

Financial Statement

Properties: Lakeview COA

Dates from 6/1/2016 to 6/30/2016 (cash basis)

ASSETS

Bank

1092 Lakeview Condo Owners Association	13,000.60
1111 Reserve Account	
1093 Lakeview Condo Reserve	11,771.23
1111 Total Reserve Account	<u>11,771.23</u>

Total Bank 24,771.83

TOTAL ASSETS 24,771.83

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	17,001.00
3040 Reserve Account Equity	<u>11,771.23</u>
Total Equity	28,772.23

Net Income (1/1/2016 - 5/31/2016) -3,909.85

Income

4000 HOA Dues	2,223.02
4050 Reserve Income	838.36
4200 Income	
4210 Late Fees	50.00
4250 Violation Fees Income	93.97
4320 Garage Income	<u>75.00</u>
4200 Total Income	218.97

Total Income 3,280.35

Expense

5000 Association Expenses	
5010 Management Fees	400.00
5020 Postage / Copies	<u>10.50</u>
5000 Total Association Expenses	410.50

5200 Utilities

5210 Electric	16.99
5240 Sewer	494.00
5260 Garbage	<u>276.02</u>
5200 Total Utilities	787.01

5300 General Expenses

5305 Legal	<u>232.00</u>
5300 Total General Expenses	232.00

5400 Landscaping

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

5600 Insurance

5610 Insurance	<u>337.16</u>
5600 Total Insurance	337.16

6700 Reserve Contribution 1,360.33

Total Expense 3,370.90

Net Income (6/1/2016 - 6/30/2016)	-90.55
Total Equity	<u>24,771.83</u>
TOTAL LIABILITIES & EQUITY	<u><u>24,771.83</u></u>

General Ledger

Properties: Lakeview COA
Detail From 6/1/2016 to 6/30/2016 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						14,146.39
06/01/2016	CHPAID	73503014	Davovia Marith #6		144.10	14,290.49
06/01/2016	CHPAID	2419754974	Jared Benedict #1		144.10	14,434.59
06/01/2016	PPALOC	236	David & Jana Har#3	43.83		14,390.76
06/03/2016	CHPAID	75111696	Matthew Cook #17		118.50	14,509.26
06/03/2016	PPALOC	2203	Debra Blizzard #7		295.20	14,804.46
06/06/2016	CHPAID	159244087	Juan Piedra #18		153.21	14,957.67
06/06/2016	CHPAID	4370	Robert Sonnes #4		144.10	15,101.77
06/07/2016	CHPAID		David & Jana Har#12		147.60	15,249.37
06/07/2016	CSTCRD	1923	David & Jana Har#12	147.60		15,101.77
06/07/2016	CSTCRD	1923	David & Jana Har#12	20.59		15,081.18
06/07/2016	CHPAID		David & Jana Har#10		147.60	15,228.78
06/07/2016	CSTCRD	1921	David & Jana Har#10	147.60		15,081.18
06/07/2016	CSTCRD	1921	David & Jana Har#10	20.59		15,060.59
06/07/2016	CHPAID	202	David & Jana Har#3		24.31	15,084.90
06/13/2016	CHPAID	78172445	Ed & Denny LLC.#21		161.28	15,246.18
06/13/2016	CHPAID	78172444	Ed & Denny LLC.#20		152.86	15,399.04
06/13/2016	CHPAID	25189385	Rhodes Investme#16		122.54	15,521.58
06/13/2016	CHPAID	25189385	Rhodes Investme#19		93.28	15,614.86
06/13/2016	CHPAID	25189385	Rhodes Investme#19		58.36	15,673.22
06/13/2016	CHPAID	447300455	Heonia Chaschin #2		144.10	15,817.32
06/13/2016	CHPAID	1129	Michael Hammett#9		82.58	15,899.90
06/13/2016	CHPAID	1129	Michael Hammett#9		147.60	16,047.50
06/13/2016	CHPAID	1129	Michael Hammett#9		30.04	16,077.54
06/13/2016	CHPAID	3279	Israel Moshkovits #14		144.27	16,221.81
06/13/2016	CHPAID	3279	Joseph Stockmar #11		147.60	16,369.41
Totals for HOA Dues				380.21	2,603.23	16,369.41
Beg Bal: 14,146.39				Activity: 2,223.02		

