

# Financial Statement

Properties: Lakeview COA  
Dates from 5/1/2016 to 5/31/2016 (cash basis)

## ASSETS

Bank	
1092 Lakeview Condo Owners Association	13,091.15
1111 Reserve Account	
1093 Lakeview Condo Reserve	10,410.90
1111 Total Reserve Account	<u>10,410.90</u>
Total Bank	<u>23,502.05</u>
<b>TOTAL ASSETS</b>	<b><u><u>23,502.05</u></u></b>

## LIABILITIES & EQUITY

### Equity

Equity	
3001 Retained Earnings	17,001.00
3040 Reserve Account Equity	<u>10,410.90</u>
Total Equity	27,411.90
<b>Net Income (1/1/2016 - 4/30/2016)</b>	-3,661.65

### Income

4000 HOA Dues	1,340.96
4050 Reserve Income	612.68
4200 Income	
4250 Violation Fees Income	478.20
4320 Garage Income	<u>750.00</u>
4200 Total Income	<u>1,228.20</u>
Total Income	<u>3,181.84</u>

### Expense

5000 Association Expenses	
5010 Management Fees	<u>400.00</u>
5000 Total Association Expenses	400.00
5100 Repairs & Maintenance	173.44
5200 Utilities	
5210 Electric	18.19
5240 Sewer	494.00
5260 Garbage	<u>276.02</u>
5200 Total Utilities	788.21
5300 General Expenses	
5301 Accounting	<u>125.00</u>
5300 Total General Expenses	125.00
5400 Landscaping	
5410 Landscaping Contract	<u>243.90</u>
5400 Total Landscaping	243.90
5600 Insurance	
5610 Insurance	<u>339.16</u>
5600 Total Insurance	339.16
6700 Reserve Contribution	<u>1,360.33</u>
Total Expense	<u>3,430.04</u>
<b>Net Income (5/1/2016 - 5/31/2016)</b>	-248.20

<b>Total Equity</b>	<u>23,502.05</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>23,502.05</u></u>

