

Financial Statement

Properties: Lakeview COA

Dates from 2/1/2016 to 2/29/2016 (cash basis)

ASSETS

Bank	
1092 Lakeview Condo Owners Association	20,038.05
1111 Reserve Account	
1093 Lakeview Condo Reserve	6,329.91
1111 Total Reserve Account	<u>6,329.91</u>
Total Bank	<u>26,367.96</u>
TOTAL ASSETS	<u>26,367.96</u>

LIABILITIES & EQUITY

Equity

Equity	
3001 Retained Earnings	17,001.00
3040 Reserve Account Equity	<u>6,329.91</u>
Total Equity	23,330.91
Net Income (1/1/2016 - 1/31/2016)	3,071.85

Income

4000 HOA Dues	2,681.90
4050 Reserve Income	792.41
4200 Income	
4250 Violation Fees Income	<u>500.00</u>
4200 Total Income	<u>500.00</u>
Total Income	3,974.31

Expense

5000 Association Expenses	
5010 Management Fees	400.00
5020 Postage / Copies	<u>24.40</u>
5000 Total Association Expenses	424.40
5100 Repairs & Maintenance	
5120 Gutter Clean/Maint.	379.40
5150 Plumbing Repairs	162.60
5100 Other Repairs & Maintenance	<u>325.00</u>
5100 Total Repairs & Maintenance	867.00
5200 Utilities	
5210 Electric	31.40
5240 Sewer	494.00
5260 Garbage	<u>276.02</u>
5200 Total Utilities	801.42
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>1,360.33</u>
Total Expense	4,009.11

Net Income (2/1/2016 - 2/29/2016)	-34.80
Total Equity	<u>26,367.96</u>
TOTAL LIABILITIES & EQUITY	<u><u>26,367.96</u></u>

General Ledger

Properties: Lakeview COA
Detail From 2/1/2016 to 2/29/2016 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance	
4000 HOA Dues (Income)						4,559.12	
02/01/2016	CHPAID	36416388	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	4,703.22	
02/01/2016	CHPAID	2407971382	Jared Benedict #1 Alloc to 'HOADUE' Ch date		144.10	4,847.32	
02/01/2016	CHPAID	24216	Daniel & Heather #5 Alloc to 'HOADUE' Ch date		144.10	4,991.42	
02/01/2016	PPALOC	4026	Robert Sonnes #4 Prepay from previous period	43.83		4,947.59	
02/03/2016	CHPAID	235	David & Jana Har #10 Alloc to 'HOADUE' Ch date		147.60	5,095.19	
02/03/2016	CHPAID	235	David & Jana Har #12 Alloc to 'HOADUE' Ch date		147.60	5,242.79	
02/05/2016	CHPAID	235	David & Jana Har #3 Alloc to 'HOADUE' Ch date		144.10	5,386.89	
02/08/2016	CHPAID	426570162	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	5,530.99	
02/08/2016	CHPAID	37591619	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	5,649.49	
02/08/2016	CHPAID	156926267	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	5,802.70	
02/08/2016	CHPAID	2757	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	5,946.97	
02/08/2016	CHPAID	2757	Joseph Stockmar #11 Alloc to 'HOADUE' Ch date		147.60	6,094.57	
02/08/2016	PPALOC	2195	Debra Blizzard #7 Payment prealloc: HOADUE		295.20	6,389.77	
02/08/2016	PPALOC	4218	Robert Sonnes #4 Payment prealloc: HOADUE		262.93	6,652.70	
02/12/2016	CHPAID	5617975	Rhodes Investme #16 Alloc to 'HOADUE' Ch date		122.54	6,775.24	
02/12/2016	CHPAID	40051285	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	6,928.10	
02/12/2016	CHPAID	40051286	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date		161.28	7,089.38	
02/12/2016	CHPAID	5617975	Rhodes Investme #19 Alloc to 'HOADUE' Ch date		151.64	7,241.02	
Totals for HOA Dues			Beg Bal: 4,559.12	Activity: 2,681.90	43.83	2,725.73	7,241.02
4050 Reserve Income (Income)						752.16	
02/01/2016	CHPAID	36416388	Davovia Marith #6 Alloc to 'RI' Ch date: 2/1/16		43.83	795.99	
02/01/2016	CHPAID	2407971382	Jared Benedict #1 Alloc to 'RI' Ch date: 2/1/16		43.36	839.35	
02/01/2016	CHPAID	24216	Daniel & Heather #5 Alloc to 'RI' Ch date: 8/1/15		43.83	883.18	
02/01/2016	PYALOC	4026	Robert Sonnes #4 Payment from previous period		43.83	927.01	
02/03/2016	CHPAID	235	David & Jana Har #10 Alloc to 'RI' Ch date: 2/1/16		44.89	971.90	
02/03/2016	CHPAID	235	David & Jana Har #12 Alloc to 'RI' Ch date: 2/1/16		44.89	1,016.79	
02/05/2016	CHPAID	235	David & Jana Har #3 Alloc to 'RI' Ch date: 2/1/16		43.83	1,060.62	
02/08/2016	CHPAID	2195	Debra Blizzard #7 Alloc to 'RI' Ch date: 1/1/16		44.89	1,105.51	
02/08/2016	CHPAID	2195	Debra Blizzard #7 Alloc to 'RI' Ch date: 2/1/16		44.89	1,150.40	
02/08/2016	CHPAID	426570162	Heonia Chaschin #2 Alloc to 'RI' Ch date: 2/1/16		43.83	1,194.23	
02/08/2016	CHPAID	37591619	Matthew Cook #17 Alloc to 'RI' Ch date: 2/1/16		36.04	1,230.27	
02/08/2016	CHPAID	156926267	Juan Piedra #18 Alloc to 'RI' Ch date: 2/1/16		46.60	1,276.87	
02/08/2016	CHPAID	2757	Israel Moshkovits #14 Alloc to 'RI' Ch date: 2/1/16		43.88	1,320.75	
02/08/2016	CHPAID	2757	Joseph Stockmar #11 Alloc to 'RI' Ch date: 2/1/16		44.89	1,365.64	
02/12/2016	CHPAID	5617975	Rhodes Investme #16 Alloc to 'RI' Ch date: 2/1/16		37.27	1,402.91	
02/12/2016	CHPAID	40051285	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 2/1/16		46.49	1,449.40	
02/12/2016	CHPAID	40051286	Ed & Denny LLC #21 Alloc to 'RI' Ch date: 2/1/16		49.05	1,498.45	
02/12/2016	CHPAID	5617975	Rhodes Investme #19 Alloc to 'RI' Ch date: 2/1/16		46.12	1,544.57	
Totals for Reserve Income			Beg Bal: 752.16	Activity: 792.41	0.00	792.41	1,544.57
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	0.00	118.00
4200 Income : 4250 Violation Fees Income (Income)						187.93	
02/05/2016	CHPAID	236	David & Jana Har #3 Alloc to 'VF' Ch date: 1/25/16		500.00	687.93	
Totals for Violation Fees Income			Beg Bal: 187.93	Activity: 500.00	0.00	500.00	687.93
5000 Association Expenses : 5010 Management Fees (Expense)						350.00	
02/01/2016	CHECK	494	RPM Services Inc, Monthly Management Fee	400.00		750.00	
Totals for Management Fees			Beg Bal: 350.00	Activity: 400.00	400.00	0.00	750.00