4050 Reserve Income (Income)						3,875.29
06/01/2016	CHPAID	73503014	Davovia Marith #6		43.83	3,919.12
06/01/2016	CHPAID	2419754974	Jared Benedict #1		1.88	3,921.00
06/01/2016	CHPAID	2419754974	Jared Benedict #1		41.48	3,962.48
06/01/2016	PYALOC	236	David & Jana Har#3		43.83	4,006.31
06/03/2016	CHPAID	2203	Debra Blizzard #7		44.89	4,051.20
06/03/2016	CHPAID	75111696	Matthew Cook #17		36.04	4,087.24
06/03/2016	PPALOC	2203	Debra Blizzard #7		44.89	4,132.13
06/06/2016	CHPAID	159244087	Juan Piedra #18		46.60	4,178.73
06/06/2016	CHPAID	4370	Robert Sonnes #4		43.83	4,222.56
06/07/2016	CHPAID		David & Jana Har#12		20.59	4,243.15
06/07/2016	CHPAID	202	David & Jana Har#12		24.30	4,267.45
06/07/2016	CHPAID		David & Jana Har#10		20.59	4,288.04
06/07/2016	CHPAID	202	David & Jana Har#10		24.30	4,312.34
06/13/2016	CHPAID	78172445	Ed & Denny LLC.#21		49.05	4,361.39
06/13/2016	CHPAID	78172444	Ed & Denny LLC.#20		46.49	4,407.88
06/13/2016	CHPAID	25189385	Rhodes Investme#16		37.27	4,445.15
06/13/2016	CHPAID	25189385	Rhodes Investme#19		46.12	4,491.27
06/13/2016	CHPAID	447300455	Heonia Chaschin #2		43.83	4,535.10
06/13/2016	CHPAID	1129	Michael Hammett#9		44.89	4,579.99
06/13/2016	CHPAID	1129	Michael Hammett#9		44.89	4,624.88
06/13/2016	CHPAID	3279	Israel Moshkovits #14		43.88	4,668.76
06/13/2016	CHPAID	3279	Joseph Stockmar #11		44.89	4,713.65
Totals for Reserve Income				0.00	838.36	4,713.65
Beg Bal: 3,875.29				Activity: 838.36		

4200 Income : 4210 Late Fees (Income)						100.00
06/13/2016	CHPAID	1129	Michael Hammett#9		25.00	125.00

Date	Type	Reference	Description	Debit	Credit	Balance
06/13/2016	CHPAID	1129	Michael Hammett #9 Alloc to 'LC' Ch date: 1/11,		25.00	150.00
Totals for Late Fees			Beg Bal: 100.00	Activity: 50.00	0.00	50.00
4200 Income : 4230 Legal Fees Income (Income)						118.00
No activity in the period						118.00
Totals for Legal Fees Income			Beg Bal: 118.00	Activity: 0.00	0.00	118.00
4200 Income : 4250 Violation Fees Income (Income)						1,484.39
06/13/2016	CHPAID	9996	Daniel & Heather #5 Alloc to 'VF' Ch date: 2/25,		93.97	1,578.36
Totals for Violation Fees Income			Beg Bal: 1,484.39	Activity: 93.97	0.00	93.97
4200 Income : 4320 Garage Income (Income)						975.00
06/06/2016	CHPAID	4370	Robert Sonnes #4 Alloc to 'GR' Ch date: 6/1/		75.00	1,050.00
Totals for Garage Income			Beg Bal: 975.00	Activity: 75.00	0.00	75.00
5000 Association Expenses : 5010 Management Fees (Expense)						1,950.00
06/01/2016	CHECK	531	RPM Services Inc, Monthly Management Fee	400.00		2,350.00
Totals for Management Fees			Beg Bal: 1,950.00	Activity: 400.00	400.00	0.00
5000 Association Expenses : 5020 Postage / Copies (Expense)						24.40
06/01/2016	CHECK	529	RPM Services Inc, penalty memo mailing	10.50		34.90
Totals for Postage / Copies			Beg Bal: 24.40	Activity: 10.50	10.50	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
5200 Utilities : 5210 Electric (Expense)						81.95
06/09/2016	CHECK	536	Clark Public Utilities Monthly Electricity Acct# 7236-175	16.99		98.94
Totals for Electric			Beg Bal: 81.95	Activity: 16.99	16.99	0.00
5200 Utilities : 5240 Sewer (Expense)						2,457.00
06/09/2016	CHECK	535	Clark Regional Wastewater District Monthly Sewer Acc	494.00		2,951.00
Totals for Sewer			Beg Bal: 2,457.00	Activity: 494.00	494.00	0.00
5200 Utilities : 5260 Garbage (Expense)						1,380.46
06/09/2016	CHECK	537	Waste Connections Monthly Garbage 2010-976517	276.02		1,656.48
Totals for Garbage			Beg Bal: 1,380.46	Activity: 276.02	276.02	0.00
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)						0.00
06/01/2016	CHECK	530	Community Association Law Group Inc. review by laws,	232.00		232.00
Totals for Legal			Beg Bal: 0.00	Activity: 232.00	232.00	0.00

