

Financial Statement

Properties: Lakeview COA

Dates from 8/1/2016 to 8/31/2016 (cash basis)

ASSETS

Bank

1092 Lakeview Condo Owners Association	13,106.52
1111 Reserve Account	
1093 Lakeview Condo Reserve	14,165.89
1111 Total Reserve Account	<u>14,165.89</u>

Total Bank 27,272.41

TOTAL ASSETS 27,272.41

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	17,001.00
3040 Reserve Account Equity	<u>14,165.89</u>
Total Equity	31,166.89

Net Income (1/1/2016 - 7/31/2016) -4,516.65

Income

4000 HOA Dues	2,588.61
4050 Reserve Income	745.75
4200 Income	
4250 Violation Fees Income	362.42
4320 Garage Income	<u>75.00</u>
4200 Total Income	437.42

Total Income 3,771.78

Expense

5000 Association Expenses	
5010 Management Fees	<u>400.00</u>
5000 Total Association Expenses	400.00

5200 Utilities

5210 Electric	15.62
5240 Sewer	494.00
5260 Garbage	<u>276.02</u>
5200 Total Utilities	785.64

5400 Landscaping

5410 Landscaping Contract	<u>243.90</u>
5400 Total Landscaping	243.90

5600 Insurance

5610 Insurance	<u>359.74</u>
5600 Total Insurance	359.74

6700 Reserve Contribution 1,360.33

Total Expense 3,149.61

Net Income (8/1/2016 - 8/31/2016) 622.17

Total Equity 27,272.41

TOTAL LIABILITIES & EQUITY 27,272.41

General Ledger

Properties: Lakeview COA
Detail From 8/1/2016 to 8/31/2016 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						18,177.89
08/01/2016	CHPAID	208	David & Jana Har #3		144.10	18,321.99
08/01/2016	CHPAID	208	David & Jana Har #10		147.60	18,469.59
08/01/2016	CHPAID	208	David & Jana Har #12		147.60	18,617.19
08/01/2016	CHPAID	92062771	Davovia Marith #6		144.10	18,761.29
08/01/2016	CHPAID	2425582763	Jared Benedict #1		144.10	18,905.39
08/01/2016	CHPAID	93226960	Matthew Cook #17		118.50	19,023.89
08/01/2016	PPALOC	1063	Kathy McClung #8	44.89		18,979.00
08/08/2016	CHPAID	160376360	Juan Piedra #18		153.21	19,132.21
08/08/2016	CHPAID	457466180	Heonia Chaschin #2		144.10	19,276.31
08/08/2016	CHPAID	94993465	Ed & Denny LLC #20		152.86	19,429.17
08/08/2016	CHPAID	34998238	Rhodes Investme #16		122.54	19,551.71
08/08/2016	CHPAID	34998238	Rhodes Investme #19		58.36	19,610.07
08/08/2016	CHPAID	34998238	Rhodes Investme #19		34.92	19,644.99
08/08/2016	CHPAID	94993466	Ed & Denny LLC. #21		161.28	19,806.27
08/08/2016	CHPAID	3540	Israel Moshkovits #14		144.27	19,950.54
08/08/2016	CHPAID	4467	Robert Sonnes #4		144.10	20,094.64
08/11/2016	CHPAID	3528	Joseph Stockmar #11		147.60	20,242.24
08/11/2016	PPALOC	2208	Debra Blizzard #7		340.09	20,582.33
08/29/2016	UNALOC	2428644315	Jared Benedict #1		184.17	20,766.50
Totals for HOA Dues				44.89	2,633.50	20,766.50
			Beg Bal: 18,177.89			
			Activity: 2,588.61			
4050 Reserve Income (Income)						5,651.57
08/01/2016	CHPAID	208	David & Jana Har #3		43.83	5,695.40
08/01/2016	CHPAID	208	David & Jana Har #10		44.89	5,740.29
08/01/2016	CHPAID	208	David & Jana Har #12		44.89	5,785.18
08/01/2016	CHPAID	92062771	Davovia Marith #6		43.83	5,829.01
08/01/2016	CHPAID	2425582763	Jared Benedict #1		2.82	5,831.83
08/01/2016	CHPAID	2425582763	Jared Benedict #1		40.54	5,872.37
08/01/2016	CHPAID	93226960	Matthew Cook #17		36.04	5,908.41
08/01/2016	PYALOC	1063	Kathy McClung #8		44.89	5,953.30
08/08/2016	CHPAID	160376360	Juan Piedra #18		46.60	5,999.90
08/08/2016	CHPAID	457466180	Heonia Chaschin #2		40.00	6,039.90
08/08/2016	CHPAID	457466180	Heonia Chaschin #2		3.83	6,043.73
08/08/2016	CHPAID	94993465	Ed & Denny LLC #20		46.49	6,090.22
08/08/2016	CHPAID	34998238	Rhodes Investme #16		37.27	6,127.49
08/08/2016	CHPAID	94993466	Ed & Denny LLC. #21		49.05	6,176.54
08/08/2016	CHPAID	3540	Israel Moshkovits #14		43.88	6,220.42
08/08/2016	CHPAID	4467	Robert Sonnes #4		43.83	6,264.25
08/11/2016	CHPAID	2208	Debra Blizzard #7		44.89	6,309.14
08/11/2016	CHPAID	3528	Joseph Stockmar #11		44.89	6,354.03
08/25/2016	CHPAID	000995982	Joseph Stockmar #11		40.00	6,394.03
08/29/2016	CHPAID	2428644315	Jared Benedict #1		3.29	6,397.32
Totals for Reserve Income				0.00	745.75	6,397.32
			Beg Bal: 5,651.57			
			Activity: 745.75			
4200 Income : 4210 Late Fees (Income)						150.00
No activity in the period						150.00
Totals for Late Fees				0.00	0.00	150.00
			Beg Bal: 150.00			
			Activity: 0.00			
4200 Income : 4230 Legal Fees Income (Income)						118.00
No activity in the period						118.00
Totals for Legal Fees Income				0.00	0.00	118.00
			Beg Bal: 118.00			
			Activity: 0.00			
4200 Income : 4250 Violation Fees Income (Income)						1,578.36

