

Financial Statement

Properties: Lakeview COA

Dates from 12/1/2016 to 12/31/2016 (cash basis)

ASSETS

Bank	
1092 Lakeview Condo Owners Association	18,419.34
1111 Reserve Account	
1093 Lakeview Condo Reserve	15,706.13
1111 Total Reserve Account	<u>15,706.13</u>
Total Bank	<u>34,125.47</u>
TOTAL ASSETS	<u>34,125.47</u>

LIABILITIES & EQUITY

Equity

Equity	
3001 Retained Earnings	17,001.00
3040 Reserve Account Equity	<u>15,706.13</u>
Total Equity	<u>32,707.13</u>
Net Income (1/1/2016 - 11/30/2016)	1,265.46

Income

4000 HOA Dues	2,128.40
4050 Reserve Income	697.76
4200 Income	
4250 Violation Fees Income	697.76
4320 Garage Income	<u>75.00</u>
4200 Total Income	<u>772.76</u>
Total Income	<u>3,598.92</u>

Expense

5000 Association Expenses	
5010 Management Fees	400.00
5020 Postage / Copies	<u>6.45</u>
5000 Total Association Expenses	406.45
5100 Repairs & Maintenance	
5120 Gutter Clean/Maint.	<u>767.00</u>
5100 Total Repairs & Maintenance	767.00
5200 Utilities	
5210 Electric	16.91
5240 Sewer	494.00
5260 Garbage	<u>276.02</u>
5200 Total Utilities	786.93
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	<u>882.02</u>
Total Expense	<u>3,446.04</u>
Net Income (12/1/2016 - 12/31/2016)	152.88