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
5400 Landscaping : 5410 Landscaping Contract (Expense)						
06/09/2016	CHECK	534	Simple Lawns, LLC. Monthly Landscaping	243.90		1,111.10
Totals for Landscaping Contract				243.90	0.00	1,355.00
			Beg Bal: 1,111.10			
			Activity: 243.90			
5600 Insurance : 5610 Insurance (Expense)						
06/21/2016	CHECK	538	American Family Insurance Policy #019-860-226-37	337.16		1,695.80
Totals for Insurance				337.16	0.00	2,032.96
			Beg Bal: 1,695.80			
			Activity: 337.16			
6700 Reserve Contribution (Expense)						
06/01/2016	CHECK	532	Lakeview COA Monthly Reserve Contribution	1,360.33		6,323.34
Totals for Reserve Contribution				1,360.33	0.00	7,683.67
			Beg Bal: 6,323.34			
			Activity: 1,360.33			
				Totals:	3,751.11	3,660.56

Profit & Loss 12 Month Recap

Properties: Lakeview COA

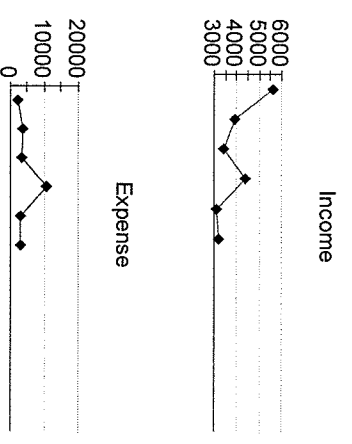
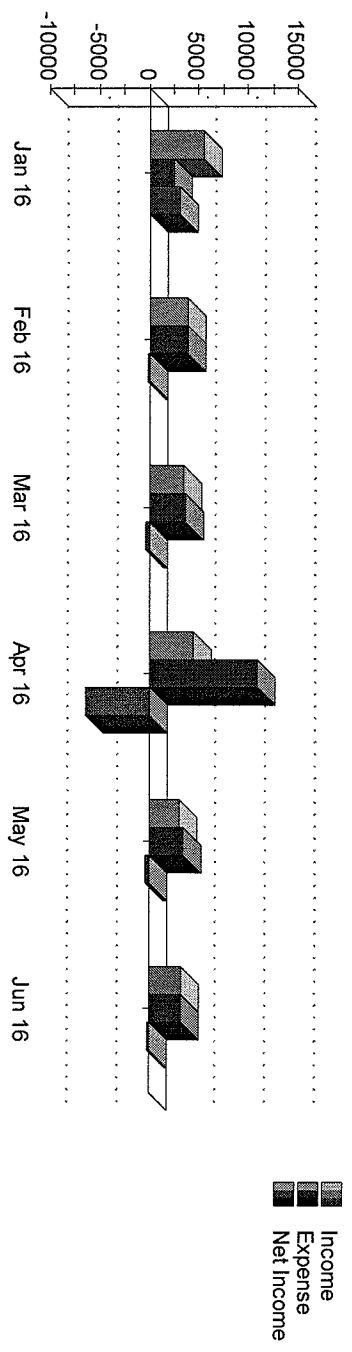
Monthly recap 1/1/2016-6/30/2016 (cash basis)