Date	Type	Reference	Description	Debit	Credit	Balance
08/01/2016	CHPAID	10076	Daniel & Heather #5 Alloc to 'VF' Ch date: 2/25,		93.97	1,672.33
08/08/2016	CHPAID	34998238	Rhodes Investme #19 Alloc to 'VF' Ch date: 12/2-		104.48	1,776.81
08/25/2016	CHPAID	1045	Daniel & Heather #5 Alloc to 'VF' Ch date: 2/25,		93.97	1,870.78
08/29/2016	CHPAID	1052	Bobbi King #15 Alloc to 'VF' Ch date: 6/24,		70.00	1,940.78
Totals for Violation Fees Income			Beg Bal: 1,578.36	Activity: 362.42	0.00	362.42
4200 Income : 4310 Maintenance & Repairs (Income)						640.00
No activity in the period						640.00
Totals for Maintenance & Repairs			Beg Bal: 640.00	Activity: 0.00	0.00	640.00
4200 Income : 4320 Garage Income (Income)						1,125.00
08/08/2016	CHPAID	4467	Robert Sonnes #4 Alloc to 'GR' Ch date: 8/1/		75.00	1,200.00
Totals for Garage Income			Beg Bal: 1,125.00	Activity: 75.00	0.00	75.00
5000 Association Expenses : 5010 Management Fees (Expense)						2,750.00
08/01/2016	CHECK	549	RPM Services Inc, Monthly Management Fee	400.00		3,150.00
Totals for Management Fees			Beg Bal: 2,750.00	Activity: 400.00	400.00	0.00
5000 Association Expenses : 5020 Postage / Copies (Expense)						34.90
No activity in the period						34.90
Totals for Postage / Copies			Beg Bal: 34.90	Activity: 0.00	0.00	0.00
5000 Association Expenses : 5065 Website (Expense)						14.95
No activity in the period						14.95
Totals for Website			Beg Bal: 14.95	Activity: 0.00	0.00	0.00
5100 Repairs & Maintenance (Expense)						1,148.84
No activity in the period						1,148.84
Totals for Repairs & Maintenance			Beg Bal: 1,148.84	Activity: 0.00	0.00	0.00
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	0.00
5100 Repairs & Maintenance : 5150 Plumbing Repairs (Expense)						7,931.63
No activity in the period						7,931.63
Totals for Plumbing Repairs			Beg Bal: 7,931.63	Activity: 0.00	0.00	0.00
5100 Repairs & Maintenance : 5170 Dryer Vent Cleaning (Expense)						800.00
No activity in the period						800.00
Totals for Dryer Vent Cleaning			Beg Bal: 800.00	Activity: 0.00	0.00	0.00
5200 Utilities : 5210 Electric (Expense)						117.53
08/09/2016	CHECK	552	Clark Public Utilities Monthly Electricity Acct# 7236-175	15.62		133.15
Totals for Electric			Beg Bal: 117.53	Activity: 15.62	15.62	0.00
5200 Utilities : 5240 Sewer (Expense)						3,445.00
08/09/2016	CHECK	551	Clark Regional Wastewater District Monthly Sewer Acct	494.00		3,939.00
Totals for Sewer			Beg Bal: 3,445.00	Activity: 494.00	494.00	0.00
5200 Utilities : 5260 Garbage (Expense)						1,932.50
08/09/2016	CHECK	553	Waste Connections Monthly Garbage 2010-976517	276.02		2,208.52
Totals for Garbage			Beg Bal: 1,932.50	Activity: 276.02	276.02	0.00

