

# Financial Statement

Properties: Lakeview COA

Dates from 11/1/2016 to 11/30/2016 (cash basis)

## ASSETS

Bank	
1092 Lakeview Condo Owners Association	18,266.46
1111 Reserve Account	
1093 Lakeview Condo Reserve	14,824.11
1111 Total Reserve Account	<u>14,824.11</u>
Total Bank	<u>33,090.57</u>
<b>TOTAL ASSETS</b>	<b><u>33,090.57</u></b>

## LIABILITIES & EQUITY

### Equity

Equity	
3001 Retained Earnings	17,001.00
3040 Reserve Account Equity	<u>14,824.11</u>
Total Equity	31,825.11
<b>Net Income (1/1/2016 - 10/31/2016)</b>	1,951.77

### Income

4000 HOA Dues	2,198.72
4050 Reserve Income	617.38
4200 Income	
4250 Violation Fees Income	197.76
4320 Garage Income	<u>75.00</u>
4200 Total Income	<u>272.76</u>
Total Income	3,088.86

### Expense

5000 Association Expenses	
5010 Management Fees	400.00
5020 Postage / Copies	<u>12.75</u>
5000 Total Association Expenses	412.75
5100 Repairs & Maintenance	
5143 Painting	<u>1,090.00</u>
5100 Total Repairs & Maintenance	1,090.00
5200 Utilities	
5210 Electric	16.74
5240 Sewer	494.00
5260 Garbage	<u>276.02</u>
5200 Total Utilities	786.76
5400 Landscaping	
5410 Landscaping Contract	<u>243.90</u>
5400 Total Landscaping	243.90
5600 Insurance	
5610 Insurance	<u>359.74</u>
5600 Total Insurance	359.74
6700 Reserve Contribution	<u>882.02</u>
Total Expense	3,775.17
<b>Net Income (11/1/2016 - 11/30/2016)</b>	-686.31

Total Equity	<u>33,090.57</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>33,090.57</u></u></b>