Date	Type	Reference	Description	Debit	Credit	Balance
5000 Association Expenses : 5020 Postage / Copies (Expense)						
02/01/2016	CHECK	494	RPM Services Inc, mailing meeting notice	24.40		24.40
Totals for Postage / Copies			Beg Bal: 0.00	Activity: 24.40		24.40
5100 Repairs & Maintenance (Expense)						
02/11/2016	CHECK	498	Dennis Huston Repair roof/\$100, Water Damage Unit 1	325.00		325.00
Totals for Repairs & Maintenance			Beg Bal: 0.00	Activity: 325.00		325.00
5100 Repairs & Maintenance : 5120 Gutter Clean/Maint. (Expense)						
02/01/2016	CHECK	496	Dr. Roof, Inc. gutter downspot reinstall	379.40		379.40
Totals for Gutter Clean/Maint.			Beg Bal: 0.00	Activity: 379.40		379.40
5100 Repairs & Maintenance : 5150 Plumbing Repairs (Expense)						
02/01/2016	CHECK	497	Service Source Plumbing #7 - power snake kichen drain	162.60		162.60
Totals for Plumbing Repairs			Beg Bal: 0.00	Activity: 162.60		162.60
5200 Utilities : 5210 Electric (Expense)						
02/01/2016	CHECK	493	Clark Public Utilities Monthly Electricity Acct# 7236-175	15.86		15.86
02/11/2016	CHECK	501	Clark Public Utilities Monthly Electricity Acct# 7236-175	15.54		31.40
Totals for Electric			Beg Bal: 0.00	Activity: 31.40		31.40
5200 Utilities : 5240 Sewer (Expense)						
02/11/2016	CHECK	500	Clark Regional Wastewater District Monthly Sewer Acct	494.00		975.00
Totals for Sewer			Beg Bal: 481.00	Activity: 494.00		975.00
5200 Utilities : 5260 Garbage (Expense)						
02/11/2016	CHECK	502	Waste Connections Monthly Garbage 2010-976517	276.02		552.40
Totals for Garbage			Beg Bal: 276.38	Activity: 276.02		552.40
5400 Landscaping : 5410 Landscaping Contract (Expense)						
02/11/2016	CHECK	499	Simple Lawns, LLC. Monthly Landscaping	216.80		433.60
Totals for Landscaping Contract			Beg Bal: 216.80	Activity: 216.80		433.60
5600 Insurance : 5610 Insurance (Expense)						
02/22/2016	CHECK	503	American Family Insurance Policy #019-860-226-37	339.16		678.32
Totals for Insurance			Beg Bal: 339.16	Activity: 339.16		678.32
6700 Reserve Contribution (Expense)						
02/01/2016	CHECK	495	Lakeview COA Monthly Reserve Contribution	1,360.33		2,242.35
Totals for Reserve Contribution			Beg Bal: 882.02	Activity: 1,360.33		2,242.35
Totals:				4,052.94	4,018.14	