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
5300	General Expenses	: 5301	Accounting (Expense)			125.00
			No activity in the period			125.00
	Totals for Accounting		Beg Bal: 125.00	Activity: 0.00	0.00	0.00
5300	General Expenses	: 5305	Legal (Expense)			232.00
			No activity in the period			232.00
	Totals for Legal		Beg Bal: 232.00	Activity: 0.00	0.00	0.00
5300	General Expenses	: 5315	State Filing Fee (Expense)			10.00
			No activity in the period			10.00
	Totals for State Filing Fee		Beg Bal: 10.00	Activity: 0.00	0.00	0.00
5400	Landscaping	: 5410	Landscaping Contract (Expense)			1,598.90
08/09/2016	CHECK	554	Simple Lawns, LLC. Monthly Landscaping	243.90		1,842.80
	Totals for Landscaping Contract		Beg Bal: 1,598.90	Activity: 243.90	243.90	0.00
5600	Insurance	: 5610	Insurance (Expense)			2,392.82
08/23/2016	CHECK	555	American Family Insurance Policy #019-860-226-37	359.74		2,752.56
	Totals for Insurance		Beg Bal: 2,392.82	Activity: 359.74	359.74	0.00
6700	Reserve Contribution		(Expense)			9,044.00
08/01/2016	CHECK	550	Lakeview COA Monthly Reserve Contribution	1,360.33		10,404.33
	Totals for Reserve Contribution		Beg Bal: 9,044.00	Activity: 1,360.33	1,360.33	0.00
			Totals:	3,194.50	3,816.67	

Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2016-8/31/2016 (cash basis)