# General Ledger

Properties: Lakeview COA  
Detail From 11/1/2016 to 11/30/2016 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						26,782.95
11/01/2016	CHPAID	20299125	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	26,927.05
11/01/2016	CHPAID	2434506204	Jared Benedict #1 Alloc to 'HOADUE' Ch date		144.10	27,071.15
11/04/2016	CHPAID	21617393	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	27,189.65
11/04/2016	CHPAID	4614	Robert Sonnes #4 Alloc to 'HOADUE' Ch date		144.10	27,333.75
11/08/2016	CHPAID	162028782	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	27,486.96
11/08/2016	CHPAID	22794193	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	27,639.82
11/08/2016	CHPAID	22794194	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date		161.28	27,801.10
11/08/2016	CHPAID	49542092	Rhodes Investme #16 Alloc to 'HOADUE' Ch date		122.54	27,923.64
11/08/2016	CHPAID	472755836	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	28,067.74
11/14/2016	CHPAID	4039	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	28,212.01
11/14/2016	CHPAID	4039	Joseph Stockmar #11 Alloc to 'HOADUE' Ch date		147.60	28,359.61
11/28/2016	CHPAID	217	David & Jana Har #3 Alloc to 'HOADUE' Ch date		144.10	28,503.71
11/28/2016	CHPAID	217	David & Jana Har #10 Alloc to 'HOADUE' Ch date		147.60	28,651.31
11/28/2016	CHPAID	217	David & Jana Har #12 Alloc to 'HOADUE' Ch date		147.60	28,798.91
11/28/2016	UNALOC	2437340457	Jared Benedict #1 Unallocated prepay		182.76	28,981.67
<b>Totals for HOA Dues</b>					<b>2,198.72</b>	<b>28,981.67</b>
				<b>Beg Bal: 26,782.95</b>	<b>Activity: 2,198.72</b>	
4050 Reserve Income (Income)						8,433.56
11/01/2016	CHPAID	20299125	Davovia Marith #6 Alloc to 'RI' Ch date: 11/1/		43.83	8,477.39
11/01/2016	CHPAID	2434506204	Jared Benedict #1 Alloc to 'RI' Ch date: 10/1/		4.23	8,481.62
11/01/2016	CHPAID	2434506204	Jared Benedict #1 Alloc to 'RI' Ch date: 11/1/		39.13	8,520.75
11/04/2016	CHPAID	21617393	Matthew Cook #17 Alloc to 'RI' Ch date: 11/1/		36.04	8,556.79
11/04/2016	CHPAID	4614	Robert Sonnes #4 Alloc to 'RI' Ch date: 11/1/		43.83	8,600.62
11/08/2016	CHPAID	162028782	Juan Piedra #18 Alloc to 'RI' Ch date: 11/1/		46.60	8,647.22
11/08/2016	CHPAID	22794193	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 11/1/		46.49	8,693.71
11/08/2016	CHPAID	22794194	Ed & Denny LLC #21 Alloc to 'RI' Ch date: 11/1/		49.05	8,742.76
11/08/2016	CHPAID	49542092	Rhodes Investme #16 Alloc to 'RI' Ch date: 11/1/		37.27	8,780.03
11/08/2016	CHPAID	472755836	Heonia Chaschin #2 Alloc to 'RI' Ch date: 10/1/		40.00	8,820.03
11/08/2016	CHPAID	472755836	Heonia Chaschin #2 Alloc to 'RI' Ch date: 11/1/		3.83	8,823.86
11/14/2016	CHPAID	4039	Israel Moshkovits #14 Alloc to 'RI' Ch date: 11/1/		43.88	8,867.74
11/14/2016	CHPAID	4039	Joseph Stockmar #11 Alloc to 'RI' Ch date: 11/1/		44.89	8,912.63
11/28/2016	CHPAID	217	David & Jana Har #3 Alloc to 'RI' Ch date: 11/1/		43.83	8,956.46
11/28/2016	CHPAID	217	David & Jana Har #10 Alloc to 'RI' Ch date: 11/1/		44.89	9,001.35
11/28/2016	CHPAID	217	David & Jana Har #12 Alloc to 'RI' Ch date: 11/1/		44.89	9,046.24
11/28/2016	CHPAID	2437340457	Jared Benedict #1 Alloc to 'RI' Ch date: 11/1/		4.70	9,050.94
<b>Totals for Reserve Income</b>					<b>617.38</b>	<b>9,050.94</b>
				<b>Beg Bal: 8,433.56</b>	<b>Activity: 617.38</b>	
4200 Income : 4210 Late Fees (Income)						350.00
No activity in the period						350.00
<b>Totals for Late Fees</b>					<b>0.00</b>	<b>350.00</b>
				<b>Beg Bal: 350.00</b>	<b>Activity: 0.00</b>	
4200 Income : 4230 Legal Fees Income (Income)						143.00
No activity in the period						143.00
<b>Totals for Legal Fees Income</b>					<b>0.00</b>	<b>143.00</b>
				<b>Beg Bal: 143.00</b>	<b>Activity: 0.00</b>	
4200 Income : 4232 Delinquent Collections Income (Income)						25.00
No activity in the period						25.00
<b>Totals for Delinquent Collections Incc</b>					<b>0.00</b>	<b>25.00</b>
				<b>Beg Bal: 25.00</b>	<b>Activity: 0.00</b>	
4200 Income : 4250 Violation Fees Income (Income)						1,609.75
11/08/2016	CHPAID	49542092	Rhodes Investme #19 Alloc to 'VF' Ch date: 12/2-		197.76	1,807.51
<b>Totals for Violation Fees Income</b>					<b>197.76</b>	<b>1,807.51</b>
				<b>Beg Bal: 1,609.75</b>	<b>Activity: 197.76</b>	