Profit & Loss 12 Month Recap

Properties: Lakeview COA

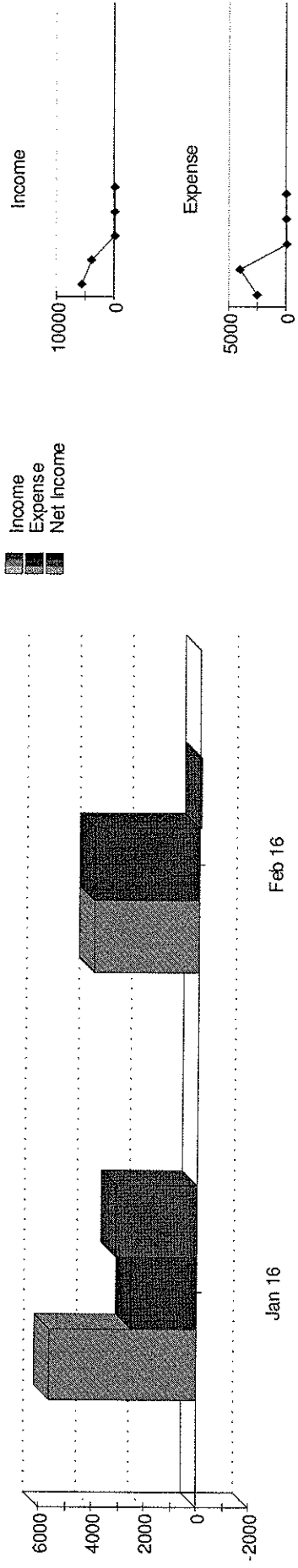
Monthly recap 1/1/2016-2/29/2016 (cash basis)

	JAN 16	FEB 16	TOTAL
INCOME			
4000 HOA Dues	4,559.12	2,681.90	7,241.02
4050 Reserve Income	752.16	792.41	1,544.57
4200 Income			
4230 Legal Fees Income	118.00	0.00	118.00
4250 Violation Fees Income	187.93	500.00	687.93
4200 Total Income	305.93	500.00	805.93
TOTAL INCOME	5,617.21	3,974.31	9,591.52
EXPENSE			
5000 Association Expenses			
5010 Management Fees	350.00	400.00	750.00
5020 Postage / Copies	0.00	24.40	24.40
5000 Total Association Expenses	350.00	424.40	774.40
5100 Repairs & Maintenance			
5120 Gutter Clean/Maint.	0.00	379.40	379.40
5150 Plumbing Repairs	0.00	162.60	162.60
5100 Other Repairs & Maintenance	0.00	325.00	325.00
5100 Total Repairs & Maintenance	0.00	867.00	867.00
5200 Utilities			
5210 Electric	0.00	31.40	31.40
5240 Sewer	481.00	494.00	975.00
5260 Garbage	276.38	276.02	552.40
5200 Total Utilities	757.38	801.42	1,558.80
5400 Landscaping			
5410 Landscaping Contract	216.80	216.80	433.60
5400 Total Landscaping	216.80	216.80	433.60
5600 Insurance			
5610 Insurance	339.16	339.16	678.32
5600 Total Insurance	339.16	339.16	678.32
6700 Reserve Contribution	882.02	1,360.33	2,242.35
TOTAL EXPENSE	2,545.36	4,009.11	6,554.47
NET INCOME	3,071.85	-34.80	3,037.05

JAN 16 FEB 16 TOTAL

NET INCOME SUMMARY

Income	5,617.21	3,974.31	9,591.52
Expense	-2,545.36	-4,009.11	-6,554.47
Other Inc/Exp	0.00	0.00	0.00
NET INCOME	3,071.85	-34.80	3,037.05



Budget Comparison

Properties: Lakeview COA

Comparison Periods: 2/1/16 - 2/29/16 and 1/1/16 - 12/31/16 (cash basis)