	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	TOTAL
INCOME									
4000 HOA Dues	4,379.56	3,062.01	2,070.28	3,069.13	1,296.07	2,178.13	2,122.71	2,588.61	20,766.50
4050 Reserve Income	931.72	837.30	746.29	971.75	657.57	883.25	623.69	745.75	6,397.32
4200 Income									
4210 Late Fees	0.00	0.00	0.00	100.00	0.00	50.00	0.00	0.00	150.00
4230 Legal Fees Income	118.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118.00
4250 Violation Fees Income	187.93	0.00	597.76	220.50	478.20	93.97	0.00	362.42	1,940.78
4310 Maintenance & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	640.00	0.00	640.00
4320 Garage Income	0.00	75.00	75.00	75.00	750.00	75.00	75.00	75.00	1,200.00
4200 Total Income	305.93	75.00	672.76	395.50	1,228.20	218.97	715.00	437.42	4,048.78
TOTAL INCOME	5,617.21	3,974.31	3,489.33	4,436.38	3,181.84	3,280.35	3,461.40	3,771.78	31,212.60
EXPENSE									
5000 Association Expenses									
5010 Management Fees	350.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	3,150.00
5020 Postage / Copies	0.00	24.40	0.00	0.00	0.00	10.50	0.00	0.00	34.90
5065 Website	0.00	0.00	0.00	0.00	0.00	0.00	14.95	0.00	14.95
5000 Total Association Expenses	350.00	424.40	400.00	400.00	400.00	410.50	414.95	400.00	3,199.85
5100 Repairs & Maintenance									
5120 Gutter Clean/Maint.	0.00	379.40	0.00	0.00	0.00	0.00	0.00	0.00	379.40
5150 Plumbing Repairs	0.00	162.60	0.00	7,769.03	0.00	0.00	0.00	0.00	7,931.63
5170 Dryer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	800.00
5100 Other Repairs & Maintenance	0.00	325.00	650.40	0.00	173.44	0.00	0.00	0.00	1,148.84
5100 Total Repairs & Maintenance	0.00	867.00	650.40	7,769.03	173.44	0.00	800.00	0.00	10,259.87
5200 Utilities									
5210 Electric	0.00	31.40	16.58	15.78	18.19	16.99	18.59	15.62	133.15
5240 Sewer	481.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	3,939.00
5260 Garbage	276.38	276.02	276.02	276.02	276.02	276.02	276.02	276.02	2,208.52
5200 Total Utilities	757.38	801.42	786.60	785.80	788.21	787.01	788.61	785.64	6,280.67
5300 General Expenses									
5301 Accounting	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	125.00
5305 Legal	0.00	0.00	0.00	0.00	0.00	232.00	0.00	0.00	232.00
5315 State Filing Fee	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	0.00	0.00	125.00	232.00	10.00	0.00	367.00
5400 Landscaping									
5410 Landscaping Contract	216.80	216.80	216.80	216.80	243.90	243.90	243.90	243.90	1,842.80
5400 Total Landscaping	216.80	216.80	216.80	216.80	243.90	243.90	243.90	243.90	1,842.80
5600 Insurance									
5610 Insurance	339.16	339.16	339.16	339.16	339.16	337.16	359.86	359.74	2,752.56
5600 Total Insurance	339.16	339.16	339.16	339.16	339.16	337.16	359.86	359.74	2,752.56

6700 Reserve Contribution

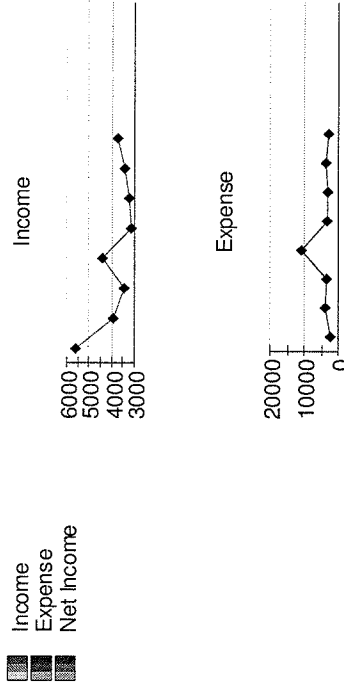
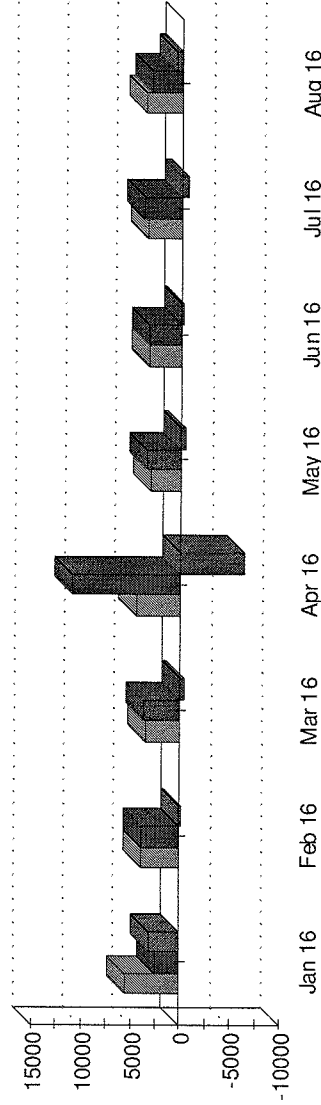
	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	TOTAL
6700 Reserve Contribution	882.02	1,360.33	1,360.33	1,360.33	1,360.33	1,360.33	1,360.33	1,360.33	10,404.33
TOTAL EXPENSE	2,545.36	4,009.11	3,753.29	10,871.12	3,430.04	3,370.90	3,977.65	3,149.61	35,107.08