	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	TOTAL
INCOME							
4000 HOA Dues	4,559.12	3,062.01	2,070.28	3,114.02	1,340.96	2,223.02	16,369.41
4050 Reserve Income	752.16	837.30	746.29	926.86	612.68	838.36	4,713.65
4200 Income							
4210 Late Fees	0.00	0.00	0.00	100.00	0.00	50.00	150.00
4230 Legal Fees Income	118.00	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	1,578.36
4320 Garage Income	0.00	75.00	75.00	75.00	75.00	75.00	1,050.00
4200 Total Income	305.93	75.00	672.76	395.50	1,228.20	218.97	2,896.36
TOTAL INCOME	5,617.21	3,974.31	3,489.33	4,436.38	3,181.84	3,280.35	23,979.42
EXPENSE							
5000 Association Expenses	350.00	400.00	400.00	400.00	400.00	400.00	2,350.00
5010 Management Fees	0.00	24.40	0.00	0.00	0.00	10.50	34.90
5020 Postage / Copies	350.00	424.40	400.00	400.00	400.00	410.50	2,384.90
5000 Total Association Expenses	700.00	848.80	800.00	800.00	800.00	821.00	4,774.70
5100 Repairs & Maintenance	0.00	379.40	0.00	0.00	0.00	0.00	379.40
5120 Gutter Clean/Maint.	0.00	162.80	0.00	7,769.03	0.00	0.00	7,931.83
5150 Plumbing Repairs	0.00	325.00	650.40	0.00	173.44	0.00	1,148.84
5100 Other Repairs & Maintenance	0.00	867.00	650.40	7,769.03	173.44	0.00	9,459.87
5100 Total Repairs & Maintenance	0.00	1,344.20	1,300.80	7,769.03	173.44	0.00	10,627.47
5200 Utilities	0.00	31.40	16.58	15.78	18.19	16.99	98.94
5210 Electric	481.00	494.00	494.00	494.00	494.00	494.00	2,951.00
5240 Sewer	276.38	276.02	276.02	276.02	276.02	276.02	1,656.48
5260 Garbage	757.38	801.42	786.60	785.80	788.21	787.01	4,706.42
5200 Total Utilities	1,214.76	1,572.84	1,556.62	1,555.62	1,566.43	1,567.03	9,317.68
5300 General Expenses	0.00	0.00	0.00	0.00	125.00	0.00	125.00
5301 Accounting	0.00	0.00	0.00	0.00	0.00	232.00	232.00
5305 Legal	0.00	0.00	0.00	0.00	0.00	232.00	232.00
5300 Total General Expenses	0.00	0.00	0.00	0.00	125.00	232.00	357.00
5400 Landscaping	216.80	216.80	216.80	216.80	243.90	243.90	1,355.00
5410 Landscaping Contract	216.80	216.80	216.80	216.80	243.90	243.90	1,355.00
5400 Total Landscaping	216.80	216.80	216.80	216.80	243.90	243.90	1,355.00
5600 Insurance	339.16	339.16	339.16	339.16	339.16	337.16	2,032.96
5610 Insurance	339.16	339.16	339.16	339.16	339.16	337.16	2,032.96
5600 Total Insurance	339.16	339.16	339.16	339.16	339.16	337.16	2,032.96
6700 Reserve Contribution	882.02	1,360.33	1,360.33	1,360.33	1,360.33	1,360.33	7,683.67
TOTAL EXPENSE	2,545.36	4,009.11	3,753.29	10,871.12	3,430.04	3,370.90	27,979.82

	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	TOTAL
NET INCOME	3,071.85	-34.80	-263.96	-6,434.74	-248.20	-90.55	-4,000.40

NET INCOME SUMMARY

	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	TOTAL
Income	5,617.21	3,974.31	3,489.33	4,436.38	3,181.84	3,280.35	23,979.42
Expense	-2,545.36	-4,009.11	-3,753.29	-10,871.12	-3,430.04	-3,370.90	-27,979.82
Other Inc/Exp	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	-4,000.40



Budget Comparison

Properties: Lakeview COA

Comparison Periods: 6/1/16 - 6/30/16 and 1/1/16 - 12/31/16 (cash basis)