Total Equity	<u>34,125.47</u>
TOTAL LIABILITIES & EQUITY	<u><u>34,125.47</u></u>

General Ledger

Properties: Lakeview COA
Detail From 12/1/2016 to 12/31/2016 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						28,981.67
12/01/2016	PPALOC	2437340457	Jared Benedict #1 Prepay from previous peri	38.66		28,943.01
12/05/2016	CHPAID	40091839	Matthew Cook #17 Alloc to 'HOADUE' Ch dat		118.50	29,061.51
12/05/2016	CHPAID	38889456	Davovia Marith #6 Alloc to 'HOADUE' Ch dat		144.10	29,205.61
12/05/2016	PPALOC	2215	Debra Blizzard #7 Payment prealloc: HOADL		295.20	29,500.81
12/06/2016	CHPAID	219	David & Jana Har #3 Alloc to 'HOADUE' Ch dat		144.10	29,644.91
12/06/2016	CHPAID	219	David & Jana Har #10 Alloc to 'HOADUE' Ch dat		147.60	29,792.51
12/06/2016	CHPAID	219	David & Jana Har #12 Alloc to 'HOADUE' Ch dat		147.60	29,940.11
12/07/2016	CHPAID	162589418	Juan Piedra #18 Alloc to 'HOADUE' Ch dat		153.21	30,093.32
12/07/2016	CHPAID	4660	Robert Sonnes #4 Alloc to 'HOADUE' Ch dat		144.10	30,237.42
12/13/2016	CHPAID	41956120	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch dat		161.28	30,398.70
12/13/2016	CHPAID	41956119	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch dat		152.86	30,551.56
12/13/2016	CHPAID	54265088	Rhodes Investme #16 Alloc to 'HOADUE' Ch dat		122.54	30,674.10
12/13/2016	CHPAID	477512070	Heonia Chaschin #2 Alloc to 'HOADUE' Ch dat		144.10	30,818.20
12/13/2016	CHPAID	4166	Israel Moshkovits #14 Alloc to 'HOADUE' Ch dat		144.27	30,962.47
12/13/2016	CHPAID	4166	Joseph Stockmar #11 Alloc to 'HOADUE' Ch dat		147.60	31,110.07
Totals for HOA Dues				38.66	2,167.06	31,110.07
				Beg Bal: 28,981.67	Activity: 2,128.40	
4050 Reserve Income (Income)						9,050.94
12/01/2016	PYALOC	2437340457	Jared Benedict #1 Payment from previous pe		38.66	9,089.60
12/05/2016	CHPAID	40091839	Matthew Cook #17 Alloc to 'RI' Ch date: 12/1/		36.04	9,125.64
12/05/2016	CHPAID	38889456	Davovia Marith #6 Alloc to 'RI' Ch date: 12/1/		43.83	9,169.47
12/05/2016	PPALOC	2215	Debra Blizzard #7 Payment prealloc: RI		89.78	9,259.25
12/06/2016	CHPAID	219	David & Jana Har #3 Alloc to 'RI' Ch date: 12/1/		43.83	9,303.08
12/06/2016	CHPAID	219	David & Jana Har #10 Alloc to 'RI' Ch date: 12/1/		44.89	9,347.97
12/06/2016	CHPAID	219	David & Jana Har #12 Alloc to 'RI' Ch date: 12/1/		44.89	9,392.86
12/07/2016	CHPAID	162589418	Juan Piedra #18 Alloc to 'RI' Ch date: 12/1/		46.60	9,439.46
12/07/2016	CHPAID	4660	Robert Sonnes #4 Alloc to 'RI' Ch date: 12/1/		43.83	9,483.29
12/13/2016	CHPAID	41956120	Ed & Denny LLC #21 Alloc to 'RI' Ch date: 12/1/		49.05	9,532.34
12/13/2016	CHPAID	41956119	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 12/1/		46.49	9,578.83
12/13/2016	CHPAID	54265088	Rhodes Investme #16 Alloc to 'RI' Ch date: 12/1/		37.27	9,616.10
12/13/2016	CHPAID	477512070	Heonia Chaschin #2 Alloc to 'RI' Ch date: 11/1/		40.00	9,656.10
12/13/2016	CHPAID	477512070	Heonia Chaschin #2 Alloc to 'RI' Ch date: 12/1/		3.83	9,659.93
12/13/2016	CHPAID	4166	Israel Moshkovits #14 Alloc to 'RI' Ch date: 12/1/		43.88	9,703.81
12/13/2016	CHPAID	4166	Joseph Stockmar #11 Alloc to 'RI' Ch date: 12/1/		44.89	9,748.70
Totals for Reserve Income				0.00	697.76	9,748.70
				Beg Bal: 9,050.94	Activity: 697.76	
4200 Income : 4210 Late Fees (Income)						350.00
No activity in the period						350.00
Totals for Late Fees				0.00	0.00	350.00
				Beg Bal: 350.00	Activity: 0.00	
4200 Income : 4230 Legal Fees Income (Income)						143.00
No activity in the period						143.00
Totals for Legal Fees Income				0.00	0.00	143.00
				Beg Bal: 143.00	Activity: 0.00	
4200 Income : 4232 Delinquent Collections Income (Income)						25.00
No activity in the period						25.00
Totals for Delinquent Collections Incc				0.00	0.00	25.00
				Beg Bal: 25.00	Activity: 0.00	
4200 Income : 4250 Violation Fees Income (Income)						1,807.51
12/13/2016	CHPAID	54265088	Rhodes Investme #19 Alloc to 'VF' Ch date: 12/2-		197.76	2,005.27
12/19/2016	CHPAID	26097	Daniel & Heather #5 Alloc to 'VF' Ch date: 2/25,		82.86	2,088.13
12/19/2016	CHPAID	26097	Daniel & Heather #5 Alloc to 'VF' Ch date: 2/26,		25.00	2,113.13