NET INCOME

	3,071.85	-34.80	-263.96	-6,434.74	-248.20	-90.55	-516.25	622.17	-3,894.48
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NET INCOME SUMMARY

Income	5,617.21	3,974.31	3,489.33	4,436.38	3,181.84	3,280.35	3,461.40	3,771.78	31,212.60
Expense	-2,545.36	-4,009.11	-3,753.29	-10,871.12	-3,430.04	-3,370.90	-3,977.65	-3,149.61	-35,107.08
Other Inc/Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME	3,071.85	-34.80	-263.96	-6,434.74	-248.20	-90.55	-516.25	622.17	-3,894.48



Budget Comparison

Properties: Lakeview COA

Comparison Periods: 8/1/16 - 8/31/16 and 1/1/16 - 12/31/16 (cash basis)

	Actual 8/1/16 - 8/31/16	Budget 8/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
INCOME								
4000 HOA Dues	2,588.61	2,900.00	-311.39	-10.7%	21,869.74	34,800.00	-12,930.26	-37.2%
4050 Reserve Income	745.75	882.00	-136.25	-15.4%	6,785.13	10,584.00	-3,798.87	-35.9%
4200 Income								
4210 Late Fees	0.00	0.00	0.00		150.00	0.00	150.00	
4230 Legal Fees Income	0.00	0.00	0.00		118.00	0.00	118.00	
4250 Violation Fees Income	362.42	0.00	362.42		1,940.78	0.00	1,940.78	
4310 Maintenance & Repairs	0.00	0.00	0.00		640.00	0.00	640.00	
4320 Garage Income	75.00	75.00	0.00	0.0%	1,275.00	900.00	375.00	41.7%
4200 Total Income	437.42	75.00	362.42	483.2%	4,123.78	900.00	3,223.78	358.2%
TOTAL INCOME	3,771.78	3,857.00	-85.22	-2.2%	32,778.65	46,284.00	-13,505.35	-29.2%
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%	3,550.00	4,800.00	-1,250.00	-26.0%
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		34.90	0.00	34.90	
5065 Website	0.00	0.00	0.00		14.95	0.00	14.95	
5000 Total Association Expenses	400.00	433.33	-33.33	-7.7%	3,599.85	5,200.00	-1,600.15	-30.8%
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	0.00	0.00	0.00		379.40	0.00	379.40	
5150 Plumbing Repairs	0.00	0.00	0.00		7,931.63	0.00	7,931.63	
5170 Dryer Vent Cleaning	0.00	0.00	0.00		800.00	0.00	800.00	
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		1,148.84	0.00	1,148.84	
5100 Total Repairs & Maintenance	0.00	416.67	-416.67	-100.0%	10,259.87	5,000.00	5,259.87	105.2%
5200 Utilities								
5210 Electric	15.62	20.83	-5.21	-25.0%	133.15	250.00	-116.85	-46.7%
5240 Sewer	494.00	433.33	60.67	14.0%	4,433.00	5,200.00	-767.00	-14.8%
5260 Garbage	276.02	300.00	-23.98	-8.0%	2,484.54	3,600.00	-1,115.46	-31.0%
5200 Total Utilities	785.64	754.16	31.48	4.2%	7,050.69	9,050.00	-1,999.31	-22.1%
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		125.00	0.00	125.00	
5305 Legal	0.00	83.33	-83.33	-100.0%	232.00	1,000.00	-768.00	-76.8%
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%	10.00	10.00	0.00	0.0%