	Actual 2/1/16 - 2/29/16	Budget 2/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
INCOME								
4000 HOA Dues	2,681.90	2,900.00	-218.10	-7.5%	9,308.84	34,800.00	-25,491.16	-73.3%
4050 Reserve Income	792.41	882.00	-89.59	-10.2%	2,150.21	10,584.00	-8,433.79	-79.7%
4200 Income								
4210 Late Fees	0.00	0.00	0.00		50.00	0.00	50.00	
4230 Legal Fees Income	0.00	0.00	0.00		118.00	0.00	118.00	
4250 Violation Fees Income	500.00	0.00	500.00		1,256.19	0.00	1,256.19	
4320 Garage Income	0.00	75.00	-75.00	-100.0%	0.00	900.00	-900.00	-100.0%
4200 Total Income	500.00	75.00	425.00	566.7%	1,424.19	900.00	524.19	58.2%
TOTAL INCOME	3,974.31	3,857.00	117.31	3.0%	12,883.24	46,284.00	-33,400.76	-72.2%
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%	1,150.00	4,800.00	-3,650.00	-76.0%
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0%	0.00	100.00	-100.00	-100.0%
5020 Postage / Copies	24.40	0.00	24.40		24.40	0.00	24.40	
5000 Total Association Expenses	424.40	433.33	-8.93	-2.1%	1,174.40	5,200.00	-4,025.60	-77.4%
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	379.40	0.00	379.40		379.40	0.00	379.40	
5150 Plumbing Repairs	162.60	0.00	162.60		162.60	0.00	162.60	
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	325.00	0.00	325.00		975.40	0.00	975.40	
5100 Total Repairs & Maintenance	867.00	416.67	450.33	108.1%	1,517.40	5,000.00	-3,482.60	-69.7%
5200 Utilities								
5210 Electric	31.40	20.83	10.57	50.7%	47.98	250.00	-202.02	-80.8%
5240 Sewer	494.00	433.33	60.67	14.0%	1,469.00	5,200.00	-3,731.00	-71.8%
5260 Garbage	276.02	300.00	-23.98	-8.0%	828.42	3,600.00	-2,771.58	-77.0%
5200 Total Utilities	801.42	754.16	47.26	6.3%	2,345.40	9,050.00	-6,704.60	-74.1%
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%	650.40	3,000.00	-2,349.60	-78.3%

	Actual 2/1/16 - 2/29/16	Budget 2/16	\$ 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%	650.40	3,000.00	-2,349.60	-78.3%
5600 Insurance								
5610 Insurance	339.16	291.67	47.49	16.3%	678.32	3,500.00	-2,821.68	-80.6%
5600 Total Insurance	339.16	291.67	47.49	16.3%	678.32	3,500.00	-2,821.68	-80.6%
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%	3,602.68	16,324.00	-12,721.32	-77.9%
TOTAL EXPENSE	4,009.11	3,856.99	152.12	3.9%	9,968.60	46,284.00	-36,315.40	-78.5%
NET INCOME	-34.80	0.01	-34.81	-348100.0%	2,914.64	0.00	2,914.64	
NET INCOME SUMMARY								
Income	3,974.31	3,857.00	117.31	3.0%	12,863.24	46,284.00	-33,400.76	-72.2%
Expense	-4,009.11	-3,856.99	-152.12	3.9%	-9,968.60	-46,284.00	36,315.40	-78.5%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-34.80	0.01	-34.81	-348100.0%	2,914.64	0.00	2,914.64	

Delinquency (Summary)

Properties: Lakeview COA

As Of Monday February 29, 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	0.47
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	1,087.45
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	5,147.50
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	500.00
Total delinquent for property:						28,258.17

Report Summary

Customers: 6
Percent Delinquent: 28.57%
Delinquent Amount: 28,258.17

Checks By Account

Properties: Lakeview COA

Checks between 2/1/2016 and 2/29/2016

Vendor	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc,	2/1/2016	494	Monthly Management	3/7/2016	February	Lakev	400.00
							<u>400.00</u>
5000 Association Expenses : 5020 Postage / Copies							
RPM Services Inc,	2/1/2016	494	mailing meeting notice	2/1/2016	Postage	Lakev	24.40
							<u>24.40</u>
5100 Repairs & Maintenance							
Dennis Huston	2/11/2016	498	Repair roof/\$100, Water	2/11/2016	Reimb	Lakev	325.00
							<u>325.00</u>
5100 Repairs & Maintenance : 5120 Gutter Clean/Maint.							
Dr. Roof, Inc.	2/1/2016	496	gutter downspot reinstall	1/18/2016	N-1298-1	Lakev	379.40
							<u>379.40</u>
5100 Repairs & Maintenance : 5150 Plumbing Repairs							
Service Source	2/1/2016	497	#7 - power snake kichen	1/28/2016	4028	Lakev	162.60
							<u>162.60</u>
5200 Utilities : 5210 Electric							
Clark Public Utilities	2/1/2016	493	Monthly Electricity Acct#	1/21/2016	7236-175-1	Lakev	15.86
Clark Public Utilities	2/11/2016	501	Monthly Electricity Acct#	2/21/2016	7236-175-1	Lakev	15.54
							<u>31.40</u>
5200 Utilities : 5240 Sewer							
Clark Regional	2/11/2016	500	Monthly Sewer	2/21/2016	016125-000	Lakev	494.00
							<u>494.00</u>
5200 Utilities : 5260 Garbage							
Waste Connections	2/11/2016	502	Monthly Garbage	2/21/2016	2010-976517	Lakev	276.02
							<u>276.02</u>
5400 Landscaping : 5410 Landscaping Contract							
Simple Lawns, LLC.	2/11/2016	499	Monthly Landscaping	1/7/2016	3165	Lakev	216.80
							<u>216.80</u>
5600 Insurance : 5610 Insurance							
American Family	2/22/2016	503	Policy #019-860-226-37	2/21/2016	019-860-226-37	Lakev	339.16
							<u>339.16</u>
6700 Reserve Contribution							
Lakeview COA	2/1/2016	495	Monthly Reserve	3/28/2016	February	Lakev	1360.33
							<u>1,360.33</u>
						Total Amount:	4,009.11

