<u>22,389.92</u>

LIABILITIES & EQUITY

Equity

Equity	
3001 Retained Earnings	17,001.00
3040 Reserve Account Equity	9,050.57
Total Equity	<u>26,051.57</u>
Net Income (1/1/2016 - 3/31/2016)	2,773.09

Income

4000 HOA Dues	3,189.02
4050 Reserve Income	926.86
4200 Income	
4210 Late Fees	100.00
4250 Violation Fees Income	<u>220.50</u>
4200 Total Income	<u>320.50</u>
Total Income	4,436.38

Expense

5000 Association Expenses	
5010 Management Fees	400.00
5000 Total Association Expenses	<u>400.00</u>
5100 Repairs & Maintenance	
5150 Plumbing Repairs	7,769.03
5100 Total Repairs & Maintenance	<u>7,769.03</u>
5200 Utilities	
5210 Electric	15.78
5240 Sewer	494.00
5260 Garbage	<u>276.02</u>
5200 Total Utilities	785.80
5400 Landscaping	
5410 Landscaping Contract	216.80
5400 Total Landscaping	<u>216.80</u>
5600 Insurance	
5610 Insurance	339.16
5600 Total Insurance	<u>339.16</u>
6700 Reserve Contribution	<u>1,360.33</u>
Total Expense	10,871.12
Net Income (4/1/2016 - 4/30/2016)	-6,434.74