	Actual 8/1/16 - 8/31/16	Budget 8/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
5300 Total General Expenses	0.00	100.83	-100.83	-100.0%	367.00	1,210.00	-843.00	-69.7%
5400 Landscaping								
5410 Landscaping Contract	243.90	250.00	-6.10	-2.4%	2,086.70	3,000.00	-913.30	-30.4%
5400 Total Landscaping	243.90	250.00	-6.10	-2.4%	2,086.70	3,000.00	-913.30	-30.4%
5600 Insurance								
5610 Insurance	359.74	291.67	68.07	23.3%	2,752.56	3,500.00	-747.44	-21.4%
5600 Total Insurance	359.74	291.67	68.07	23.3%	2,752.56	3,500.00	-747.44	-21.4%
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%	11,764.66	16,324.00	-4,559.34	-27.9%
TOTAL EXPENSE	3,149.61	3,856.99	-707.38	-18.3%	37,881.33	46,284.00	-8,402.67	-18.2%
NET INCOME	622.17	0.01	622.16	6221600.0%	-5,102.68	0.00	-5,102.68	
NET INCOME SUMMARY								
Income	3,771.78	3,857.00	-85.22	-2.2%	32,778.65	46,284.00	-13,505.35	-29.2%
Expense	-3,149.61	-3,856.99	707.38	-18.3%	-37,881.33	-46,284.00	8,402.67	-18.2%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	622.17	0.01	622.16	6221600.0%	-5,102.68	0.00	-5,102.68	

Delinquency (Summary)

Properties: Lakeview COA

As Of Wednesday August 31, 2016

* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
Lakeview COA						
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	40.00
Dickau, Daniel & Heather	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	4,631.13
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	1,557.39
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	5,353.50
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	40.00
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	500.00
Total delinquent for property:						29,523.44

Report Summary

Customers: 7
Percent Delinquent: 33.33%
Delinquent Amount: 29,523.44

Checks By Account

Properties: Lakeview COA

Checks between 8/1/2016 and 8/31/2016

<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,	8/1/2016	549	Monthly Management	9/7/2016	August	Lakev	400.00
							<u>400.00</u>
5200 Utilities : 5210 Electric							
Clark Public Utilities	8/9/2016	552	Monthly Electricity Acct#	8/21/2016	7236-175-1	Lakev	15.62
							<u>15.62</u>
5200 Utilities : 5240 Sewer							
Clark Regional	8/9/2016	551	Monthly Sewer	8/21/2016	016125-000	Lakev	494.00
							<u>494.00</u>
5200 Utilities : 5260 Garbage							
Waste Connections	8/9/2016	553	Monthly Garbage	8/21/2016	2010-976517	Lakev	276.02
							<u>276.02</u>
5400 Landscaping : 5410 Landscaping Contract							
Simple Lawns, LLC.	8/9/2016	554	Monthly Landscaping	7/7/2016	4127	Lakev	243.90
							<u>243.90</u>
5600 Insurance : 5610 Insurance							
American Family	8/23/2016	555	Policy #019-860-226-37	8/21/2016	019-860-226-37	Lakev	359.74
							<u>359.74</u>
6700 Reserve Contribution							
Lakeview COA	8/1/2016	550	Monthly Reserve	9/28/2016	August	Lakev	1360.33
							<u>1,360.33</u>
						Total Amount:	3,149.61