Date	Type	Reference	Description	Debit	Credit	Balance	
12/19/2016	CHPAID	26097	Daniel & Heather #5 Alloc to 'VF' Ch date: 2/27,		25.00	2,138.13	
12/19/2016	CHPAID	26097	Daniel & Heather #5 Alloc to 'VF' Ch date: 2/28,		25.00	2,163.13	
12/19/2016	CHPAID	26097	Daniel & Heather #5 Alloc to 'VF' Ch date: 2/28,		200.00	2,363.13	
12/19/2016	CHPAID	26097	Daniel & Heather #5 Alloc to 'VF' Ch date: 3/1/1		25.00	2,388.13	
12/19/2016	CHPAID	26097	Daniel & Heather #5 Alloc to 'VF' Ch date: 3/2/1		25.00	2,413.13	
12/19/2016	CHPAID	26097	Daniel & Heather #5 Alloc to 'VF' Ch date: 3/3/1		25.00	2,438.13	
12/19/2016	CHPAID	26097	Daniel & Heather #5 Alloc to 'VF' Ch date: 3/4/1		25.00	2,463.13	
12/19/2016	CHPAID	26097	Daniel & Heather #5 Alloc to 'VF' Ch date: 3/5/1		25.00	2,488.13	
12/19/2016	CHPAID	26097	Daniel & Heather #5 Alloc to 'VF' Ch date: 3/5/1		17.14	2,505.27	
Totals for Violation Fees Income			Beg Bal: 1,807.51	Activity: 697.76	0.00	697.76	2,505.27
4200 Income : 4310 Maintenance & Repairs (Income)						680.00	
No activity in the period						680.00	
Totals for Maintenance & Repairs			Beg Bal: 680.00	Activity: 0.00	0.00	0.00	680.00
4200 Income : 4320 Garage Income (Income)						1,425.00	
12/07/2016	CHPAID	4660	Robert Sonnes #4 Alloc to 'GR' Ch date: 12/1		75.00	1,500.00	
Totals for Garage Income			Beg Bal: 1,425.00	Activity: 75.00	0.00	75.00	1,500.00
5000 Association Expenses : 5010 Management Fees (Expense)						4,350.00	
12/01/2016	CHECK	579	RPM Services Inc, Monthly Management Fee	400.00		4,750.00	
Totals for Management Fees			Beg Bal: 4,350.00	Activity: 400.00	400.00	0.00	4,750.00
5000 Association Expenses : 5020 Postage / Copies (Expense)						47.65	
12/01/2016	CHECK	579	RPM Services Inc, certified letter to Blizzard	6.45		54.10	
Totals for Postage / Copies			Beg Bal: 47.65	Activity: 6.45	6.45	0.00	54.10
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	14.95
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	1,148.84
5100 Repairs & Maintenance : 5110 Roof Maint/Repair (Expense)						319.78	
No activity in the period						319.78	
Totals for Roof Maint/Repair			Beg Bal: 319.78	Activity: 0.00	0.00	0.00	319.78
5100 Repairs & Maintenance : 5120 Gutter Clean/Maint. (Expense)						379.40	
12/13/2016	CHECK	581	Vancouver Development Company drains caps / gutter:	225.00		604.40	
12/13/2016	CHECK	581	Vancouver Development Company clean all gutters 11	542.00		1,146.40	
Totals for Gutter Clean/Maint.			Beg Bal: 379.40	Activity: 767.00	767.00	0.00	1,146.40
5100 Repairs & Maintenance : 5143 Painting (Expense)						1,090.00	
No activity in the period						1,090.00	
Totals for Painting			Beg Bal: 1,090.00	Activity: 0.00	0.00	0.00	1,090.00
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	7,931.63
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	800.00

Date	Type	Reference	Description	Debit	Credit	Balance
5200 Utilities : 5210 Electric (Expense)						
12/13/2016	CHECK	583	Clark Public Utilities Monthly Electricity Acct# 7236-175	16.91		182.33
Totals for Electric				16.91	0.00	199.24
				Beg Bal: 182.33	Activity: 16.91	
5200 Utilities : 5240 Sewer (Expense)						
12/13/2016	CHECK	584	Clark Regional Wastewater District Monthly Sewer Acct	494.00		5,421.00
Totals for Sewer				494.00	0.00	5,915.00
				Beg Bal: 5,421.00	Activity: 494.00	
5200 Utilities : 5260 Garbage (Expense)						
12/13/2016	CHECK	586	Waste Connections Monthly Garbage 2010-976517	276.02		3,036.58
Totals for Garbage				276.02	0.00	3,312.60
				Beg Bal: 3,036.58	Activity: 276.02	
5300 General Expenses : 5301 Accounting (Expense)						
No activity in the period						125.00
Totals for Accounting				0.00	0.00	125.00
				Beg Bal: 125.00	Activity: 0.00	
5300 General Expenses : 5305 Legal (Expense)						
No activity in the period						232.00
Totals for Legal				0.00	0.00	232.00
				Beg Bal: 232.00	Activity: 0.00	
5300 General Expenses : 5315 State Filing Fee (Expense)						
No activity in the period						10.00
Totals for State Filing Fee				0.00	0.00	10.00
				Beg Bal: 10.00	Activity: 0.00	
5400 Landscaping : 5410 Landscaping Contract (Expense)						
12/13/2016	CHECK	585	Simple Lawns, LLC. Monthly Landscaping	243.90		2,574.50
Totals for Landscaping Contract				243.90	0.00	2,818.40
				Beg Bal: 2,574.50	Activity: 243.90	
5600 Insurance : 5610 Insurance (Expense)						
12/13/2016	CHECK	582	American Family Insurance Policy #019-860-226-37	359.74		3,831.78
Totals for Insurance				359.74	0.00	4,191.52
				Beg Bal: 3,831.78	Activity: 359.74	
6700 Reserve Contribution (Expense)						
12/01/2016	CHECK	580	Lakeview COA Monthly Reserve Contribution	882.02		9,702.22
Totals for Reserve Contribution				882.02	0.00	10,584.24
				Beg Bal: 9,702.22	Activity: 882.02	
				Totals:	3,484.70	3,637.58