Total Equity

22,389.92

TOTAL LIABILITIES & EQUITY

22,389.92

General Ledger

Properties: Lakeview COA
Detail From 4/1/2016 to 4/30/2016 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						9,341.41
04/01/2016	CHPAID	1128	Michael Hammett #9 Alloc to 'HOADUE' Ch date		147.60	9,489.01
04/01/2016	CHPAID	1128	Michael Hammett #9 Alloc to 'HOADUE' Ch date		147.60	9,636.61
04/01/2016	CHPAID	1128	Michael Hammett #9 Alloc to 'HOADUE' Ch date		65.02	9,701.63
04/01/2016	CHPAID	2413922756	Jared Benedict #1 Alloc to 'HOADUE' Ch date		144.10	9,845.73
04/01/2016	CHPAID	9867	Bobbi King #15 Alloc to 'HOADUE' Ch date		145.50	9,991.23
04/01/2016	CHPAID	9867	Bobbi King #15 Alloc to 'HOADUE' Ch date		145.50	10,136.73
04/01/2016	PPALOC	4026	Robert Sonnes #4 Prepay from previous period	43.83		10,092.90
04/04/2016	CHPAID	238	David & Jana Har #3 Alloc to 'HOADUE' Ch date		144.10	10,237.00
04/04/2016	CHPAID	238	David & Jana Har #10 Alloc to 'HOADUE' Ch date		147.60	10,384.60
04/04/2016	CHPAID	238	David & Jana Har #12 Alloc to 'HOADUE' Ch date		147.60	10,532.20
04/04/2016	CHPAID	55809488	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	10,650.70
04/04/2016	CHPAID	55223048	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	10,794.80
04/06/2016	CHPAID	436438900	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	10,938.90
04/11/2016	CHPAID	158132932	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	11,092.11
04/11/2016	CHPAID	15577181	Rhodes Investme #16 Alloc to 'HOADUE' Ch date		122.54	11,214.65
04/11/2016	CHPAID	15577181	Rhodes Investme #19 Alloc to 'HOADUE' Ch date		151.64	11,366.29
04/11/2016	CHPAID	57884272	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	11,519.15
04/11/2016	CHPAID	57884273	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date		161.28	11,680.43
04/11/2016	CHPAID	3018	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	11,824.70
04/11/2016	CHPAID	3018	Joseph Stockmar #11 Alloc to 'HOADUE' Ch date		147.60	11,972.30
04/11/2016	PPALOC	2200	Debra Blizzard #7 Payment prealloc: HOADUE		295.20	12,267.50
04/11/2016	PPALOC	4295	Robert Sonnes #4 Payment prealloc: HOADUE		262.93	12,530.43
Totals for HOA Dues			Beg Bal: 9,341.41	Activity: 3,189.02	43.83	3,232.85
4050 Reserve Income (Income)						2,335.75
04/01/2016	CHPAID	1128	Michael Hammett #9 Alloc to 'RI' Ch date: 10/1/16		44.89	2,380.64
04/01/2016	CHPAID	1128	Michael Hammett #9 Alloc to 'RI' Ch date: 11/1/16		44.89	2,425.53
04/01/2016	CHPAID	2413922756	Jared Benedict #1 Alloc to 'RI' Ch date: 3/1/16		0.94	2,426.47
04/01/2016	CHPAID	2413922756	Jared Benedict #1 Alloc to 'RI' Ch date: 4/1/16		42.42	2,468.89
04/01/2016	CHPAID	9867	Bobbi King #15 Alloc to 'RI' Ch date: 5/1/16		44.25	2,513.14
04/01/2016	CHPAID	9867	Bobbi King #15 Alloc to 'RI' Ch date: 6/1/16		44.25	2,557.39
04/01/2016	PYALOC	4026	Robert Sonnes #4 Payment from previous period		43.83	2,601.22
04/04/2016	CHPAID	238	David & Jana Har #3 Alloc to 'RI' Ch date: 4/1/16		43.83	2,645.05
04/04/2016	CHPAID	238	David & Jana Har #10 Alloc to 'RI' Ch date: 4/1/16		44.89	2,689.94
04/04/2016	CHPAID	238	David & Jana Har #12 Alloc to 'RI' Ch date: 4/1/16		44.89	2,734.83
04/04/2016	CHPAID	55809488	Matthew Cook #17 Alloc to 'RI' Ch date: 4/1/16		36.04	2,770.87
04/04/2016	CHPAID	55223048	Davovia Marith #6 Alloc to 'RI' Ch date: 4/1/16		43.83	2,814.70
04/06/2016	CHPAID	436438900	Heonia Chaschin #2 Alloc to 'RI' Ch date: 4/1/16		43.83	2,858.53
04/11/2016	CHPAID	2200	Debra Blizzard #7 Alloc to 'RI' Ch date: 4/1/16		44.89	2,903.42
04/11/2016	CHPAID	158132932	Juan Piedra #18 Alloc to 'RI' Ch date: 4/1/16		46.60	2,950.02
04/11/2016	CHPAID	15577181	Rhodes Investme #16 Alloc to 'RI' Ch date: 4/1/16		37.27	2,987.29
04/11/2016	CHPAID	15577181	Rhodes Investme #19 Alloc to 'RI' Ch date: 3/1/16		46.12	3,033.41
04/11/2016	CHPAID	57884272	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 4/1/16		46.49	3,079.90
04/11/2016	CHPAID	57884273	Ed & Denny LLC #21 Alloc to 'RI' Ch date: 4/1/16		49.05	3,128.95
04/11/2016	CHPAID	3018	Israel Moshkovits #14 Alloc to 'RI' Ch date: 4/1/16		43.88	3,172.83
04/11/2016	CHPAID	3018	Joseph Stockmar #11 Alloc to 'RI' Ch date: 4/1/16		44.89	3,217.72
04/11/2016	PPALOC	2200	Debra Blizzard #7 Payment prealloc: RI		44.89	3,262.61
Totals for Reserve Income			Beg Bal: 2,335.75	Activity: 926.86	0.00	926.86
4200 Income : 4210 Late Fees (Income)						0.00
04/01/2016	CHPAID	1128	Michael Hammett #9 Alloc to 'LC' Ch date: 10/1/16		25.00	25.00
04/01/2016	CHPAID	1128	Michael Hammett #9 Alloc to 'LC' Ch date: 11/2/16		25.00	50.00
04/01/2016	CHPAID	9867	Bobbi King #15 Alloc to 'LC' Ch date: 5/1/16		25.00	75.00
04/01/2016	CHPAID	9867	Bobbi King #15 Alloc to 'LC' Ch date: 6/1/16		25.00	100.00