# General Ledger

Properties: Lakeview COA  
Detail From 5/1/2016 to 5/31/2016 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance		
4000 HOA Dues (Income)						12,805.43		
05/02/2016	CHPAID	2416632890	Jared Benedict #1 Alloc to 'HOADUE' Ch date		144.10	12,949.53		
05/02/2016	CHPAID	63798901	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	13,093.63		
05/03/2016	CHPAID	65378365	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	13,212.13		
05/04/2016	CHPAID	247	David & Jana Har#3 Alloc to 'HOADUE' Ch date		144.10	13,356.23		
05/04/2016	CHPAID	247	David & Jana Har#10 Alloc to 'HOADUE' Ch date		147.60	13,503.83		
05/04/2016	CHPAID	247	David & Jana Har#12 Alloc to 'HOADUE' Ch date		147.60	13,651.43		
05/10/2016	CHPAID	158667107	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	13,804.64		
05/10/2016	CHPAID	442028244	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	13,948.74		
05/10/2016	CHPAID	20086213	Rhodes Investme #16 Alloc to 'HOADUE' Ch date		122.54	14,071.28		
05/10/2016	CHPAID	66598551	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	14,224.14		
05/10/2016	CHPAID	66598552	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date		161.28	14,385.42		
05/10/2016	CHPAID	3176	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	14,529.69		
05/10/2016	CHPAID	3176	Joseph Stockmar #11 Alloc to 'HOADUE' Ch date		147.60	14,677.29		
05/16/2016	CHPAID	4343	Robert Sonnes #4 Alloc to 'HOADUE' Ch date		50.54	14,727.83		
05/16/2016	CHPAID	4343	Robert Sonnes #4 Alloc to 'HOADUE' Ch date		93.56	14,821.39		
05/16/2016	PPALOC	3819	Robert Sonnes #4 Prepay from previous period	75.00		14,746.39		
05/16/2016	PPALOC	3881	Robert Sonnes #4 Prepay from previous period	75.00		14,671.39		
05/16/2016	PPALOC	3918	Robert Sonnes #4 Prepay from previous period	75.00		14,596.39		
05/16/2016	PPALOC	3979	Robert Sonnes #4 Prepay from previous period	75.00		14,521.39		
05/16/2016	PPALOC	4026	Robert Sonnes #4 Prepay from previous period	75.00		14,446.39		
05/16/2016	PPALOC	4076	Robert Sonnes #4 Prepay from previous period	75.00		14,371.39		
05/16/2016	PPALOC	4126	Robert Sonnes #4 Prepay from previous period	75.00		14,296.39		
05/16/2016	PPALOC	4182	Robert Sonnes #4 Prepay from previous period	75.00		14,221.39		
05/17/2016	PPALOC	3766	Robert Sonnes #4 Prepay from previous period	75.00		14,146.39		
<b>Totals for HOA Dues</b>				<b>Beg Bal: 12,805.43</b>	<b>Activity: 1,340.96</b>	<b>675.00</b>	<b>2,015.96</b>	<b>14,146.39</b>
4050 Reserve Income (Income)						3,262.61		
05/02/2016	CHPAID	2416632890	Jared Benedict #1 Alloc to 'RI' Ch date: 4/1/16		1.41	3,264.02		
05/02/2016	CHPAID	2416632890	Jared Benedict #1 Alloc to 'RI' Ch date: 5/1/16		41.95	3,305.97		
05/02/2016	CHPAID	63798901	Davovia Marith #6 Alloc to 'RI' Ch date: 5/1/16		43.83	3,349.80		
05/03/2016	CHPAID	65378365	Matthew Cook #17 Alloc to 'RI' Ch date: 5/1/16		36.04	3,385.84		
05/04/2016	CHPAID	247	David & Jana Har#3 Alloc to 'RI' Ch date: 5/1/16		43.83	3,429.67		
05/04/2016	CHPAID	247	David & Jana Har#10 Alloc to 'RI' Ch date: 5/1/16		44.89	3,474.56		
05/04/2016	CHPAID	247	David & Jana Har#12 Alloc to 'RI' Ch date: 5/1/16		44.89	3,519.45		
05/10/2016	CHPAID	158667107	Juan Piedra #18 Alloc to 'RI' Ch date: 5/1/16		46.60	3,566.05		
05/10/2016	CHPAID	442028244	Heonia Chaschin #2 Alloc to 'RI' Ch date: 5/1/16		43.83	3,609.88		
05/10/2016	CHPAID	20086213	Rhodes Investme #16 Alloc to 'RI' Ch date: 5/1/16		37.27	3,647.15		
05/10/2016	CHPAID	66598551	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 5/1/16		46.49	3,693.64		
05/10/2016	CHPAID	66598552	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 5/1/16		49.05	3,742.69		
05/10/2016	CHPAID	3176	Israel Moshkovits #14 Alloc to 'RI' Ch date: 5/1/16		43.88	3,786.57		
05/10/2016	CHPAID	3176	Joseph Stockmar #11 Alloc to 'RI' Ch date: 5/1/16		44.89	3,831.46		
05/16/2016	CHPAID	4343	Robert Sonnes #4 Alloc to 'RI' Ch date: 5/1/16		43.83	3,875.29		
<b>Totals for Reserve Income</b>				<b>Beg Bal: 3,262.61</b>	<b>Activity: 612.68</b>	<b>0.00</b>	<b>612.68</b>	<b>3,875.29</b>
4200 Income : 4210 Late Fees (Income)						100.00		
No activity in the period						100.00		
<b>Totals for Late Fees</b>				<b>Beg Bal: 100.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>
4200 Income : 4230 Legal Fees Income (Income)						118.00		
No activity in the period						118.00		
<b>Totals for Legal Fees Income</b>				<b>Beg Bal: 118.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>118.00</b>
4200 Income : 4250 Violation Fees Income (Income)						1,006.19		