Profit & Loss 12 Month Recap

Properties: Lakeview COA
 Monthly recap 1/1/2016-12/31/2016 (cash basis)

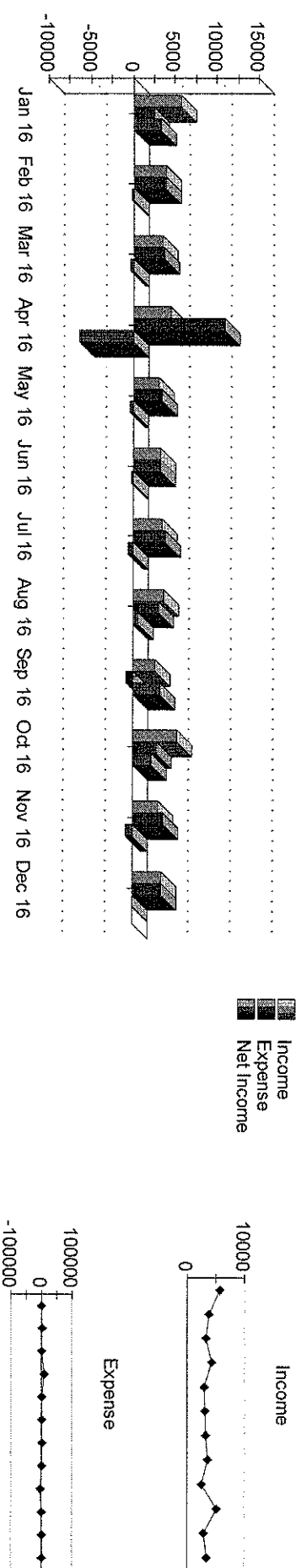
	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	TOTAL
INCOME													
4000 HOA Dues	4,572.05	3,062.01	2,268.04	3,069.13	1,498.83	2,178.13	2,031.70	2,646.97	1,698.93	3,761.16	2,198.72	2,128.40	31,110.07
4050 Reserve Income	931.72	837.30	746.29	971.75	657.57	883.25	714.70	791.87	746.52	1,152.59	617.38	697.76	9,748.70
4200 Income													
4210 Late Fees	0.00	0.00	0.00	100.00	0.00	50.00	0.00	0.00	0.00	200.00	0.00	0.00	350.00
4230 Legal Fees Income	118.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	143.00
4232 Delinquent Collections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	25.00
4250 Violation Fees Income	187.93	0.00	400.00	220.50	280.44	93.97	0.00	257.94	168.97	0.00	197.76	697.76	2,505.27
4310 Maintenance & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	640.00	0.00	0.00	40.00	0.00	0.00	680.00
4320 Garage Income	0.00	75.00	75.00	75.00	750.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	1,500.00
4200 Total Income	305.93	75.00	475.00	395.50	1,030.44	218.97	715.00	332.94	243.97	365.00	272.76	772.76	5,203.27
TOTAL INCOME	5,809.70	3,974.31	3,489.33	4,436.38	3,181.84	3,280.35	3,461.40	3,771.78	2,690.42	5,278.75	3,088.86	3,598.92	46,062.04
EXPENSE													
5000 Association Expenses													
5010 Management Fees	350.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,750.00
5020 Postage / Copies	0.00	24.40	0.00	0.00	0.00	10.50	0.00	0.00	0.00	0.00	12.75	6.45	54.10
5065 Website	0.00	0.00	0.00	0.00	0.00	0.00	14.95	0.00	0.00	0.00	0.00	0.00	14.95
5000 Total Association Expense	350.00	424.40	400.00	400.00	400.00	410.50	414.95	400.00	400.00	400.00	412.75	406.45	4,819.05
5100 Repairs & Maintenance													
5110 Roof Maint/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	319.78	0.00	0.00	319.78
5120 Gutter Clean/Maint.	0.00	379.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	767.00	1,146.40
5143 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,090.00	0.00	1,090.00
5160 Plumbing Repairs	0.00	162.60	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	800.00
5100 Other Repairs & Maint	0.00	325.00	650.40	0.00	173.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,148.84
5100 Total Repairs & Maint	0.00	867.00	650.40	7,769.03	173.44	0.00	800.00	0.00	0.00	319.78	1,090.00	767.00	12,436.65
5200 Utilities													
5210 Electric	0.00	31.40	16.58	15.78	18.19	16.99	18.59	15.62	15.94	16.50	16.74	16.91	199.24
5240 Sewer	481.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	5,915.00
5260 Garbage	276.38	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	3,312.60
5200 Total Utilities	757.38	801.42	786.60	785.80	788.21	787.01	788.61	785.64	786.96	786.52	786.76	786.93	9,426.84
5300 General Expenses													
5301 Accounting	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	232.00
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
5300 Total General Expense	0.00	0.00	0.00	0.00	125.00	232.00	10.00	0.00	0.00	0.00	0.00	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	243.90	243.90	243.90	243.90	2,818.40
5400 Total Landscaping	216.80	216.80	216.80	216.80	243.90	243.90	243.90	243.90	243.90	243.90	243.90	243.90	2,818.40