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 3/9/2016

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
2/5/2016	D5662	Bank deposit Deposit	1,136.23
2/12/2016	D5691	Bank deposit Deposit	2,338.08
2/25/2016	D5741	Bank deposit Deposit	500.00
			3,974.31

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
12/7/2015	481	American Family Insurance	500.00
2/1/2016	493	Clark Public Utilities	15.86
2/1/2016	494	RPM Services Inc,	424.40
2/1/2016	495	Lakeview COA	1,360.33
2/1/2016	496	Dr. Roof, Inc.	379.40
2/1/2016	497	Service Source Plumbing	162.60
2/11/2016	498	Dennis Huston	325.00
2/11/2016	499	Simple Lawns, LLC.	216.80
2/11/2016	500	Clark Regional Wastewater District	494.00
2/11/2016	501	Clark Public Utilities	15.54
2/11/2016	502	Waste Connections	276.02
2/22/2016	503	American Family Insurance	339.16
			4,509.11

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
3/7/2016	D5762	Bank deposit Deposit	1,553.70
			1,553.70

Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
3/3/2016	504	RPM Services Inc,	400.00
3/3/2016	505	Lakeview COA	1,360.33
			1,760.33

Summary

Previous Cleared Balance:	20,572.85	Reconciled Balance	20,038.05
Selected Payments:	4,509.11	+ Uncleared Deposits	1,553.70
Selected Deposits:	3,974.31	- Outstanding Checks	1,760.33
Reconciled Balance:	20,038.05	Register Balance	19,831.42
Goal:	20,038.05		
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: January 31, 2016
This statement: February 29, 2016

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

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$20,572.85
Low balance	\$18,817.26	Deposits/Additions	\$3,974.31
Average balance	\$20,267.91	Withdrawals/Subtractions	\$4,509.11
Interest earned	\$0.00	Ending balance	\$20,038.05

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-25	Deposit	500.00
Total Additions		\$500.00

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-05	Remote Capture Dep	1,136.23
02-12	Remote Capture Dep	2,338.08
Total Other Deposits/ Additions		\$3,474.31

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	20,572.85	02-08	19,529.09	02-19	20,094.01
02-02	20,556.99	02-12	21,704.57	02-22	19,877.21
02-04	18,817.26	02-16	21,189.03	02-25	20,377.21
02-05	19,953.49	02-17	20,419.01	02-26	20,038.05
				02-29	20,038.05

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>
481	\$500.00	02-16	498	\$325.00	02-19
*493	\$15.86	02-02	499	\$216.80	02-22
494	\$424.40	02-08	500	\$494.00	02-17
495	\$1,360.33	02-04	501	\$15.54	02-16
496	\$379.40	02-04	502	\$276.02	02-17
497	\$162.60	02-12	503	\$339.16	02-26

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

Total Checks paid: 12 for **-\$4,509.11**

=====
=====
=====

=====

Bank Reconciliation Report

Lakeview Condo Reserve
Reconcile Date: 3/9/2016

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
2/4/2016	J3068	Journal : Feb Reserve Capital One Co	1,360.33
			1,360.33

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
3/8/2016	J3115	Journal : March Reserve contribution	1,360.33
			1,360.33

Summary

Previous Cleared Balance:	4,969.58
Selected Payments:	0.00
Selected Deposits:	1,360.33
Reconciled Balance:	6,329.91
Goal:	6,329.91
Difference:	0.00

Reconciled Balance	6,329.91
+ Uncleared Deposits	1,360.33
- Outstanding Checks	0.00
Register Balance	7,690.24



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: January 31, 2016
This statement: February 29, 2016

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

BUSINESS FREE CHECKING

Account number	9800551419	Beginning balance	\$4,969.58
Low balance	\$4,969.58	Deposits/Additions	\$1,360.33
Average balance	\$6,189.19	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$6,329.91

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-04	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>
01-31	4,969.58	02-04	6,329.91	02-29	6,329.91