Date	Type	Reference	Description	Debit	Credit	Balance
05/10/2016	CHPAID	20086213	Rhodes Investme #19 Alloc to 'VF' Ch date: 12/2		197.76	1,203.95
05/10/2016	CHPAID	9939	Bobbi King #15 Alloc to 'VF' Ch date: 6/24,		92.50	1,296.45
05/10/2016	CHPAID	9920	Daniel & Heather #5 Alloc to 'VF' Ch date: 2/18,		93.97	1,390.42
05/26/2016	CHPAID	9967	Daniel & Heather #5 Alloc to 'VF' Ch date: 2/18,		52.71	1,443.13
05/26/2016	CHPAID	9967	Daniel & Heather #5 Alloc to 'VF' Ch date: 2/25,		41.26	1,484.39
<b>Totals for Violation Fees Income</b>				<b>Beg Bal: 1,006.19</b>	<b>Activity: 478.20</b>	<b>0.00 478.20 1,484.39</b>
4200 Income : 4320 Garage Income (Income)						225.00
05/16/2016	CHPAID	4343	Robert Sonnes #4 Alloc to 'GR' Ch date: 5/16		75.00	300.00
05/16/2016	PYALOC	3819	Robert Sonnes #4 Payment from previous pe		75.00	375.00
05/16/2016	PYALOC	3881	Robert Sonnes #4 Payment from previous pe		75.00	450.00
05/16/2016	PYALOC	3918	Robert Sonnes #4 Payment from previous pe		75.00	525.00
05/16/2016	PYALOC	3979	Robert Sonnes #4 Payment from previous pe		75.00	600.00
05/16/2016	PYALOC	4026	Robert Sonnes #4 Payment from previous pe		75.00	675.00
05/16/2016	PYALOC	4076	Robert Sonnes #4 Payment from previous pe		75.00	750.00
05/16/2016	PYALOC	4126	Robert Sonnes #4 Payment from previous pe		75.00	825.00
05/16/2016	PYALOC	4182	Robert Sonnes #4 Payment from previous pe		75.00	900.00
05/17/2016	PYALOC	3766	Robert Sonnes #4 Payment from previous pe		75.00	975.00
<b>Totals for Garage Income</b>				<b>Beg Bal: 225.00</b>	<b>Activity: 750.00</b>	<b>0.00 750.00 975.00</b>
5000 Association Expenses : 5010 Management Fees (Expense)						1,550.00
05/02/2016	CHECK	521	RPM Services Inc, Monthly Management Fee	400.00		1,950.00
<b>Totals for Management Fees</b>				<b>Beg Bal: 1,550.00</b>	<b>Activity: 400.00</b>	<b>400.00 0.00 1,950.00</b>
5000 Association Expenses : 5020 Postage / Copies (Expense)						24.40
No activity in the period						24.40
<b>Totals for Postage / Copies</b>				<b>Beg Bal: 24.40</b>	<b>Activity: 0.00</b>	<b>0.00 0.00 24.40</b>
5100 Repairs & Maintenance (Expense)						975.40
05/26/2016	CHECK	533	David N. Efstathioy carpet - unit 7 - cut carpet & pull ba	173.44		1,148.84
<b>Totals for Repairs &amp; Maintenance</b>				<b>Beg Bal: 975.40</b>	<b>Activity: 173.44</b>	<b>173.44 0.00 1,148.84</b>
5100 Repairs & Maintenance : 5120 Gutter Clean/Maint. (Expense)						379.40
No activity in the period						379.40
<b>Totals for Gutter Clean/Maint.</b>				<b>Beg Bal: 379.40</b>	<b>Activity: 0.00</b>	<b>0.00 0.00 379.40</b>
5100 Repairs & Maintenance : 5150 Plumbing Repairs (Expense)						7,931.63
No activity in the period						7,931.63
<b>Totals for Plumbing Repairs</b>				<b>Beg Bal: 7,931.63</b>	<b>Activity: 0.00</b>	<b>0.00 0.00 7,931.63</b>
5200 Utilities : 5210 Electric (Expense)						63.76
05/12/2016	CHECK	525	Clark Public Utilities Monthly Electricity Acct# 7236-175	18.19		81.95
<b>Totals for Electric</b>				<b>Beg Bal: 63.76</b>	<b>Activity: 18.19</b>	<b>18.19 0.00 81.95</b>
5200 Utilities : 5240 Sewer (Expense)						1,963.00
05/12/2016	CHECK	526	Clark Regional Wastewater District Monthly Sewer Acct	494.00		2,457.00
<b>Totals for Sewer</b>				<b>Beg Bal: 1,963.00</b>	<b>Activity: 494.00</b>	<b>494.00 0.00 2,457.00</b>
5200 Utilities : 5260 Garbage (Expense)						1,104.44
05/12/2016	CHECK	528	Waste Connections Monthly Garbage 2010-976517	276.02		1,380.46
<b>Totals for Garbage</b>				<b>Beg Bal: 1,104.44</b>	<b>Activity: 276.02</b>	<b>276.02 0.00 1,380.46</b>
5300 General Expenses : 5301 Accounting (Expense)						0.00
05/12/2016	CHECK	523	Wayne Rivers, CPA 2015 1120H	125.00		125.00
<b>Totals for Accounting</b>				<b>Beg Bal: 0.00</b>	<b>Activity: 125.00</b>	<b>125.00 0.00 125.00</b>

<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)						867.20
05/12/2016	CHECK	527	Simple Lawns, LLC. Monthly Landscaping	243.90		1,111.10
<b>Totals for Landscaping Contract</b>			<b>Beg Bal: 867.20</b>	<b>Activity: 243.90</b>	<b>0.00</b>	<b>1,111.10</b>
5600 Insurance : 5610 Insurance (Expense)						1,356.64
05/12/2016	CHECK	524	American Family Insurance Policy #019-860-226-37	339.16		1,695.80
<b>Totals for Insurance</b>			<b>Beg Bai: 1,356.64</b>	<b>Activity: 339.16</b>	<b>0.00</b>	<b>1,695.80</b>
6700 Reserve Contribution (Expense)						4,963.01
05/02/2016	CHECK	522	Lakeview COA Monthly Reserve Contribution	1,360.33		6,323.34
<b>Totals for Reserve Contribution</b>			<b>Beg Bal: 4,963.01</b>	<b>Activity: 1,360.33</b>	<b>0.00</b>	<b>6,323.34</b>
				<b>Totals:</b>	<b>4,105.04</b>	<b>3,856.84</b>