	Actual 6/1/16 - 6/30/16	Budget 6/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
INCOME								
4000 HOA Dues	2,223.02	2,900.00	-676.98	-23.3%	18,218.91	34,800.00	-16,581.09	-47.6%
4050 Reserve Income	838.36	882.00	-43.64	-4.9%	5,080.87	10,584.00	-5,503.13	-52.0%
4200 Income								
4210 Late Fees	50.00	0.00	50.00		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	93.97	0.00	93.97		1,578.36	0.00	1,578.36	
4310 Maintenance & Repairs	0.00	0.00	0.00		560.00	0.00	560.00	
4320 Garage Income	75.00	75.00	0.00	0.0%	1,125.00	900.00	225.00	25.0%
4200 Total Income	218.97	75.00	143.97	192.0%	3,531.36	900.00	2,631.36	292.4%
TOTAL INCOME	3,280.35	3,857.00	-576.65	-15.0%	26,831.14	46,284.00	-19,452.86	-42.0%
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%	2,750.00	4,800.00	-2,050.00	-42.7%
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0%	0.00	100.00	-100.00	-100.0%
5020 Postage / Copies	10.50	0.00	10.50		34.90	0.00	34.90	
5065 Website	0.00	0.00	0.00		14.95	0.00	14.95	
5000 Total Association Expenses	410.50	433.33	-22.83	-5.3%	2,799.85	5,200.00	-2,400.15	-46.2%
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	16.99	20.83	-3.84	-18.4%	117.53	250.00	-132.47	-53.0%
5240 Sewer	494.00	433.33	60.67	14.0%	3,445.00	5,200.00	-1,755.00	-33.8%
5260 Garbage	276.02	300.00	-23.98	-8.0%	1,932.50	3,600.00	-1,667.50	-46.3%
5200 Total Utilities	787.01	754.16	32.85	4.4%	5,495.03	9,050.00	-3,554.97	-39.3%
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		125.00	0.00	125.00	
5305 Legal	232.00	83.33	148.67	178.4%	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 6/1/16 - 6/30/16	Budget 6/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
5300 Total General Expenses	232.00	100.83	131.17	130.1%	367.00	1,210.00	-843.00	-69.7%
5400 Landscaping								
5410 Landscaping Contract	243.90	250.00	-6.10	-2.4%	1,598.90	3,000.00	-1,401.10	-46.7%
5400 Total Landscaping	243.90	250.00	-6.10	-2.4%	1,598.90	3,000.00	-1,401.10	-46.7%
5600 Insurance								
5610 Insurance	337.16	291.67	45.49	15.6%	2,392.82	3,500.00	-1,107.18	-31.6%
5600 Total Insurance	337.16	291.67	45.49	15.6%	2,392.82	3,500.00	-1,107.18	-31.6%
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%	9,044.00	16,324.00	-7,280.00	-44.6%
TOTAL EXPENSE	3,370.90	3,856.99	-486.09	-12.6%	31,957.47	46,284.00	-14,326.53	-31.0%
NET INCOME	-90.55	0.01	-90.56	-905600.0%	-5,126.33	0.00	-5,126.33	

NET INCOME SUMMARY

Income	3,280.35	3,857.00	-576.65	-15.0%	26,831.14	46,284.00	-19,452.86	-42.0%
Expense	-3,370.90	-3,856.99	486.09	-12.6%	-31,957.47	-46,284.00	14,326.53	-31.0%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-90.55	0.01	-90.56	-905600.0%	-5,126.33	0.00	-5,126.33	

Delinquency (Summary)