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**

DR. ROOF, INC
PO BOX 187
SEAVIEW, WA 98644

Phone #360 642-3841 Fax # 360-642-5950

Invoice

Date	Invoice #
1/18/2016	N-1298_1

Bill To

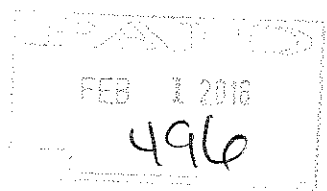
RPM SERVICES MGT (HOA)
 LAKEVIEW CONDOMINI SUZY MAHUGH
 2102 Kelly Road
 Vancouver, WA 98665
 US

Project Site

RPM SERVICES MGT (HOA)
 LAKEVIEW CONDOMINI SUZY MAHUGH
 2102 Kelly Road
 Vancouver, WA 98665
 US

*approved: Juan via-email
 Dennis via email*

Item	Description	Completion	Amount
Gutters Rep...	GUTTER/DOWNSPOUT RE-INSTALLATION APPROVAL (12/28/2015) Has been completed	1/15/2016	350.00T



para - 2/3/16 - pe - Dr. Roof

All Work Is Complete - Thank You For Your Business!		Sales Tax ...	\$29.40
Please pay this invoice in full prior to 30 days to avoid 1.5% monthly service charge If balance is unpaid after 60 days, all unpaid invoices will be turned over to a collection service All credit card payments will have an additional 2.5% service fee applied		Total	\$379.40

Web Site www.drroofinc.com

E-mail ACCOUNTING@DRROOFINC.COM

Service Source Plumbing

13501 NE 379th Street
 La Center, WA 98629
 Ph. 360-263-4081

Inv# 4028

Quantity	Item or Part Description	Price
----------	--------------------------	-------

Name *RPM Services* Date *12-15-15*
 Address *2102 NW Kelly Dr. #7*
 City *0666* Zip
 PO# Phone

approved
Denny 1/21 email
Juan 1/26 email

Latent

DESCRIPTION OF WORK
Power snake kitchen drain and found pipe to be broken under concrete floor.

ADDITIONAL PARTS

REPAIRED
 FEB 1 2016
 497

12/22/15. 8:30am
~~*l.m. for Byron - to clarify if this is an estimate or an invoice - it looks like an invoice.*~~

from 1/21 saw 2 1/2" pipe

Labor Charges:	Hrs. 1st Hr. Charge	<i>150.00</i>
Additional Hrs:	Hrs. X per hour	
Destination Charge		
Parts Total		
Sub Total		
Sales Tax		<i>12.60</i>
Total Due On Completion		<i>162.60</i>

WARRANTY

Labor and Materials are guaranteed for one full year from completion date. Customer supplied materials not part of warranty.

Customer Signature Date

Total Parts



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

Your Electricity Use

Residential electric service meter 501493
 In 34 days you used 48 kwh
 Present reading - 01/06/16 11010
 Previous reading - 12/03/15 - 10962
Total electric usage 48
 Your charge for 48 kwh is:
 Basic service \$12.00
 48 kwh @ 8.16 cents each 3.92
 REP Credit @ 0.119 cents/kwh* -0.06
 Total electric service \$15.86
Your average daily cost was \$0.47

Total Cost This Billing

Total electric service \$15.86
Total charges this billing \$15.86

* Residential Exchange Program Credit via BPA
 Severe winter weather and wind storms can knock down power lines. If you see any type of downed line, don't touch it. Stay away and then call us at (360) 992-8000 to report the problem.

Account Summary

Previous balance \$16.50
 Payments - thank you
 December 14 16.50CR
 Balance forward 0.00
 Current charges 15.86
Current balance \$15.86

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
03/04/15	28	60	2
02/04/15	29	90	3
01/06/15	34	100	3
01/06/14	33	100	3

CLARK PUBLIC UTILITIES
 FEB 1 2016
 BY: 493

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

January 7, 2016

To: Lakeview

Postage Invoice – Meeting Notice

Copies:

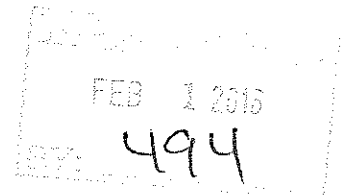
$\$.15 \text{ per page} \times 80 = \12.00

Envelopes:

$\$.14 \text{ ea} \times 20 = \2.80

Postage:

$\$.48 \times 20 = \9.60



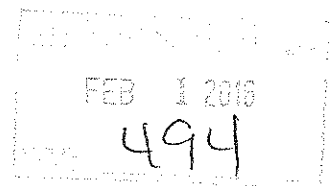
TOTAL: \$24.40

**Lakeview Condo Owners Association
2016 Management Fee**

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

Monthly \$400.00

FEBRUARY 2016

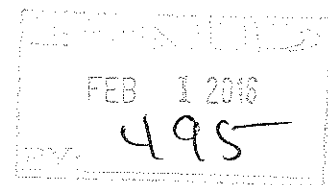


Lakeview Condo Owners Association

2016 Reserve Contribution

Monthly \$1,360.33

FEBRUARY 2016



2/2/16

Lakeview Board,

I would like to be reimburse
for work done on building #3.