	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	TOTAL
5600 Insurance													
5610 Insurance	339.16	339.16	339.16	339.16	339.16	337.16	359.86	359.74	359.74	359.74	359.74	359.74	4,191.52
5600 Total Insurance	339.16	339.16	339.16	339.16	339.16	337.16	359.86	359.74	359.74	359.74	359.74	359.74	4,191.52
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	-2,466.15	882.02	882.02	882.02	10,584.24
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	-676.55	2,991.96	3,775.17	3,446.04	44,643.70

NET INCOME	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	TOTAL
	3,264.34	-34.80	-263.96	-6,434.74	-248.20	-90.55	-516.25	622.17	3,366.97	2,286.79	-686.31	152.88	1,418.34

NET INCOME SUMMARY

	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	TOTAL
Income	5,809.70	3,974.31	3,489.33	4,436.38	3,181.84	3,280.35	3,461.40	3,771.78	2,690.42	5,278.75	3,088.86	3,598.92	46,062.04
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	676.55	-2,991.96	-3,775.17	-3,446.04	-44,643.70
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	0.00	0.00
NET INCOME	3,264.34	-34.80	-263.96	-6,434.74	-248.20	-90.55	-516.25	622.17	3,366.97	2,286.79	-686.31	152.88	1,418.34



Budget Comparison

Properties: Lakeview COA

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

	Actual			Budget			Actual YTD			Budget YTD		
	12/1/16 - 12/31/16	12/1/16	\$ Change	% Change	1/1/16 - 12/31/16	1/1/16 - 12/16	\$ Change	% Change				
INCOME												
4000 HOA Dues	2,128.40	2,900.00	-771.60	-26.6%	31,110.07	34,800.00	-3,689.93	-10.6%				
4050 Reserve Income	697.76	882.00	-184.24	-20.9%	9,748.70	10,584.00	-835.30	-7.9%				
4200 Income												
4210 Late Fees	0.00	0.00	0.00		350.00	0.00	350.00					
4230 Legal Fees Income	0.00	0.00	0.00		143.00	0.00	143.00					
4232 Delinquent Collections Income	0.00	0.00	0.00		25.00	0.00	25.00					
4250 Violation Fees Income	697.76	0.00	697.76		2,505.27	0.00	2,505.27					
4310 Maintenance & Repairs	0.00	0.00	0.00		680.00	0.00	680.00					
4320 Garage Income	75.00	75.00	0.00	0.0%	1,500.00	900.00	600.00	66.7%				
4200 Total Income	772.76	75.00	697.76	930.3%	5,203.27	900.00	4,303.27	478.1%				
TOTAL INCOME	3,598.92	3,857.00	-258.08	-6.7%	46,062.04	46,284.00	-221.96	-0.5%				
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%	4,750.00	4,800.00	-50.00	-1.0%				
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0%	0.00	100.00	-100.00	-100.0%				
5020 Postage / Copies	6.45	0.00	6.45		54.10	0.00	54.10					
5055 Website	0.00	0.00	0.00		14.95	0.00	14.95					
5000 Total Association Expenses	406.45	433.33	-26.88	-6.2%	4,819.05	5,200.00	-380.95	-7.3%				
5100 Repairs & Maintenance												
5110 Roof Maint/Repair	0.00	0.00	0.00		319.78	0.00	319.78					
5120 Gutter Clean/Maint.	767.00	0.00	767.00		1,146.40	0.00	1,146.40					
5143 Painting	0.00	0.00	0.00		1,090.00	0.00	1,090.00					
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	767.00	416.67	350.33	84.1%	12,436.65	5,000.00	7,436.65	148.7%				
5200 Utilities												
5210 Electric	16.91	20.83	-3.92	-18.8%	199.24	260.00	-50.76	-20.3%				
5240 Sewer	494.00	433.33	60.67	14.0%	5,915.00	5,200.00	715.00	13.8%				
5260 Garbage	276.02	300.00	-23.98	-8.0%	3,312.60	3,600.00	-287.40	-8.0%				
5200 Total Utilities	786.93	754.16	32.77	4.3%	9,426.84	9,050.00	376.84	4.2%				
5300 General Expenses												
5301 Accounting	0.00	0.00	0.00		125.00	0.00	125.00					