Date	Type	Reference	Description	Debit	Credit	Balance
Totals for Late Fees			Beg Bal: 0.00	Activity: 100.00	0.00	100.00
4200 Income : 4230 Legal Fees Income (Income)						118.00
			No activity in the period			118.00
Totals for Legal Fees Income			Beg Bal: 118.00	Activity: 0.00	0.00	118.00
4200 Income : 4250 Violation Fees Income (Income)						1,285.69
04/01/2016	CHPAID	9867	Bobbi King #15 Alloc to 'VF' Ch date: 6/24,		220.50	1,506.19
Totals for Violation Fees Income			Beg Bal: 1,285.69	Activity: 220.50	0.00	1,506.19
5000 Association Expenses : 5010 Management Fees (Expense)						1,150.00
04/01/2016	CHECK	514	RPM Services Inc, Monthly Management Fee	400.00		1,550.00
Totals for Management Fees			Beg Bal: 1,150.00	Activity: 400.00	400.00	1,550.00
5000 Association Expenses : 5020 Postage / Copies (Expense)						24.40
			No activity in the period			24.40
Totals for Postage / Copies			Beg Bal: 24.40	Activity: 0.00	0.00	24.40
5100 Repairs & Maintenance (Expense)						975.40
			No activity in the period			975.40
Totals for Repairs & Maintenance			Beg Bal: 975.40	Activity: 0.00	0.00	975.40
5100 Repairs & Maintenance : 5120 Gutter Clean/Maint. (Expense)						379.40
			No activity in the period			379.40
Totals for Gutter Clean/Maint.			Beg Bal: 379.40	Activity: 0.00	0.00	379.40
5100 Repairs & Maintenance : 5150 Plumbing Repairs (Expense)						162.60
04/01/2016	CHECK	513	Lovett, Inc. scoped kitchen line unit 7	394.58		557.18
04/01/2016	CHECK	513	Lovett, Inc. unit 7 common kitchen drain repair - video,	7,374.45		7,931.63
Totals for Plumbing Repairs			Beg Bal: 162.60	Activity: 7,769.03	7,769.03	7,931.63
5200 Utilities : 5210 Electric (Expense)						47.98
04/14/2016	CHECK	519	Clark Public Utilities Monthly Electricity Acct# 7236-175	15.78		63.76
Totals for Electric			Beg Bal: 47.98	Activity: 15.78	15.78	63.76
5200 Utilities : 5240 Sewer (Expense)						1,469.00
04/14/2016	CHECK	518	Clark Regional Wastewater District Monthly Sewer Acct	494.00		1,963.00
Totals for Sewer			Beg Bal: 1,469.00	Activity: 494.00	494.00	1,963.00
5200 Utilities : 5260 Garbage (Expense)						828.42
04/14/2016	CHECK	520	Waste Connections Monthly Garbage 2010-976517	276.02		1,104.44
Totals for Garbage			Beg Bal: 828.42	Activity: 276.02	276.02	1,104.44
5400 Landscaping : 5410 Landscaping Contract (Expense)						650.40
04/14/2016	CHECK	516	Simple Lawns, LLC. Monthly Landscaping	216.80		867.20
Totals for Landscaping Contract			Beg Bal: 650.40	Activity: 216.80	216.80	867.20
5600 Insurance : 5610 Insurance (Expense)						1,017.48
04/14/2016	CHECK	517	American Family Insurance Policy #019-860-226-37	339.16		1,356.64
Totals for Insurance			Beg Bal: 1,017.48	Activity: 339.16	339.16	1,356.64
6700 Reserve Contribution (Expense)						3,602.68
04/01/2016	CHECK	515	Lakeview COA Monthly Reserve Contribution	1,360.33		4,963.01
Totals for Reserve Contribution			Beg Bal: 3,602.68	Activity: 1,360.33	1,360.33	4,963.01

Date	Type	Reference	Description	Debit	Credit	Balance
				Totals:	10,914.95	4,480.21