Properties: Lakeview COA

As Of Thursday June 30, 2016

* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
Lakeview COA						
Benedict, Jared	1912	#1	CONDO/HOA		2102 NW Kelly Dr. Unit #1	42.35
Blizzard, Debra	1918	#7	CONDO/HOA		2102 NW Kelly Dr. Unit #7	40.00
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	40.00
Cook, Matthew	1927	#17	CONDO/HOA		2102 NW Kelly Dr. Unit #17	40.00
Dickau, Daniel & Heather	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	4,443.21
Ed & Denny LLC	1930	#20	CONDO/HOA		2102 NW Kelly Dr. Unit #20	40.00
Ed & Denny LLC.	1931	#21	CONDO/HOA		2102 NW Kelly Dr. Unit #21	40.00
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	1,097.41
Hart, David & Jana	1914	#3	CONDO/HOA		2102 NW Kelly Dr. Unit #3	40.00
Hart, David & Jana	1921	#10	CONDO/HOA		2102 NW Kelly Dr. Unit #10	40.00
Hart, David & Jana	1923	#12	CONDO/HOA		2102 NW Kelly Dr. Unit #12	40.00
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	5,004.00
Marith, Davovia	1917	#6	CONDO/HOA		2012 NW Kelly Dr. #6	40.00
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	174.67
Moshkovits, Israel	1924	#14	CONDO/HOA		2102 NW Kelly Dr. Unit #14	40.00
Piedra, Juan	1928	#18	CONDO/HOA		2102 NW Kelly Dr. Unit #18	40.00
Rhodes Investments	1926	#16	CONDO/HOA		2102 NW Kelly Dr. Unit #16	40.00
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	540.00
Sonnes, Robert	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	40.00
Stockman, Joseph	1922	#11	CONDO/HOA		2102 NW Kelly Dr. Unit #11	40.00
Total delinquent for property:						29,263.06

Report Summary

Customers:	21
Percent Delinquent:	100.00%
Delinquent Amount:	29,263.06

Checks By Account

Properties: Lakeview COA
Checks between 6/1/2016 and 6/30/2016

<u>Vendor</u>	<u>Check Date</u>	<u>Reference</u>	<u>Memo</u>	<u>Bill Date</u>	<u>Bill Reference</u>	<u>Property</u>	<u>Amount</u>
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc,	6/1/2016	531	Monthly Management	7/7/2016	June	Lakev	400.00
							<u>400.00</u>
5000 Association Expenses : 5020 Postage / Copies							
RPM Services Inc,	6/1/2016	529	penalty memo mailing	5/25/2016	Postage	Lakev	10.50
							<u>10.50</u>
5200 Utilities : 5210 Electric							
Clark Public Utilities	6/9/2016	536	Monthly Electricity Acct#	6/21/2016	7236-175-1	Lakev	16.99
							<u>16.99</u>
5200 Utilities : 5240 Sewer							
Clark Regional	6/9/2016	535	Monthly Sewer	6/21/2016	016125-000	Lakev	494.00
							<u>494.00</u>
5200 Utilities : 5260 Garbage							
Waste Connections	6/9/2016	537	Monthly Garbage	6/21/2016	2010-976517	Lakev	276.02
							<u>276.02</u>
5300 General Expenses : 5305 Legal							
Community Association	6/1/2016	530	review by laws/board	5/25/2016	485	Lakev	232.00
							<u>232.00</u>
5400 Landscaping : 5410 Landscaping Contract							
Simple Lawns, LLC.	6/9/2016	534	Monthly Landscaping	5/7/2016	3734	Lakev	243.90
							<u>243.90</u>
5600 Insurance : 5610 Insurance							
American Family	6/21/2016	538	Policy #019-860-226-37	6/21/2016	019-860-226-37	Lakev	337.16
							<u>337.16</u>
6700 Reserve Contribution							
Lakeview COA	6/1/2016	532	Monthly Reserve	7/28/2016	June	Lakev	1360.33
							<u>1,360.33</u>
						Total Amount:	3,370.90

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 7/11/2016

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
6/7/2016	D6265	Bank deposit Deposit	1,377.65
6/21/2016	D6309	Bank deposit Deposit	1,902.70
			3,280.35

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
5/26/2016	533	David N. Efsthioy	173.44
6/1/2016	529	RPM Services Inc,	10.50
6/1/2016	530	Community Association Law Group Inc.	232.00
6/1/2016	531	RPM Services Inc,	400.00
6/1/2016	532	Lakeview COA	1,360.33
6/9/2016	534	Simple Lawns, LLC.	243.90
6/9/2016	535	Clark Regional Wastewater District	494.00
6/9/2016	536	Clark Public Utilities	16.99
6/9/2016	537	Waste Connections	276.02
6/21/2016	538	American Family Insurance	337.16
			3,544.34

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
7/8/2016	D6375	Bank deposit Deposit	2,374.15
			2,374.15

Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
7/1/2016	539	Quams Carpet Cleaning	800.00
7/1/2016	540	Secretary of State	10.00
7/1/2016	541	RPM Services Inc,	400.00
7/1/2016	542	Lakeview COA	1,360.33
7/8/2016	543	Terri Piedra	14.95
7/8/2016	544	Simple Lawns, LLC.	243.90
7/8/2016	545	Clark Regional Wastewater District	494.00
7/8/2016	546	Waste Connections	276.02
			3,599.20

Summary

Previous Cleared Balance:	13,264.59	Reconciled Balance	13,000.60
Selected Payments:	3,544.34	+ Uncleared Deposits	2,374.15
Selected Deposits:	3,280.35	- Outstanding Checks	3,599.20
Reconciled Balance:	13,000.60	Register Balance	11,775.55
Goal:	13,000.60		
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: May 31, 2016
This statement: June 30, 2016

SEE HOW UMPQUA ASSOCIATES GIVE BACK AT UMPQUABANK.COM/CONNECT

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$13,264.59
Low balance	\$11,608.50	Deposits/Additions	\$3,280.35
Average balance	\$12,485.74	Withdrawals/Subtractions	\$3,544.34
Interest earned	\$0.00	Ending balance	\$13,000.60

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
06-07	Remote Capture Dep	1,377.65
06-21	Remote Capture Dep	1,902.70

Total Other Deposits/ Additions **\$3,280.35**

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
05-31	13,264.59	06-13	12,622.42	06-27	13,174.04
06-01	11,904.26	06-14	11,852.40	06-29	13,000.60
06-06	11,672.26	06-15	11,608.50	06-30	13,000.60
06-07	12,639.41	06-21	13,511.20		

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>
529	\$10.50	06-07	534	\$243.90	06-15
530	\$232.00	06-06	535	\$494.00	06-14
531	\$400.00	06-07	536	\$16.99	06-13
532	\$1,360.33	06-01	537	\$276.02	06-14
533	\$173.44	06-29	538	\$337.16	06-27

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

Total Checks paid: 10 for **-\$3,544.34**

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—

Bank Reconciliation Report

Lakeview Condo Reserve
Reconcile Date: 7/11/2016

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
6/1/2016	J3253	Journal : June Reserve Contribution	1,360.33
			1,360.33

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
7/8/2016	J3306	Journal : Close out Riverview Reserve	1,034.33
			1,034.33

Summary

Previous Cleared Balance:	10,410.90
Selected Payments:	0.00
Selected Deposits:	1,360.33
Reconciled Balance:	11,771.23
Goal:	11,771.23
Difference:	0.00

Reconciled Balance	11,771.23
+ Uncleared Deposits	1,034.33
- Outstanding Checks	0.00
Register Balance	12,805.56



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: May 31, 2016
This statement: June 30, 2016

SEE HOW UMPQUA ASSOCIATES GIVE BACK AT UMPQUABANK.COM/CONNECT

BUSINESS FREE CHECKING

Account number	9800551419	Beginning balance	\$10,410.90
Low balance	\$11,771.23	Deposits/Additions	\$1,360.33
Average balance	\$11,771.23	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$11,771.23

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
06-01	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>
05-31	10,410.90	06-01	11,771.23	06-30	11,771.23

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

JUNE 2016

JUN 1 2016

531

RPM Services
5620 NE Gher Rd., Suite H
Vancouver, WA 98662
360-693-6260

POSTAGE INVOICE

May 10, 2016

To: Lakeview

Penalty Memo

Copies:

14 x \$.15 each = \$2.10

Mailing supplies & postage:

14 x \$.14 = \$1.96

14 x \$.46 = \$6.44

JUN 1 2016

529

TOTAL

\$10.50

Community Association Law Group

915 NW 19th Ave., Suite H
Portland, OR 97209
www.calaw.attorney

LAKEVIEW CONDO OWNERS ASSOCIATION
5620 NE GHER RD #H
Vancouver, WA 98662

General Representation

Type	Date	Attorney	Description	Quantity	Rate	Total
Service	04/18/2016	KVH	Review email re: board member removal; review Bylaws re: same; email to Elizabeth.	0.40	\$290.00	\$116.00
Service	04/20/2016	KVH	Review and respond to email re: recall meeting.	0.40	\$290.00	\$116.00
Total						\$232.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
485	05/31/2016	\$232.00	\$0.00	\$232.00
Outstanding Balance				\$232.00
Total Amount Outstanding				\$232.00

Please make all amounts payable to: Community Association Law Group, 915 NW 19th Ave, Suite H, Portland, OR 97209

Or pay online using a credit card at: <https://secure.lawpay.com/pages/calaw/operating>

JUN 1 2016
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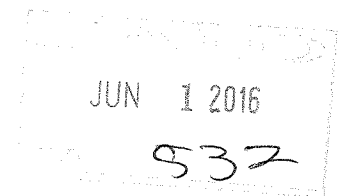
approved by
Denny 5/24
Juan 5/25.