	Actual 12/1/16 - 12/31/16	Budget 12/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
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%
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%	2,818.40	3,000.00	-181.60	-6.1%
5400 Total Landscaping	243.90	250.00	-6.10	-2.4%	2,818.40	3,000.00	-181.60	-6.1%
5600 Insurance								
5610 Insurance	359.74	291.67	68.07	23.3%	4,191.52	3,500.00	691.52	19.8%
5600 Total Insurance	359.74	291.67	68.07	23.3%	4,191.52	3,500.00	691.52	19.8%
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	882.02	1,360.33	-478.31	-35.2%	10,584.24	16,324.00	-5,739.76	-35.2%
TOTAL EXPENSE	3,446.04	3,856.99	-410.95	-10.7%	44,643.70	46,284.00	-1,640.30	-3.5%
NET INCOME	152.88	0.01	152.87	1528700.0%	1,418.34	0.00	1,418.34	

NET INCOME SUMMARY

Income	3,598.92	3,857.00	-258.08	-6.7%	46,062.04	46,284.00	-221.96	-0.5%
Expense	-3,446.04	-3,856.99	410.95	-10.7%	-44,643.70	-46,284.00	1,640.30	-3.5%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	152.88	0.01	152.87	1528700.0%	1,418.34	0.00	1,418.34	

Delinquency (Summary)

Properties: Lakeview COA

As Of Saturday December 31, 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	5.17
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	4,788.88
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	434.98
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	6,447.50
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	140.00
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	500.00
Total delinquent for property:						29,757.95

Report Summary

Customers: 8
Percent Delinquent: 38.10%
Delinquent Amount: 29,757.95

Checks By Account

Properties: Lakeview COA
Checks between 12/1/2016 and 12/31/2016

<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,	12/1/2016	579	Monthly Management	12/1/2016	December	Lakev	400.00
							400.00
5000 Association Expenses : 5020 Postage / Copies							
RPM Services Inc,	12/1/2016	579	certified letter to	11/29/2016	Postage Reimb	Lakev	6.45
							6.45
5100 Repairs & Maintenance : 5120 Gutter Clean/Maint.							
Vancouver	12/13/2016	581	drains caps / gutters	12/13/2016	Gutters	Lakev	225.00
Vancouver	12/13/2016	581	clean all gutters	12/13/2016	11.28.16	Lakev	542.00
							767.00
5200 Utilities : 5210 Electric							
Clark Public Utilities	12/13/2016	583	Monthly Electricity Acct#	12/21/2016	7236-175-1	Lakev	16.91
							16.91
5200 Utilities : 5240 Sewer							
Clark Regional	12/13/2016	584	Monthly Sewer	12/21/2016	016125-000	Lakev	494.00
							494.00
5200 Utilities : 5260 Garbage							
Waste Connections	12/13/2016	586	Monthly Garbage	12/21/2016	2010-976517	Lakev	276.02
							276.02
5400 Landscaping : 5410 Landscaping Contract							
Simple Lawns, LLC.	12/13/2016	585	Monthly Landscaping	11/7/2016	4912	Lakev	243.90
							243.90
5600 Insurance : 5610 Insurance							
American Family	12/13/2016	582	Policy #019-860-226-37	12/21/2016	019-860-226-37	Lakev	359.74
							359.74
6700 Reserve Contribution							
Lakeview COA	12/1/2016	580	Monthly Reserve	12/1/2016	December	Lakev	882.02
							882.02
						Total Amount:	3,446.04