Profit & Loss 12 Month Recap

Properties: Lakeview COA

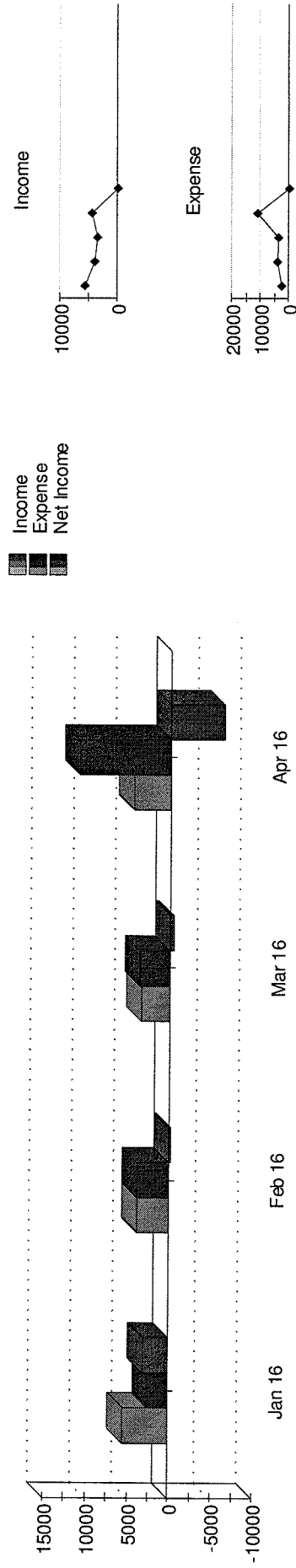
Monthly recap 1/1/2016-4/30/2016 (cash basis)

	JAN 16	FEB 16	MAR 16	APR 16	TOTAL
INCOME					
4000 HOA Dues	4,559.12	2,637.01	2,145.28	3,189.02	12,530.43
4050 Reserve Income	752.16	837.30	746.29	926.86	3,262.61
4200 Income					
4210 Late Fees	0.00	0.00	0.00	100.00	100.00
4230 Legal Fees Income	118.00	0.00	0.00	0.00	118.00
4250 Violation Fees Income	187.93	500.00	597.76	220.50	1,506.19
4200 Total Income	305.93	500.00	597.76	320.50	1,724.19
TOTAL INCOME	5,617.21	3,974.31	3,489.33	4,436.38	17,517.23
EXPENSE					
5000 Association Expenses					
5010 Management Fees	350.00	400.00	400.00	400.00	1,550.00
5020 Postage / Copies	0.00	24.40	0.00	0.00	24.40
5000 Total Association Expenses	350.00	424.40	400.00	400.00	1,574.40
5100 Repairs & Maintenance					
5120 Gutter Clean/Maint.	0.00	379.40	0.00	0.00	379.40
5150 Plumbing Repairs	0.00	162.60	0.00	7,769.03	7,931.63
5100 Other Repairs & Maintenance	0.00	325.00	650.40	0.00	975.40
5100 Total Repairs & Maintenance	0.00	867.00	650.40	7,769.03	9,286.43
5200 Utilities					
5210 Electric	0.00	31.40	16.58	15.78	63.76
5240 Sewer	481.00	494.00	494.00	494.00	1,963.00
5260 Garbage	276.38	276.02	276.02	276.02	1,104.44
5200 Total Utilities	757.38	801.42	786.60	785.80	3,131.20
5400 Landscaping					
5410 Landscaping Contract	216.80	216.80	216.80	216.80	867.20
5400 Total Landscaping	216.80	216.80	216.80	216.80	867.20
5600 Insurance					
5610 Insurance	339.16	339.16	339.16	339.16	1,356.64
5600 Total Insurance	339.16	339.16	339.16	339.16	1,356.64
6700 Reserve Contribution	882.02	1,360.33	1,360.33	1,360.33	4,963.01
TOTAL EXPENSE	2,545.36	4,009.11	3,753.29	10,871.12	21,178.88
NET INCOME	3,071.85	-34.80	-263.96	-6,434.74	-3,661.65

JAN 16 FEB 16 MAR 16 APR 16 TOTAL

NET INCOME SUMMARY

Income	5,617.21	3,974.31	3,489.33	4,436.38	17,517.23
Expense	-2,545.36	-4,009.11	-3,753.29	-10,871.12	-21,178.88
Other Inc/Exp	0.00	0.00	0.00	0.00	0.00
NET INCOME	3,071.85	-34.80	-263.96	-6,434.74	-3,661.65



Budget Comparison

Properties: Lakeview COA

Comparison Periods: 4/1/16 - 4/30/16 and 1/1/16 - 12/31/16 (cash basis)