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 9/12/2016

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
8/4/2016	D6471	Bank deposit Deposit	1,196.81
8/11/2016	D6506	Bank deposit Deposit	2,183.54
8/29/2016	D6569	Bank deposit Deposit	391.43
			3,771.78

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
7/8/2016	543	Terri Piedra	14.95
8/1/2016	549	RPM Services Inc,	400.00
8/1/2016	550	Lakeview COA	1,360.33
8/9/2016	551	Clark Regional Wastewater District	494.00
8/9/2016	552	Clark Public Utilities	15.62
8/9/2016	553	Waste Connections	276.02
8/9/2016	554	Simple Lawns, LLC.	243.90
8/23/2016	555	American Family Insurance	359.74
			3,164.56

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
9/7/2016	D6589	Bank deposit Deposit	1,103.31
			1,103.31

Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
9/2/2016	556	RPM Services Inc,	400.00
9/2/2016	557	Lakeview COA	1,360.33
9/8/2016	558	Clark Regional Wastewater District	494.00
9/8/2016	559	Simple Lawns, LLC.	243.90
9/8/2016	560	Waste Connections	276.02
			2,774.25

Summary

Previous Cleared Balance:	12,499.30	Reconciled Balance	13,106.52
Selected Payments:	3,164.56	+ Uncleared Deposits	1,103.31
Selected Deposits:	3,771.78	- Outstanding Checks	2,774.25
Reconciled Balance:	13,106.52	Register Balance	11,435.58
Goal:	13,106.52		
Difference:	0.00		



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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: July 31, 2016
This statement: August 31, 2016

Get paid faster with next day funding and improve your cash flow with Umpqua merchant services. we have a full range of hardware and software available to fit your business needs. Visit our website to learn more about merchant services available through Umpqua Bank. Member FDIC

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$12,499.30
Low balance	\$11,935.78	Deposits/Additions	\$3,771.78
Average balance	\$12,956.34	Withdrawals/Subtractions	\$3,164.56
Interest earned	\$0.00	Ending balance	\$13,106.52

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-04	Remote Capture Dep	1,196.81
08-11	Remote Capture Dep	2,183.54
08-29	Remote Capture Dep	391.43
Total Other Deposits/ Additions		\$3,771.78

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07-31	12,499.30	08-11	14,088.75	08-29	13,106.52
08-04	12,335.78	08-15	13,350.85	08-31	13,106.52
08-08	11,935.78	08-16	13,074.83		

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>
543	\$14.95	08-11	552	\$15.62	08-11
*549	\$400.00	08-08	553	\$276.02	08-16
550	\$1,360.33	08-04	554	\$243.90	08-15
551	\$494.00	08-15	555	\$359.74	08-29

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

Total Checks paid: 8 for **-\$3,164.56**



Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 9/12/2016

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
9/2/2016	J3428	Journal : September Reserve contribut	1,360.33
			1,360.33

Summary

Previous Cleared Balance:	14,165.89	Reconciled Balance	15,526.22
Selected Payments:	0.00	+ Uncleared Deposits	0.00
Selected Deposits:	1,360.33	- Outstanding Checks	0.00
<hr/>		<hr/>	
Reconciled Balance:	15,526.22	Register Balance	15,526.22
Goal:	15,526.22		
<hr/>			
Difference:	0.00		



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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: July 31, 2016
This statement: August 31, 2016

Get paid faster with next day funding and improve your cash flow with Umpqua merchant services. we have a full range of hardware and software available to fit your business needs. Visit our website to learn more about merchant services available through Umpqua Bank. Member FDIC

BUSINESS FREE CHECKING

Account number	9800551419	Beginning balance	\$14,165.89
Low balance	\$14,165.89	Deposits/Additions	\$1,360.33
Average balance	\$15,394.58	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$15,526.22

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-04	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>
07-31	14,165.89	08-04	15,526.22	08-31	15,526.22

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)