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 1/9/2017

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
12/7/2016	D6964	Bank deposit Deposit	1,300.36
12/20/2016	D6994	Bank deposit Deposit	2,298.56
			3,598.92

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
12/1/2016	579	RPM Services Inc,	406.45
12/1/2016	580	Lakeview COA	882.02
12/13/2016	581	Vancouver Development Company	767.00
12/13/2016	582	American Family Insurance	359.74
12/13/2016	583	Clark Public Utilities	16.91
12/13/2016	584	Clark Regional Wastewater District	494.00
12/13/2016	585	Simple Lawns, LLC.	243.90
12/13/2016	586	Waste Connections	276.02
			3,446.04

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/5/2017	D7050	Bank deposit Deposit	1,802.65
			1,802.65

Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/3/2017	587	RPM Services Inc,	400.00
1/3/2017	588	Lakeview COA	882.02
			1,282.02

Summary

Previous Cleared Balance:	18,266.46	Reconciled Balance	18,419.34
Selected Payments:	3,446.04	+ Uncleared Deposits	1,802.65
Selected Deposits:	3,598.92	- Outstanding Checks	1,282.02
Reconciled Balance:	18,419.34	Register Balance	18,939.97
Goal:	18,419.34		
Difference:	0.00		



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: November 30, 2016
 This statement: December 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	\$18,266.46
Low balance	\$16,640.70	Deposits/Additions	\$3,598.92
Average balance	\$18,157.99	Withdrawals/Subtractions	\$3,446.04
Interest earned	\$0.00	Ending balance	\$18,419.34

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-07	Remote Capture Dep	1,300.36
12-20	Remote Capture Dep	2,298.56
Total Other Deposits/ Additions		\$3,598.92

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
11-30	18,266.46	12-15	18,261.44	12-21	18,663.24
12-02	17,384.44	12-19	16,640.70	12-22	18,419.34
12-07	18,278.35	12-20	18,939.26	12-31	18,419.34

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>
579	\$406.45	12-07	583	\$16.91	12-15
580	\$882.02	12-02	584	\$494.00	12-19
581	\$767.00	12-19	585	\$243.90	12-22
582	\$359.74	12-19	586	\$276.02	12-21

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

Total Checks paid: 8 for **-\$3,446.04**

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=====
=====

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Bank Reconciliation Report

Lakeview Condo Reserve
Reconcile Date: 1/9/2017

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
12/2/2016	J3585	Journal : December Reserve contributi	882.02
			882.02

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/3/2017	J3631	Journal : January Reserve Contributio	882.02
			882.02

Summary

Previous Cleared Balance:	14,824.11
Selected Payments:	0.00
Selected Deposits:	882.02
Reconciled Balance:	15,706.13
Goal:	15,706.13
Difference:	0.00

Reconciled Balance	15,706.13
+ Uncleared Deposits	882.02
- Outstanding Checks	0.00
Register Balance	16,588.15



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: November 30, 2016
This statement: December 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	\$14,824.11
Low balance	\$14,824.11	Deposits/Additions	\$882.02
Average balance	\$15,677.68	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$15,706.13

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-02	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>
11-30	14,824.11	12-02	15,706.13	12-31	15,706.13

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**

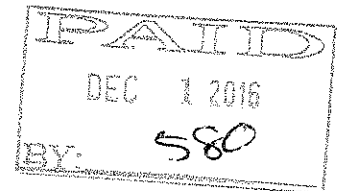
Lakeview Condo Owners Association

2016 Reserve Contribution

Monthly ~~\$1,360.33~~

882.02

DECEMBER 2016

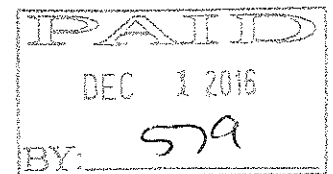


**Lakeview Condo Owners Association
2016 Management Fee**

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

Monthly \$400.00

DECEMBER 2016



7014 1200 0000 3280 4482

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.45

Postmark
Here

Sent To Debra Blizzard
 Street, Apt. No. or PO Box No. Unit 7
 City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