	Actual 4/1/16 - 4/30/16	Budget 4/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
INCOME								
4000 HOA Dues	3,189.02	2,900.00	289.02	10.0%	13,333.51	34,800.00	-21,466.49	-61.7%
4050 Reserve Income	926.86	882.00	44.86	5.1%	3,562.37	10,584.00	-7,021.63	-66.3%
4200 Income								
4210 Late Fees	100.00	0.00	100.00		100.00	0.00	100.00	
4230 Legal Fees Income	0.00	0.00	0.00		118.00	0.00	118.00	
4250 Violation Fees Income	220.50	0.00	220.50		1,506.19	0.00	1,506.19	
4320 Garage Income	0.00	75.00	-75.00	-100.0%	0.00	900.00	-900.00	-100.0%
4200 Total Income	320.50	75.00	245.50	327.3%	1,724.19	900.00	824.19	91.6%
TOTAL INCOME	4,436.38	3,857.00	579.38	15.0%	18,620.07	46,284.00	-27,663.93	-59.8%
EXPENSE								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0%	0.00	300.00	-300.00	-100.0%
5010 Management Fees	400.00	400.00	0.00	0.0%	1,950.00	4,800.00	-2,850.00	-59.4%
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0%	0.00	100.00	-100.00	-100.0%
5020 Postage / Copies	0.00	0.00	0.00		24.40	0.00	24.40	
5000 Total Association Expenses	400.00	433.33	-33.33	-7.7%	1,974.40	5,200.00	-3,225.60	-62.0%
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	0.00	0.00	0.00		379.40	0.00	379.40	
5150 Plumbing Repairs	7,769.03	0.00	7,769.03		7,931.63	0.00	7,931.63	
5190 Misc. Building Maint.	0.00	416.67	-416.67	-100.0%	0.00	5,000.00	-5,000.00	-100.0%
5100 Other Repairs & Maintenance	0.00	0.00	0.00		975.40	0.00	975.40	
5100 Total Repairs & Maintenance	7,769.03	416.67	7,352.36	1764.6%	9,286.43	5,000.00	4,286.43	85.7%
5200 Utilities								
5210 Electric	15.78	20.83	-5.05	-24.2%	63.76	250.00	-186.24	-74.5%
5240 Sewer	494.00	433.33	60.67	14.0%	1,963.00	5,200.00	-3,237.00	-62.3%
5260 Garbage	276.02	300.00	-23.98	-8.0%	1,104.44	3,600.00	-2,495.56	-69.3%
5200 Total Utilities	785.80	754.16	31.64	4.2%	3,131.20	9,050.00	-5,918.80	-65.4%
5300 General Expenses								
5305 Legal	0.00	83.33	-83.33	-100.0%	0.00	1,000.00	-1,000.00	-100.0%
5310 Taxes	0.00	16.67	-16.67	-100.0%	0.00	200.00	-200.00	-100.0%
5315 State Filing Fee	0.00	0.83	-0.83	-100.0%	0.00	10.00	-10.00	-100.0%
5300 Total General Expenses	0.00	100.83	-100.83	-100.0%	0.00	1,210.00	-1,210.00	-100.0%
5400 Landscaping								
5410 Landscaping Contract	216.80	250.00	-33.20	-13.3%	867.20	3,000.00	-2,132.80	-71.1%

	Actual 4/1/16 - 4/30/16	Budget 4/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
5400 Total Landscaping	216.80	250.00	-33.20	-13.3%	867.20	3,000.00	-2,132.80	-71.1%
5600 Insurance								
5610 Insurance	339.16	291.67	47.49	16.3%	1,356.64	3,500.00	-2,143.36	-61.2%
5600 Total Insurance	339.16	291.67	47.49	16.3%	1,356.64	3,500.00	-2,143.36	-61.2%
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0%	0.00	500.00	-500.00	-100.0%
6500 Unbudgeted Expense	0.00	208.33	-208.33	-100.0%	0.00	2,500.00	-2,500.00	-100.0%
6700 Reserve Contribution	1,360.33	1,360.33	0.00	0.0%	6,323.34	16,324.00	-10,000.66	-61.3%
TOTAL EXPENSE	10,871.12	3,856.99	7,014.13	181.9%	22,939.21	46,284.00	-23,344.79	-50.4%
NET INCOME	-6,434.74	0.01	-6,434.75	-64347500.0%	-4,319.14	0.00	-4,319.14	
NET INCOME SUMMARY								
Income	4,436.38	3,857.00	579.38	15.0%	18,620.07	46,284.00	-27,663.93	-59.8%
Expense	-10,871.12	-3,856.99	-7,014.13	181.9%	-22,939.21	-46,284.00	23,344.79	-50.4%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-6,434.74	0.01	-6,434.75	-64347500.0%	-4,319.14	0.00	-4,319.14	