# Profit & Loss 12 Month Recap

Properties: Lakeview COA

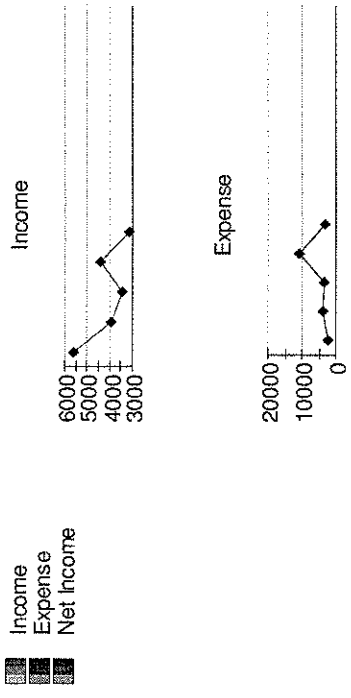
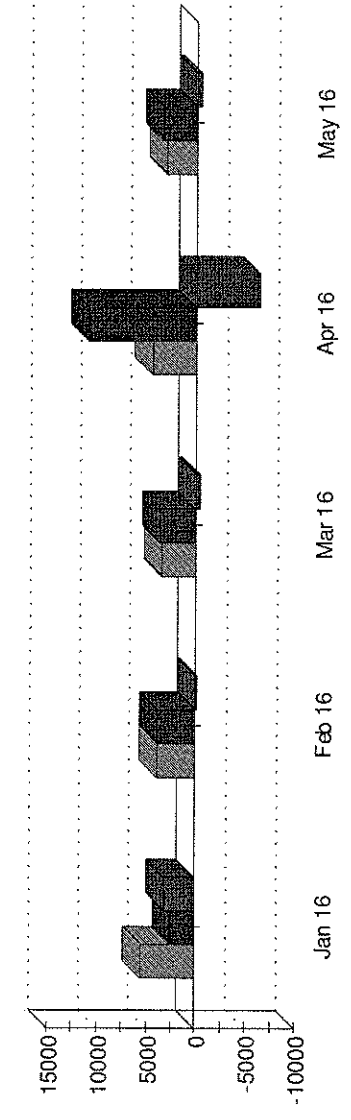
Monthly recap 1/1/2016-5/31/2016 (cash basis)

	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	TOTAL
<b>INCOME</b>						
4000 HOA Dues	4,559.12	3,062.01	2,070.28	3,114.02	1,340.96	14,146.39
4050 Reserve Income	752.16	837.30	746.29	926.86	612.68	3,875.29
4200 Income						
4210 Late Fees	0.00	0.00	0.00	100.00	0.00	100.00
4230 Legal Fees Income	118.00	0.00	0.00	0.00	0.00	118.00
4250 Violation Fees Income	187.93	0.00	597.76	220.50	478.20	1,484.39
4320 Garage Income	0.00	75.00	75.00	75.00	750.00	975.00
4200 Total Income	305.93	75.00	672.76	395.50	1,228.20	2,677.39
<b>TOTAL INCOME</b>	<b>5,617.21</b>	<b>3,974.31</b>	<b>3,489.33</b>	<b>4,436.38</b>	<b>3,181.84</b>	<b>20,699.07</b>
<b>EXPENSE</b>						
5000 Association Expenses						
5010 Management Fees	350.00	400.00	400.00	400.00	400.00	1,950.00
5020 Postage / Copies	0.00	24.40	0.00	0.00	0.00	24.40
5000 Total Association Expenses	350.00	424.40	400.00	400.00	400.00	1,974.40
5100 Repairs & Maintenance						
5120 Gutter Clean/Maint.	0.00	379.40	0.00	0.00	0.00	379.40
5150 Plumbing Repairs	0.00	162.60	0.00	7,769.03	0.00	7,931.63
5100 Other Repairs & Maintenance	0.00	325.00	650.40	0.00	173.44	1,148.84
5100 Total Repairs & Maintenance	0.00	867.00	650.40	7,769.03	173.44	9,459.87
5200 Utilities						
5210 Electric	0.00	31.40	16.58	15.78	18.19	81.95
5240 Sewer	481.00	494.00	494.00	494.00	494.00	2,457.00
5260 Garbage	276.38	276.02	276.02	276.02	276.02	1,380.46
5200 Total Utilities	757.38	801.42	786.60	785.80	788.21	3,919.41
5300 General Expenses						
5301 Accounting	0.00	0.00	0.00	0.00	125.00	125.00
5300 Total General Expenses	0.00	0.00	0.00	0.00	125.00	125.00
5400 Landscaping						
5410 Landscaping Contract	216.80	216.80	216.80	216.80	243.90	1,111.10
5400 Total Landscaping	216.80	216.80	216.80	216.80	243.90	1,111.10
5600 Insurance						
5610 Insurance	339.16	339.16	339.16	339.16	339.16	1,695.80
5600 Total Insurance	339.16	339.16	339.16	339.16	339.16	1,695.80
6700 Reserve Contribution	882.02	1,360.33	1,360.33	1,360.33	1,360.33	6,323.34
<b>TOTAL EXPENSE</b>	<b>2,545.36</b>	<b>4,009.11</b>	<b>3,753.29</b>	<b>10,871.12</b>	<b>3,430.04</b>	<b>24,608.92</b>