Lakeview COA

payable to
RPM Services

PAID
 DEC 1 2016
 579
 BY:



VANCODC920C9

CCB182489

November 28, 2016

INVOICE

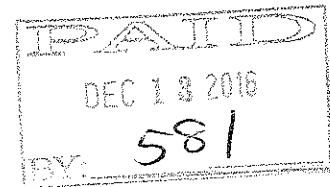
RPM Services
Lakeview Condos

Scope of work:

Clean all Gutters per proposal 11-16-2016

Labor	\$ 500.00
Wa. State Tax	42.00

Total Invoice	\$542.00
---------------	----------



FW 11/28

Approved
12/6

Cindy Hammond

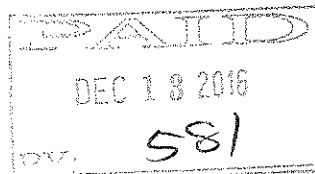
From: Fatpup@aol.com
Sent: Tuesday, November 29, 2016 2:47 PM
To: rpms@rpmservice.net
Subject: Re: Lakeview gutter

Elizabeth Divers:

The problem is a flat roof which is holding water, fairly deep, due to drains and downspouts for that roof that are clogged and causing water to run over the side walls. My guys found the problem today, I told them to go ahead and unclog and to purchase and install drain covers that will eliminate the ponding and overflow problem. You said to send in a proposal, this situation needed immediate resolution, so I took the liberty to resolve, I told my roofer to handle. Their effort is \$225. which includes the installation of drain caps to avoid the clogging from leaves and debris this winter. This email will also serve as our invoice for the effort for today's visit and tomorrow's repairs.

Van. Dev. Co. Tony Plescia

PS. We tried to send you photos of the condition. Your photos did not come thru.!!!



Approved 12/6



Billing Statement

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

Happy Holidays! 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-MY AMFAM
 (1-800-692-6326)
 24 hours a day, 7 days a week



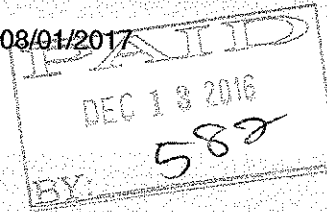
H

FOG000 001001 012453 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 American Family Mutual Insurance Company	08/01/2016 to 08/01/2017 Active	\$39.08	\$273.56
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy American Family Mutual Insurance Company	08/01/2016 to 08/01/2017 Active	\$318.66	\$2,230.62
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
TOTALS		\$359.74	\$2,504.18

Payment is due by **01/01/2017**. 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.





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

Your Electricity Use

Residential electric service meter 501493
 In 32 days you used 61 kwh
 Present reading - 12/05/16 11649
 Previous reading - 11/03/16 - 11588
Total electric usage 61
 Your charge for 61 kwh is:
 Basic service \$12.00
 61 kwh @ 8.16 cents each 4.98
 REP Credit @ 0.119 cents/kwh* -0.07
 Total electric service \$16.91
Your average daily cost was \$0.53

Total Cost This Billing

Total electric service \$16.91
Total charges this billing \$16.91

* Residential Exchange Program Credit via BPA
 Sign up for MyAccount and go paperless! You can use MyAccount online to manage your account, receive your bill electronically, and enjoy a faster, more convenient way to pay.

Account Summary

Previous balance \$16.74
 Payments - thank you
 November 14 16.74CR
 Balance forward 0.00
 Current charges 16.91
Current balance \$16.91

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
12/05/16	32	61	2
11/03/16	29	59	2
10/05/16	29	56	2
09/06/16	34	49	1
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
12/03/14	28	100	4

PAID
 DEC 13 2016
 BY: 583



P.O. Box 8955
 Vancouver, WA 98668-8955
 (360) 750-5876
 (360) 993-8800 SelfPay
 (360) 750-7570 Fax
 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: 11/1/2016 To 11/30/2016
BILLING DATE: 11/30/2016

DUE DATE: 12/30/2016

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.

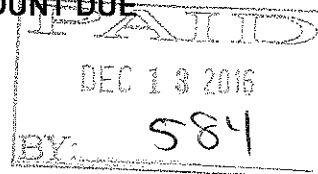
CURRENT CHARGES

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



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 # 4912
Invoice Date 11/30/2016
Amount Due \$243.90

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

Date	Description	Total
11/1/2016	November 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