Delinquency (Summary)

Properties: Lakeview COA

As Of Saturday April 30, 2016

* 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	1.41
Dickau, Daniel & Heather	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	4,309.26
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	997.43
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	4,627.00
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	44.89
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	500.00
Total delinquent for property:						27,881.41

Report Summary

Customers: 7
Percent Delinquent: 33.33%
Delinquent Amount: 27,881.41

Checks By Account

Properties: Lakeview COA

Checks between 4/1/2016 and 4/30/2016

<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,	4/1/2016	514	Monthly Management	5/7/2016	April	Lakev	400.00
							<u>400.00</u>
5100 Repairs & Maintenance : 5150 Plumbing Repairs							
Lovett, Inc.	4/1/2016	513	scoped kitchen line unit	3/31/2016	15-162238	Lakev	394.58
Lovett, Inc.	4/1/2016	513	unit 7 common kitchen	3/31/2016	15-162238.2	Lakev	7374.45
							<u>7,769.03</u>
5200 Utilities : 5210 Electric							
Clark Public Utilities	4/14/2016	519	Monthly Electricity Acct#	4/21/2016	7236-175-1	Lakev	15.78
							<u>15.78</u>
5200 Utilities : 5240 Sewer							
Clark Regional	4/14/2016	518	Monthly Sewer	4/21/2016	016125-000	Lakev	494.00
							<u>494.00</u>
5200 Utilities : 5260 Garbage							
Waste Connections	4/14/2016	520	Monthly Garbage	4/21/2016	2010-976517	Lakev	276.02
							<u>276.02</u>
5400 Landscaping : 5410 Landscaping Contract							
Simple Lawns, LLC.	4/14/2016	516	Monthly Landscaping	3/7/2016	3419	Lakev	216.80
							<u>216.80</u>
5600 Insurance : 5610 Insurance							
American Family	4/14/2016	517	Policy #019-860-226-37	4/21/2016	019-860-226-37	Lakev	339.16
							<u>339.16</u>
6700 Reserve Contribution							
Lakeview COA	4/1/2016	515	Monthly Reserve	5/28/2016	April	Lakev	1360.33
							<u>1,360.33</u>
						Total Amount:	10,871.12

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 5/9/2016

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
4/5/2016	D5932	Bank deposit Deposit	2,252.84
4/12/2016	D5978	Bank deposit Deposit	2,183.54
			4,436.38

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
4/1/2016	513	Lovett, Inc.	7,769.03
4/1/2016	514	RPM Services Inc,	400.00
4/1/2016	515	Lakeview COA	1,360.33
4/14/2016	516	Simple Lawns, LLC.	216.80
4/14/2016	517	American Family Insurance	339.16
4/14/2016	518	Clark Regional Wastewater District	494.00
4/14/2016	519	Clark Public Utilities	15.78
4/14/2016	520	Waste Connections	276.02
			10,871.12

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
5/5/2016	D6139	Bank deposit Deposit	1,102.84
			1,102.84

Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
5/2/2016	521	RPM Services Inc,	400.00
5/2/2016	522	Lakeview COA	1,360.33
			1,760.33

Summary

Previous Cleared Balance:	19,774.09	Reconciled Balance	13,339.35
Selected Payments:	10,871.12	+ Uncleared Deposits	1,102.84
Selected Deposits:	4,436.38	- Outstanding Checks	1,760.33
Reconciled Balance:	13,339.35	Register Balance	12,681.86
Goal:	13,339.35		
Difference:	0.00		



UMPQUA
B · A · N · K



LAKEVIEW CONDO ASSOCIATION UB
C/O R P M
5620 NE GHER RD SUITE H
VANCOUVER WA 98662-6164

Customer Service:
1-866-486-7782

Last statement: March 31, 2016
This statement: April 30, 2016

See how Umpqua associates give back at umpquabank.com/connect

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$19,774.09
Low balance	\$12,497.57	Deposits/Additions	\$4,436.38
Average balance	\$14,538.30	Withdrawals/Subtractions	\$10,871.12
Interest earned	\$0.00	Ending balance	\$13,339.35

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-05	Remote Capture Dep	2,252.84
04-12	Remote Capture Dep	2,183.54
Total Other Deposits/ Additions		\$4,436.38