	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	TOTAL
<b>NET INCOME</b>	3,071.85	-34.80	-263.96	-6,434.74	-248.20	-3,909.85

**NET INCOME SUMMARY**

Income	5,617.21	3,974.31	3,489.33	4,436.38	3,181.84	20,699.07
Expense	-2,545.36	-4,009.11	-3,753.29	-10,871.12	-3,430.04	-24,608.92
Other Inc/Exp	0.00	0.00	0.00	0.00	0.00	0.00
<b>NET INCOME</b>	<b>3,071.85</b>	<b>-34.80</b>	<b>-263.96</b>	<b>-6,434.74</b>	<b>-248.20</b>	<b>-3,909.85</b>



# Budget Comparison

Properties: Lakeview COA

Comparison Periods: 5/1/16 - 5/31/16 and 1/1/16 - 12/31/16 (cash basis)

	Actual 5/1/16 - 5/31/16	Budget 5/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	1,340.96	2,900.00	-1,559.04	-53.8%	15,084.90	34,800.00	-19,715.10	-56.7%
4050 Reserve Income	612.68	882.00	-269.32	-30.5%	4,312.34	10,584.00	-6,271.66	-59.3%
4200 Income								
4210 Late Fees	0.00	0.00	0.00		100.00	0.00	100.00	
4230 Legal Fees Income	0.00	0.00	0.00		118.00	0.00	118.00	
4250 Violation Fees Income	478.20	0.00	478.20		1,484.39	0.00	1,484.39	
4320 Garage Income	750.00	75.00	675.00	900.0%	1,050.00	900.00	150.00	16.7%
4200 Total Income	1,228.20	75.00	1,153.20	1537.6%	2,752.39	900.00	1,852.39	205.8%
<b>TOTAL INCOME</b>	<b>3,181.84</b>	<b>3,857.00</b>	<b>-675.16</b>	<b>-17.5%</b>	<b>22,149.63</b>	<b>46,284.00</b>	<b>-24,134.37</b>	<b>-52.1%</b>
<b>EXPENSE</b>								
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%	2,350.00	4,800.00	-2,450.00	-51.0%
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0%	0.00	100.00	-100.00	-100.0%
5020 Postage / Copies	0.00	0.00	0.00		34.90	0.00	34.90	
5000 Total Association Expenses	400.00	433.33	-33.33	-7.7%	2,384.90	5,200.00	-2,815.10	-54.1%
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	
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	173.44	0.00	173.44		1,148.84	0.00	1,148.84	
5100 Total Repairs & Maintenance	173.44	416.67	-243.23	-58.4%	9,459.87	5,000.00	4,459.87	89.2%
5200 Utilities								
5210 Electric	18.19	20.83	-2.64	-12.7%	98.94	250.00	-151.06	-60.4%
5240 Sewer	494.00	433.33	60.67	14.0%	2,951.00	5,200.00	-2,249.00	-43.3%
5260 Garbage	276.02	300.00	-23.98	-8.0%	1,656.48	3,600.00	-1,943.52	-54.0%
5200 Total Utilities	788.21	754.16	34.05	4.5%	4,706.42	9,050.00	-4,343.58	-48.0%
5300 General Expenses								
5301 Accounting	125.00	0.00	125.00		125.00	0.00	125.00	
5305 Legal	0.00	83.33	-83.33	-100.0%	232.00	1,000.00	-768.00	-76.8%
5310 Taxes	0.00	16.67	-16.67	-100.0%	0.00	200.00	-200.00	-100.0%
5315 State Filing Fee	0.00	0.83	-0.83	-100.0%	0.00	10.00	-10.00	-100.0%
5300 Total General Expenses	125.00	100.83	24.17	24.0%	357.00	1,210.00	-853.00	-70.5%
5400 Landscaping								