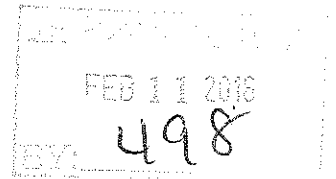
Material and Labor for

Repairing roof #100

Water damage unit #18 #75

Water damage unit #21 #150

Total - \$ 325



Dennis Huston

1061-42nd ST

Washougal, Wa

98671

Cindy Hammond

2/4
Late view?

From: jdthuston@aol.com
Sent: Wednesday, February 03, 2016 11:45 AM
To: dbliz10403@aol.com; rpms@pacifier.com; piedra970@hotmail.com
Subject: Fwd: Reimbursement

Please approve this expenditure so I can reimbursed. Thanks,

Denny

approved
Juan - email 2/3
Denny - email 2/4
Debra - email 2/5

Forwarded conversation

Subject: Reimbursement

From: **Dennis Huston** <jdthuston@gmail.com>
Date: Tue, Feb 2, 2016 at 10:46 AM
To: Juan piedra <piedra970@hotmail.com>

I am sending a bill to RPM for \$325.
Repairing roof \$100
Water damage to unit 21 \$150
Water damage to unit 18 \$75

FEB 11 2016
BY: 498

I assume it must be approved by the board.

Denny

From: **Juan n Terri Piedra** <piedra970@hotmail.com>
Date: Wed, Feb 3, 2016 at 10:46 AM
To: Dennis Huston <jdthuston@gmail.com>

I approve of it. ,, yes vote for me

Sent from my iPad

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 # 3165
Invoice Date 1/31/2016

Amount Due \$216.80

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

Date	Description	Total
1/1/2016	January 2016 Invoice	200.00

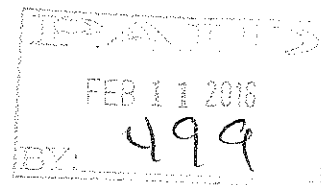
Terms Payment due in 15 days
For 2102 NW Kelly Dr., Vancouver WA 98665

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





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: 1/1/2016 To 1/31/2016
BILLING DATE: 1/29/2016

DUE DATE: 2/29/2016

SPECIAL MESSAGE

Please note: Effective January 1, 2016, the rate per Equivalent Residential Unit (ERU) is \$38.00 per month. Go Green! Receive your bill by email! Go to www.crwwd.com to sign up.

CURRENT CHARGES

SEWER SERVICE	494.00
TOTAL CURRENT CHARGES	494.00

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	494.00
TOTAL AMOUNT DUE	494.00

PAID
 FEB 11 2016
 BY: SCD



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 44 kwh

Present reading - 02/03/16 11054

Previous reading - 01/06/16 - 11010

Total electric usage 44

Your charge for 44 kwh is:

Basic service \$12.00

44 kwh @ 8.16 cents each 3.59

REP Credit @ 0.119 cents/kwh* -0.05

Total electric service \$15.54

Your average daily cost was \$0.56

Total Cost This Billing

Total electric service \$15.54

Total charges this billing \$15.54

* Residential Exchange Program Credit via BPA

If you're curious about your home energy use, check out our online energy calculator. You can find out where your energy dollars are going and learn ways to cut energy waste around the home.

Account Summary

Previous balance	\$15.86
Payments - thank you	
February 2	15.86CR
Balance forward	0.00
Current charges	15.54
Current balance	\$15.54

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
03/04/15	28	60	2
02/04/15	29	90	3
02/05/14	30	80	3

LAKEVIEW CONDO ASSOC
 FEB 11 2016
 BY: 501



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

ACCOUNT NO. 2010-976517
INVOICE NO. 12722434
STATEMENT DATE 02/01/16
DUE DATE 02/25/16
BILLING PERIOD 01/01/16 - 01/31/16

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	\$ 276.38
01/11/16	Payment Thank You! 487	\$ -276.38
	Total Payments And Credits	\$ -276.38
	Service Location	
	Acct #976517	
01/31/16	4Yd Cont 1X Weekly 01/01/16-01/31/16 Lakeview Condos Llc 2102 Nw Kelley Dr 1 Each @ \$211.39	\$ 211.39
01/31/16	Multi-Family Recycle 01/01/16-01/31/16 12 Each @ \$3.24	\$ 38.88
01/31/16	Perm Cont Rent 4Yd 01/01/16-01/31/16 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 price for multi-family recycling services has decreased due to general cost adjustments effective January 1, 2016. If you have questions regarding this invoice, please contact Waste Connections at 360-892-5370 or customerhelp@wasteconnections.com

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.