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	19,774.09	04-06	12,497.57	04-19	13,615.37
04-04	18,413.76	04-12	14,681.11	04-20	13,339.35
04-05	20,666.60	04-18	14,326.17	04-30	13,339.35

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>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
513	\$7,769.03	04-06	517	\$339.16	04-18
514	\$400.00	04-06	518	\$494.00	04-19
515	\$1,360.33	04-04	519	\$15.78	04-18
516	\$216.80	04-19	520	\$276.02	04-20

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

Total Checks paid: 8 for **-\$10,871.12**

|||||

Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 5/9/2016

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
4/4/2016	J3160	Journal : April Reserve ContributionTr	1,360.33
			1,360.33

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
5/4/2016	J3210	Journal : May Reserve Contribution	1,360.33
			1,360.33

Summary

Previous Cleared Balance:	7,690.24
Selected Payments:	0.00
Selected Deposits:	1,360.33
Reconciled Balance:	9,050.57
Goal:	9,050.57
Difference:	0.00

Reconciled Balance	9,050.57
+ Uncleared Deposits	1,360.33
- Outstanding Checks	0.00
Register Balance	10,410.90



UMPQUA
B · A · N · K

Customer Service:
1-866-486-7782

LAKEVIEW CONDO ASSOCIATION UB
C/O R P M
5620 NE GHER RD SUITE H
VANCOUVER WA 98662-6164

Last statement: March 31, 2016
This statement: April 30, 2016

See how Umpqua associates give back at umpquabank.com/connect

BUSINESS FREE CHECKING

Account number	9800551419	Beginning balance	\$7,690.24
Low balance	\$7,690.24	Deposits/Additions	\$1,360.33
Average balance	\$8,914.54	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$9,050.57

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-04	Remote Capture Dep	1,360.33
Total Other Deposits/ Additions		\$1,360.33

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	7,690.24	04-04	9,050.57	04-30	9,050.57

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

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

Total Checks paid: 0 for **-\$0.00**

LOVETT

PO Box 55580
Portland, OR 97238

Approved
 - Denny 3/22 @ 10:34am
 - Juan 3/22 @ 12:18pm
Invoice
 - Debra 3/23 @ 11:28am

Invoice Date	Invoice #
3/11/2016	15-162238.2

Bill To Real Property Management Services 5620 NE Gher Rd Vancouver, WA 98662

P.O. No.	Terms	Project:
	Payment upon Completion	2102 NW Kelly Dr Vancouver, WA 98665

Item	Qty	Description	Rate	Amount
		As per bid, excavated and removed stuck camera (\$1500). Excavated and removed existing 2 inch common kitchen sink drain line from in wall to 4 inch main sewer. Installed new kitchen sink drain. Backfilled and replaced concrete. Work Complete.		
15 40 00 Labor	10	Drain Video Inspection - Labor	100.00	1,000.00T
15 40 00 Material		Drain Video Inspection - Material	500.00	500.00T
15 40 00 Labor	39	Drain Video Inspection - Labor	100.00	3,900.00T
15 60 00		Truck Charge Drain	49.00	49.00T
15 65 00		PPE Charge Drain	15.00	15.00T
31 10 00 Labor	9	Excavation Sewer Storm - Labor	106.00	954.00T
31 10 00 Material		Excavation Sewer Storm - Material	385.00	385.00T

APR 1 2016
6513

CCB: OR #125507 - WA #LOVETE1995KQ Electric License #C487 - Plumbing License #26-773PB Phone # (503) 737-8423 - Fax # (503) 288-1630 www.lovettservices.com Email: crystal.b@lovettservices.com	Sales Tax (8.4%) \$571.45
	Payments/Credits \$0.00
	Balance Due <u>\$7,374.45</u>

LOVETT

Approved
Denny
Juan
Debra
Invoice

PO Box 55580
Portland, OR 97238

Invoice Date	Invoice #
2/29/2016	15-162238

Bill To
Real Property Management Services 5620 NE Gher Rd Vancouver, WA 98662

P.O. No.	Terms	Project:
Lakeview	Payment upon Completion	Real Property Management Services 2102 NW Kelly Dr Unit #7 Vancouver, WA 98665