	Actual 5/1/16 - 5/31/16	Budget 5/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
5410 Landscaping Contract	243.90	250.00	-6.10	-2.4%	1,355.00	3,000.00	-1,645.00	-54.8%
5400 Total Landscaping	243.90	250.00	-6.10	-2.4%	1,355.00	3,000.00	-1,645.00	-54.8%
5600 Insurance								
5610 Insurance	339.16	291.67	47.49	16.3%	1,695.80	3,500.00	-1,804.20	-51.5%
5600 Total Insurance	339.16	291.67	47.49	16.3%	1,695.80	3,500.00	-1,804.20	-51.5%
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%	7,683.67	16,324.00	-8,640.33	-52.9%
<b>TOTAL EXPENSE</b>	<b>3,430.04</b>	<b>3,856.99</b>	<b>-426.95</b>	<b>-11.1%</b>	<b>27,642.66</b>	<b>46,284.00</b>	<b>-18,641.34</b>	<b>-40.3%</b>
<b>NET INCOME</b>	<b>-248.20</b>	<b>0.01</b>	<b>-248.21</b>	<b>-2482100.0%</b>	<b>-5,493.03</b>	<b>0.00</b>	<b>-5,493.03</b>	
<b>NET INCOME SUMMARY</b>								
Income	3,181.84	3,857.00	-675.16	-17.5%	22,149.63	46,284.00	-24,134.37	-52.1%
Expense	-3,430.04	-3,856.99	426.95	-11.1%	-27,642.66	-46,284.00	18,641.34	-40.3%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>-248.20</b>	<b>0.01</b>	<b>-248.21</b>	<b>-2482100.0%</b>	<b>-5,493.03</b>	<b>0.00</b>	<b>-5,493.03</b>	

# Delinquency (Summary)

Properties: Lakeview COA

As Of Tuesday May 31, 2016

\* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
<b>Lakeview COA</b>						
Benedict, Jared	1912	#1	CONDO/HOA		2102 NW Kelly Dr. Unit #1	1.88
Dickau, Daniel & Heather	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	4,309.25
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	1,239.92
King, Bobbi *	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	17,401.42
King, Bobbi	2053	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	4,749.25
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	89.78
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	500.00
<b>Total delinquent for property:</b>						<b>28,291.50</b>

## Report Summary

Customers: 7  
Percent Delinquent: 33.33%  
Delinquent Amount: 28,291.50

# Checks By Account

Properties: Lakeview COA  
Checks between 5/1/2016 and 5/31/2016

<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>
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc,	5/2/2016	521	Monthly Management	6/7/2016	May	Lakev	400.00
							<u>400.00</u>
<b>5100 Repairs &amp; Maintenance</b>							
David N. Efstathiou	5/26/2016	533	carpet - unit 7 - cut	5/26/2016	4413	Lakev	173.44
							<u>173.44</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilities	5/12/2016	525	Monthly Electricity Acct#	5/21/2016	7236-175-1	Lakev	18.19
							<u>18.19</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional	5/12/2016	526	Monthly Sewer	5/21/2016	016125-000	Lakev	494.00
							<u>494.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connections	5/12/2016	528	Monthly Garbage	5/21/2016	2010-976517	Lakev	276.02
							<u>276.02</u>
<b>5300 General Expenses : 5301 Accounting</b>							
Wayne Rivers, CPA	5/12/2016	523	2015 1120H	5/12/2016	752 1120H	Lakev	125.00
							<u>125.00</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Simple Lawns, LLC.	5/12/2016	527	Monthly Landscaping	4/7/2016	3569	Lakev	243.90
							<u>243.90</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family	5/12/2016	524	Policy #019-860-226-37	5/21/2016	019-860-226-37	Lakev	339.16
							<u>339.16</u>
<b>6700 Reserve Contribution</b>							
Lakeview COA	5/2/2016	522	Monthly Reserve	6/28/2016	May	Lakev	1360.33
							<u>1,360.33</u>
						<b>Total Amount:</b>	<b>3,430.04</b>

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 6/10/2016

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
5/5/2016	D6139	Bank deposit Deposit	1,102.84
5/17/2016	D6217	Bank deposit Deposit	1,985.03
5/26/2016	D6231	Bank deposit Deposit	93.97
			<b>3,181.84</b>

## Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
5/2/2016	521	RPM Services Inc,	400.00
5/2/2016	522	Lakeview COA	1,360.33
5/12/2016	523	Wayne Rivers, CPA	125.00
5/12/2016	524	American Family Insurance	339.16
5/12/2016	525	Clark Public Utilities	18.19
5/12/2016	526	Clark Regional Wastewater District	494.00
5/12/2016	527	Simple Lawns, LLC.	243.90
5/12/2016	528	Waste Connections	276.02
			<b>3,256.60</b>

## Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
6/7/2016	D6265	Bank deposit Deposit	1,377.65
			<b>1,377.65</b>

## Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
5/26/2016	533	David N. Efstathioy	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
			<b>3,207.18</b>

# Summary

Previous Cleared Balance:	13,339.35
Selected Payments:	3,256.60
Selected Deposits:	3,181.84
<hr/>	
Reconciled Balance:	13,264.59
Goal:	13,264.59
<hr/>	
Difference:	0.00

Reconciled Balance	13,264.59
+ Uncleared Deposits	1,377.65
- Outstanding Checks	3,207.18
<hr/>	
Register Balance	11,435.06



**UMPQUA**  
B · A · N · K

May 31, 2016 Page:1 of 2



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

See how Umpqua associates give back at [umpquabank.com/connect](http://umpquabank.com/connect)

**BUSINESS FREE CHECKING**

Account number	9805844488	Beginning balance	\$13,339.35
Low balance	\$11,979.02	Deposits/Additions	\$3,181.84
Average balance	\$12,994.61	Withdrawals/Subtractions	\$3,256.60
Interest earned	\$0.00	Ending balance	\$13,264.59

**Other Deposits/ Additions**

Date	Description	Additions
05-05	Remote Capture Dep	1,102.84
05-17	Remote Capture Dep	1,985.03
05-26	Remote Capture Dep	93.97
<b>Total Other Deposits/ Additions</b>		<b>\$3,181.84</b>

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
04-30	13,339.35	05-06	12,681.86	05-19	13,170.62
05-04	11,979.02	05-16	12,324.51	05-26	13,264.59
05-05	13,081.86	05-17	13,414.52	05-31	13,264.59

**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>
521	\$400.00	05-06	525	\$18.19	05-16
522	\$1,360.33	05-04	526	\$494.00	05-17
523	\$125.00	05-17	527	\$243.90	05-19
524	\$339.16	05-16	528	\$276.02	05-17

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

Total Checks paid: 8 for **-\$3,256.60**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
  
\_\_\_\_\_

# Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 6/10/2016

## Deposits

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

## Outstanding Deposits

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

## Summary

Previous Cleared Balance:	9,050.57
Selected Payments:	0.00
Selected Deposits:	1,360.33
<b>Reconciled Balance:</b>	<b>10,410.90</b>
Goal:	10,410.90
<b>Difference:</b>	<b>0.00</b>

<b>Reconciled Balance</b>	10,410.90
<b>+ Uncleared Deposits</b>	1,360.33
<b>- Outstanding Checks</b>	0.00
<b>Register Balance</b>	<b>11,771.23</b>





**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: April 30, 2016  
This statement: May 31, 2016

See how Umpqua associates give back at [umpquabank.com/connect](http://umpquabank.com/connect)

**BUSINESS FREE CHECKING**

Account number	9800551419	Beginning balance	\$9,050.57
Low balance	\$9,050.57	Deposits/Additions	\$1,360.33
Average balance	\$10,279.26	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$10,410.90

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-04	Remote Capture Dep	1,360.33
<b>Total Other Deposits/ Additions</b>		<b>\$1,360.33</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
04-30	9,050.57	05-04	10,410.90	05-31	10,410.90

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
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**

**MAY 2016**

0521

# Lakeview Condo Owners Association

## 2016 Reserve Contribution

Monthly \$1,360.33

**MAY 2016**

Handwritten signature: 0522  
Stamp: MAY 2 2016

**Wayne Rivers, CPA**  
15 E. Main #101 PO Box 1735  
Battle Ground, WA 98604-1735  
3606873089

Client 752  
April 27, 2016

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Lake View Condominiums  
c/o RPM Services Inc  
5620 NE Gher Rd Ste H  
Vancouver, WA 98662  
(360) 693-6260

FEDERAL FORMS

Form 1120-H                      2015 U.S. Income Tax Return for HOA's

FEE SUMMARY

Preparation Fee	\$	125.00
Amount Due	\$	125.00

523

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# 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



H

FOG00 001001 010917 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	\$69.00
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy American Family Mutual Insurance Company	08/01/2015 to 08/01/2016 Active	\$302.66	\$605.32
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
<b>TOTALS</b>		<b>\$339.16</b>	<b>\$674.32</b>

Payment is due by **06/01/2016**. To pay now, visit [www.amfam.com](http://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 29 days you used 77 kwh  
 Present reading - 05/04/16 11235  
 Previous reading - 04/05/16 - 11158  
**Total electric usage 77**  
 Your charge for 77 kwh is:  
 Basic service \$12.00  
 77 kwh @ 8.16 cents each 6.28  
 REP Credit @ 0.119 cents/kwh\* -0.09  
 Total electric service \$18.19  
**Your average daily cost was \$0.63**

**Total Cost This Billing**

Total electric service \$18.19  
**Total charges this billing \$18.19**

\* Residential Exchange Program Credit via BPA  
 Remind your kids to play it safe outside! If you see a downed power line, don't touch it! Always assume power lines are alive and dangerous.