Lakeview Condo Owners Association

2016 Reserve Contribution

Monthly \$1,360.33

JUNE 2016



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 # 3734
Invoice Date 5/30/2016
Amount Due \$243.90

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

Date	Description	Total
5/1/2016	May 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

JUN 9 2016
0534



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: 5/1/2016 To 5/31/2016
BILLING DATE: 5/31/2016

DUE DATE: 6/30/2016

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

JUN 9 2016
 3535



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

Your Electricity Use

Residential electric service meter 501493
 In 30 days you used 62 kwh
 Present reading - 06/03/16 11297
 Previous reading - 05/04/16 - 11235
Total electric usage 62
 Your charge for 62 kwh is:
 Basic service \$12.00
 62 kwh @ 8.16 cents each 5.06
 REP Credit @ 0.119 cents/kwh* -0.07
 Total electric service \$16.99
Your average daily cost was \$0.57

Total Cost This Billing

Total electric service \$16.99
Total charges this billing \$16.99

* Residential Exchange Program Credit via BPA
 Like us on Facebook! Stay up to date on utility news, learn about rebates and incentives, and get tips for keeping cool this summer!
 Find us at www.facebook.com/ClarkPublicUtilities.

Account Summary

Previous balance \$18.19
 Payments - thank you
 May 16 18.19CR
 Balance forward 0.00
 Current charges 16.99
Current balance \$16.99

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
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
07/06/15	33	30	1
06/03/15	29	40	1
06/04/14	30	50	2

JUN 9 2016
 0536



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. 13003091
 STATEMENT DATE 06/01/16
 DUE DATE 06/25/16
 BILLING PERIOD 05/01/16 - 05/31/16

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
05/17/16	Payment Thank You!	\$ -276.02
	Total Payments And Credits	\$ -276.02
	528	
	Service Location	
	Acct #976517	
05/31/16	4Yd Cont 1X Weekly	\$ 211.39
	05/01/16-05/31/16	\$ 38.88
05/31/16	Multi-Family Recycle	\$ 16.73
	05/01/16-05/31/16	\$ 7.61
05/31/16	Perm Cont Rent 4Yd	\$ 1.41
	05/01/16-05/31/16	\$ 276.02
	Refuse Tax 3.6%	
	State Sales Tax 8.4%	
	Current Charges And Fees	\$ 276.02
	Total Due	\$ 276.02

Lakeview Condos Llc
 2102 Nw Kelley Dr
 1 Each @ \$211.39
 12 Each @ \$3.24
 1 Each @ \$16.73

JUN 9 2016

537

The disposal rates at the local garbage transfer stations will increase by \$ 0.52 effective June 1, 2016. If you have questions, 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.





Billing Statement

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

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

For policy questions or service, contact:

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

For billing questions, call:

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



HI

FOG00 001001 011071 0000 00000

Itemized Bill Detail for Account Number: 019-860-226-37			
Billed Item	Policy Term	Minimum	Current
Description	Policy Status	Due	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	\$34.50
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy American Family Mutual Insurance Company	08/01/2015 to 08/01/2016 Active	\$302.66	\$302.66
TOTALS		\$337.16	\$337.16

Payment is due by **07/01/2016**. To pay now, visit www.amfam.com or call **1-866-424-8002**.

If you wish to change or cancel your policy(ies), please contact your agent to avoid further charges.
Activity processed after 06/06/2016 will be reflected on your next statement.

Account Activity	
Balance as of 05/05/2016	\$674.32
• Thank You! Payment Received on 05/16/2016	- \$339.16
• Administration Fee Charged on 05/17/2016	\$2.00
Balance as of 06/06/2016	\$337.16

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.