6





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

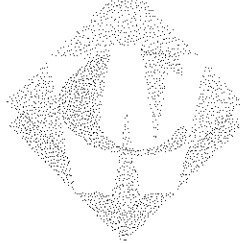
ACCOUNT NO. 2010-976517
INVOICE NO. 12722434
STATEMENT DATE 02/01/16
DUE DATE 02/25/16
BILLING PERIOD 01/01/16 - 01/31/16

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!



RECEIVED
FEB 11 2016
BY: SGA





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: dttru1@amfam.com

For billing questions, call:

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

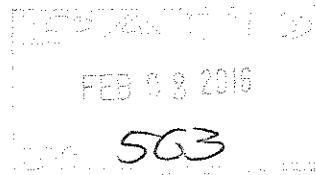


FOG00 001001 009756 0000 000000

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	08/01/2015 to 08/01/2016 Active	\$34.50	\$172.50
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy American Family Mutual Insurance Company	08/01/2015 to 08/01/2016 Active	\$302.66	\$1,513.30
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
TOTALS		\$339.16	\$1,685.80

Payment is due by **03/01/2016**. 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.





Asphalt Maintenance

General Contractor

(360)574-7471 • (360)608-0246

411 N.E. 112th Circle
Vancouver, WA 98685

Invoice

02/29/16

To:
Elizabeth Divers
RPM Services
5620 NE Gher Rd Suite H
Vancouver, WA

*need w-9 3/3
1/2*

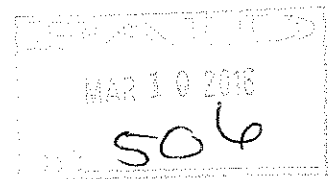
Ref: Lakeview Condos

Supply and install sign post with signs supplied by owner

Subtotal due	\$600.00
Sales tax	50.40
Total due	\$650.40

Terms: Due upon receipt

Thank You!



Approved

Denny 3/1 @ 11:06am
Juan 3/1 @ 2:24am
Dano 3/1 @ 8:24pm

4811 →

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 # 3275
Invoice Date 2/29/2016

Amount Due \$216.80

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

Date	Description	Total
2/1/2016	February 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

MAR 10 2016
507



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: 2/1/2016 To 2/29/2016
BILLING DATE: 2/29/2016

DUE DATE: 3/31/2016

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

MAR 10 2016
 508



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

Your Electricity Use

Residential electric service meter 501493
 In 29 days you used 57 kwh
 Present reading - 03/03/16 11111
 Previous reading - 02/03/16 - 11054
Total electric usage 57
 Your charge for 57 kwh is:
 Basic service \$12.00
 57 kwh @ 8.16 cents each 4.65
 REP Credit @ 0.119 cents/kwh* -0.07
 Total electric service \$16.58
Your average daily cost was \$0.57

Total Cost This Billing
 Total electric service \$16.58
 Total charges this billing \$16.58

* Residential Exchange Program Credit via BPA
 If you're curious about your home energy use, check out our online energy calculator. You can find out where your energy dollars are going and learn ways to cut energy waste around the home.

Account Summary

Previous balance	\$15.54
Payments - thank you	
February 16	15.54CR
Balance forward	0.00
Current charges	16.58
Current balance	\$16.58

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
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
03/04/15	28	60	2
03/05/14	28	70	3

LAKEVIEW CONDO ASSOC
 MAR 10 2016
 509



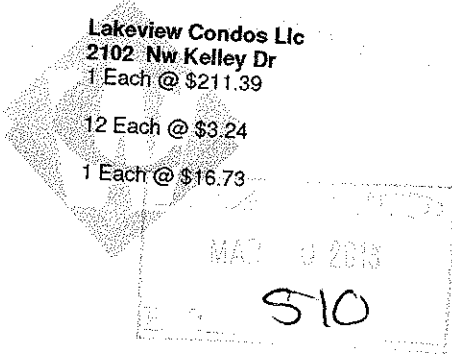
WASTE CONNECTIONS
 VANCOUVER DISTRICT
 12115 NE 99TH ST STE 1830
 VANCOUVER WA 98682-2329
 DISTRICT NO - 2010

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

ACCOUNT NO. 2010-976517
 INVOICE NO. 12784954
 STATEMENT DATE 02/29/16
 DUE DATE 03/25/16
 BILLING PERIOD 02/01/16 - 02/29/16
 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
02/17/16	Payment Thank You!	
	Total Payments And Credits 502	\$ -276.02
		\$ -276.02
	Service Location	
	Acct #976517	
	Lakeview Condos Llc	
	2102 Nw Kelley Dr	
02/29/16	4Yd Cont 1X Weekly 02/01/16-02/29/16	1 Each @ \$211.39
		\$ 211.39
02/29/16	Multi-Family Recycle 02/01/16-02/29/16	12 Each @ \$3.24
		\$ 38.88
02/29/16	Perm Cont Rent 4Yd 02/01/16-02/29/16	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



Charges, payments or credits applied after the 25th of the month may not appear on this statement.

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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.