**Account Summary**

Previous balance	\$15.78
Payments - thank you	
April 18	15.78CR
Balance forward	0.00
Current charges	18.19
<b>Current balance</b>	<b>\$18.19</b>

**Compare Your Use**

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
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
05/05/15	32	80	3
05/05/14	32	80	3

*Handwritten:* 525



P.O. Box 8955  
 Vancouver, WA 98668-8955  
 (360) 750-5878  
 (360) 993-8800 SelfPay  
 www.crwwd.com

# Billing Statement

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 4/1/2016 To 4/30/2016  
**BILLING DATE:** 4/29/2016  
**DUE DATE:** 5/31/2016

LAKEVIEW CONDOS LLC  
 c/o RPM SERVICES  
 5620 NE GHER RD STE H  
 VANCOUVER, WA 98662

## SPECIAL MESSAGE

Go Green! Sign up to receive your billing statement by email by going to [www.crwwd.com](http://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**

*Handwritten signature and date: April 29, 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 # 3569  
Invoice Date 4/30/2016

**Amount Due \$243.90**

Email: [info@simplelawnguy.com](mailto:info@simplelawnguy.com)  
Website: <http://www.simplelawnguy.com/>

Date	Description	Total
4/1/2016	April 2016 Invoice	225.00
<b>Terms</b>	Payment due in 15 days	<b>Subtotal</b> 225.00
<b>For</b>	2102 NW Kelly Dr., Vancouver WA 98665	<b>Sales Tax</b> 18.90
		<b>Total</b> 243.90
		<b>Amount Due \$243.90</b>

Simple Lawns Thanks you for your Business!  
If you have any questions or concerns, please email us at: [info@simplelawnguy.com](mailto:info@simplelawnguy.com).  
For your convenience you can pay online through our website at : [simplelawnguy.com](http://simplelawnguy.com)

507





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

ACCOUNT NO. 2010-976517  
 INVOICE NO. 12925032  
 STATEMENT DATE 05/01/16  
 DUE DATE 05/25/16  
 BILLING PERIOD 04/01/16 - 04/30/16

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

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

**INVOICE STATEMENT**

Date	Description	Amount
	Previous Balance	\$ 276.02
04/20/16	Payment Thank You! 520	\$ -276.02
	<b>Total Payments And Credits</b>	<b>\$ -276.02</b>
	<b>Service Location</b>	<b>Lakeview Condos Lic</b>
	<b>Acct #976517</b>	<b>2102 Nw Kelley Dr</b>
04/30/16	4Yd Cont 1X Weekly 04/01/16-04/30/16 1 Each @ \$211.39	\$ 211.39
04/30/16	Multi-Family Recycle 04/01/16-04/30/16 12 Each @ \$3.24	\$ 38.88
04/30/16	Perm Cont Rent 4Yd 04/01/16-04/30/16 1 Each @ \$16.73	\$ 16.73
	Refuse Tax 3.6%	\$ 7.61
	State Sales Tax 8.4%	\$ 1.41
	<b>Current Charges And Fees</b>	<b>\$ 276.02</b>
	<b>Total Due</b>	<b>\$ 276.02</b>

528

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

6

Please remit to the address below and return your remit stub with your payment or look on the reverse side to learn about on-line bill pay.



D.E.CARPETS & INSTALLATION

P.O. BOX 822702  
VANCOUVER WA 98682  
Tel (360) 256-6711 Fax (360) 891-8974  
Cell (360) 600-4842 Email decarpets@hotmail.com  
WA LIC. # DECARI\*022DZ OR LIC. #95729

Invoice

Invoice No: 4413  
Date: 3/16/2016  
Order No:

*Lalco view*

*remaley  
1/10*

Bill To:

RPM Services  
5620 NE Gher Rd Suite H  
Vancouver, WA 98662

Ship To:

Unit #7  
2101 NW Kelly DR.  
Vancouver, WA

Description	Qty	Rate	Amount
3 / 2 / 16. Trip charge (cut the carpet and pull it back)	1.00	\$50.00	\$50.00
3 / 16 / 16. Reseam carpet and restretch (bedroom / hall way / L.room)	1.00	\$100.00	\$100.00
materials (new metal in the bath & some tack strip)	1.00	\$10.00	\$10.00
	1.00	\$0.00	\$0.00

PAID  
MAY 26 2016  
6533

*Fw to board 5/13  
@ 12:03PM*

*Approved Per Juan? Dano  
5/13*

Subtotal	\$160.00
Tax (8.40%)	\$13.44
<b>Total</b>	<b>\$173.44</b>