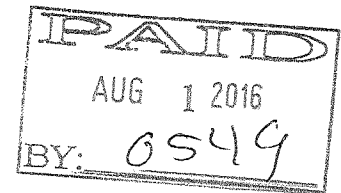
Total Checks paid: 0 for **-\$0.00**

**Lakeview Condo Owners Association
2016 Management Fee**

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

Monthly \$400.00

AUGUST 2016

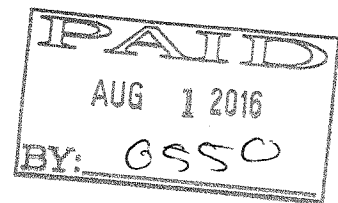


Lakeview Condo Owners Association

2016 Reserve Contribution

Monthly \$1,360.33

AUGUST 2016





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: 7/1/2016 To 7/31/2016
BILLING DATE: 7/29/2016
DUE DATE: 8/31/2016

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

PAID
 AUG 9 2016
 BY: SSI





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

Your Electricity Use

Residential electric service meter 501493
 In 28 days you used 45 kwh
 Present reading - 08/03/16 11424
 Previous reading - 07/06/16 - 11379
Total electric usage 45
 Your charge for 45 kwh is:
 Basic service \$12.00
 45 kwh @ 8.16 cents each 3.67
 REP Credit @ 0.119 cents/kwh* -0.05
 Total electric service \$15.62
Your average daily cost was \$0.56

Total Cost This Billing

Total electric service \$15.62
Total charges this billing \$15.62

* Residential Exchange Program Credit via BPA
 Help bring salmon back to Salmon Creek by becoming a Stream
 Steward! Learn more about free workshops and volunteer
 opportunities at SteamStewards.net.

Account Summary

Previous balance	\$18.59
Payments - thank you July 15	18.59CR
Balance forward	0.00
Current charges	15.62
Current balance	\$15.62

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
08/03/16	28	45	2
07/06/16	33	82	2
06/03/16	30	62	2
05/04/16	29	77	3
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
08/05/14	33	40	1

PAID
 AUG 9 2016
 BY: *SSZ*



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

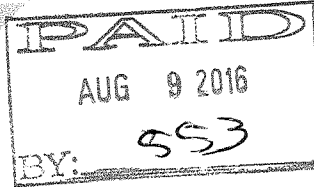
ACCOUNT NO. 2010-976517
INVOICE NO. 13145673
STATEMENT DATE 08/01/16
DUE DATE 08/25/16
BILLING PERIOD 07/01/16 - 07/31/16

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

FOR ASSISTANCE
Office (360) 892-5370
Toll Free (866) 892-9269
One Time Payments (855) 569-2719

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 276.02
07/18/16	Payment Thank You!	\$ -276.02
	Total Payments And Credits	\$ -276.02
	Service Location	
	Acct #976517	
	Lakeview Condos Llc	
	2102 Nw Kelley Dr	
07/31/16	4Yd Cont 1X Weekly 07/01/16-07/31/16 1 Each @ \$211.39	\$ 211.39
07/31/16	Multi-Family Recycle 07/01/16-07/31/16 12 Each @ \$3.24	\$ 38.88
07/31/16	Perm Cont Rent 4Yd 07/01/16-07/31/16 1 Each @ \$16.73	\$ 16.73
	Refuse Tax 3.6%	\$ 7.61
	State Sales Tax 8.4%	\$ 1.41
	Current Charges And Fees	\$ 276.02
	Total Due	\$ 276.02



The only holidays your garbage and recycling drivers do not work are Thanksgiving Day, Christmas Day, and New Years Day. Regular service remains for Memorial Day, Independence Day and Labor Day. Please put your garbage and recycling out on your normal day for these holidays.

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.



Simple Lawns, LLC
9707 NE 54th St.
Vancouver, WA 98662
360-314-6947



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

PO #
Invoice # 4127
Invoice Date 7/30/2016
Amount Due \$243.90

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

Date	Description	Total
7/1/2016	July 2016 Invoice	225.00
Terms	Payment due in 15 days	Subtotal 225.00
For	2102 NW Kelly Dr., Vancouver WA 98665	Sales Tax 18.90
		Total 243.90
		Amount Due \$243.90

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