Item	Qty	Description	Rate	Amount
15 10 00 Labor	3	Scope of Work: Scoped kitchen line and approximately 10 feet out the waste line has failed. Camera is stuck in rotten pipe and was unable to retrieve. Located and marked location. Will need to do a spot repair to fix pipe and retrieve camera. Work Complete. Drain Service Call - Labor Truck Charge Drain PPE Charge Drain	100.00	300.00T
15 60 00			49.00	49.00T
15 65 00			15.00	15.00T

APR 1 2016
3513

CCB: OR #125507 - WA #LOVETE1995KQ Electric License #C487 - Plumbing License #26-773PB Phone # (503) 737-8423 - Fax # (503) 288-1630 www.lovettservices.com Email: crystal.b@lovettservices.com	Sales Tax (8.4%)	\$30.58
	Payments/Credits	\$0.00
	Balance Due	\$394.58

**Lakeview Condo Owners Association
2016 Management Fee**

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

Monthly \$400.00

APRIL 2016

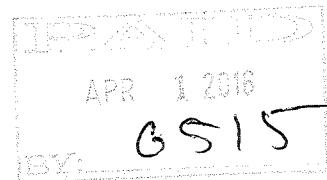
APR 1 2016
0514

Lakeview Condo Owners Association

2016 Reserve Contribution

Monthly \$1,360.33

APRIL 2016



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



Simple Lawns

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

PO #
Invoice # 3419
Invoice Date 3/31/2016
Amount Due \$216.80

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

Date	Description	Total
3/1/2016	March 2016 Invoice	200.00
Terms	Payment due in 15 days	Subtotal 200.00
For	2102 NW Kelly Dr., Vancouver WA 98665	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

APR 14 2016
0516



Billing Statement

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

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

For policy questions or service, contact:

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

For billing questions, call:

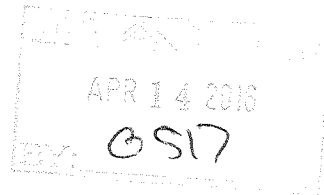
1-800-MYAMFAM, option 2
 (1-800-692-6326)
 24 hours a day, 7 days a week



Itemized Bill Detail for Account Number: 019-860-226-37

Billed Item Description	Policy Term Policy Status	Minimum Due	Current Balance
Policy: 46X2-6104-02-76-CLDO-WA Directors & Officers <i>American Family Mutual Insurance Company</i>	08/01/2015 to 08/01/2016 Active	\$34.50	\$103.50
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	\$907.98
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
TOTALS		\$339.16	\$1,011.48

Payment is due by **05/01/2016**. 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.





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: 3/1/2016 To 3/31/2016
BILLING DATE: 3/31/2016

DUE DATE: 4/29/2016

SPECIAL MESSAGE

Go Green! Sign up to receive your billing statement by email by going to www.crwwd.com. Click on Pay Your Bill to register.

CURRENT CHARGES

SEWER SERVICE 494.00

TOTAL CURRENT CHARGES 494.00

BILL SUMMARY

PREVIOUS BALANCE	494.00
PAYMENTS	-494.00
ADJUSTMENTS	0.00
MISCELLANEOUS	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	494.00
TOTAL AMOUNT DUE	494.00

APR 11 2016
 BY: OS18

APR 14 2016
 BY: OS18



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 47 kwh
 Present reading - 04/05/16 11158
 Previous reading - 03/03/16 - 11111
Total electric usage 47
 Your charge for 47 kwh is:
 Basic service \$12.00
 47 kwh @ 8.16 cents each 3.84
 REP Credit @ 0.119 cents/kwh* -0.06
 Total electric service \$15.78
Your average daily cost was \$0.48

Total Cost This Billing

Total electric service \$15.78
Total charges this billing \$15.78

* Residential Exchange Program Credit via BPA
 There has been a change in our CFL recycling program! Beginning
 May 1, you may continue to recycle burned out CFLs and will
 receive one LED bulb per visit in exchange.

Account Summary

Previous balance	\$16.58
Payments - thank you	
March 14	16.58CR
Balance forward	0.00
Current charges	15.78
Current balance	\$15.78

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
04/05/16	33	47	1
03/03/16	29	57	2
02/03/16	28	44	2
01/06/16	34	48	1
12/03/15	30	56	2
11/03/15	29	44	2
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
04/03/14	29	70	2

APR 14 2016
 0919