Date	Type	Reference	Description	Debit	Credit	Balance
4200 Income : 4310 Maintenance & Repairs (Income)						680.00
			No activity in the period			680.00
<b>Totals for Maintenance &amp; Repairs</b>		<b>Beg Bal: 680.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>680.00</b>
4200 Income : 4320 Garage Income (Income)						1,350.00
11/04/2016	CHPAID	4614	Robert Sonnes #4 Alloc to 'GR' Ch date: 11/1		75.00	1,425.00
<b>Totals for Garage Income</b>		<b>Beg Bal: 1,350.00</b>	<b>Activity: 75.00</b>	<b>0.00</b>	<b>75.00</b>	<b>1,425.00</b>
5000 Association Expenses : 5010 Management Fees (Expense)						3,950.00
11/01/2016	CHECK	571	RPM Services Inc, Monthly Management Fee	400.00		4,350.00
<b>Totals for Management Fees</b>		<b>Beg Bal: 3,950.00</b>	<b>Activity: 400.00</b>	<b>400.00</b>	<b>0.00</b>	<b>4,350.00</b>
5000 Association Expenses : 5020 Postage / Copies (Expense)						34.90
11/01/2016	CHECK	571	RPM Services Inc, BOD meeting memo	12.75		47.65
<b>Totals for Postage / Copies</b>		<b>Beg Bal: 34.90</b>	<b>Activity: 12.75</b>	<b>12.75</b>	<b>0.00</b>	<b>47.65</b>
5000 Association Expenses : 5065 Website (Expense)						14.95
			No activity in the period			14.95
<b>Totals for Website</b>		<b>Beg Bal: 14.95</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>14.95</b>
5100 Repairs & Maintenance (Expense)						1,148.84
			No activity in the period			1,148.84
<b>Totals for Repairs &amp; Maintenance</b>		<b>Beg Bal: 1,148.84</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,148.84</b>
5100 Repairs & Maintenance : 5110 Roof Maint/Repair (Expense)						319.78
			No activity in the period			319.78
<b>Totals for Roof Maint/Repair</b>		<b>Beg Bal: 319.78</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>319.78</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</b>	<b>0.00</b>	<b>379.40</b>
5100 Repairs & Maintenance : 5143 Painting (Expense)						0.00
11/22/2016	CHECK	577	Dennis Huston pressure wash,caulk, repair soffitt, paint	1,090.00		1,090.00
<b>Totals for Painting</b>		<b>Beg Bal: 0.00</b>	<b>Activity: 1,090.00</b>	<b>1,090.00</b>	<b>0.00</b>	<b>1,090.00</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</b>	<b>0.00</b>	<b>7,931.63</b>
5100 Repairs & Maintenance : 5170 Dryer Vent Cleaning (Expense)						800.00
			No activity in the period			800.00
<b>Totals for Dryer Vent Cleaning</b>		<b>Beg Bal: 800.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>800.00</b>
5200 Utilities : 5210 Electric (Expense)						165.59
11/10/2016	CHECK	575	Clark Public Utilities Monthly Electricity Acct# 7236-175	16.74		182.33
<b>Totals for Electric</b>		<b>Beg Bal: 165.59</b>	<b>Activity: 16.74</b>	<b>16.74</b>	<b>0.00</b>	<b>182.33</b>
5200 Utilities : 5240 Sewer (Expense)						4,927.00
11/10/2016	CHECK	574	Clark Regional Wastewater District Monthly Sewer Accl	494.00		5,421.00
<b>Totals for Sewer</b>		<b>Beg Bal: 4,927.00</b>	<b>Activity: 494.00</b>	<b>494.00</b>	<b>0.00</b>	<b>5,421.00</b>
5200 Utilities : 5260 Garbage (Expense)						2,760.56

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>	
11/10/2016	CHECK	576	Waste Connections Monthly Garbage 2010-976517	276.02		3,036.58	
<b>Totals for Garbage</b>			<b>Beg Bal: 2,760.56</b>	<b>Activity: 276.02</b>	<b>276.02</b>	<b>0.00</b>	<b>3,036.58</b>
5300 General Expenses : 5301 Accounting (Expense)							
No activity in the period						125.00	
<b>Totals for Accounting</b>			<b>Beg Bal: 125.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>125.00</b>
5300 General Expenses : 5305 Legal (Expense)							
No activity in the period						232.00	
<b>Totals for Legal</b>			<b>Beg Bal: 232.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>232.00</b>
5300 General Expenses : 5315 State Filing Fee (Expense)							
No activity in the period						10.00	
<b>Totals for State Filing Fee</b>			<b>Beg Bal: 10.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10.00</b>
5400 Landscaping : 5410 Landscaping Contract (Expense)							
11/10/2016	CHECK	573	Simple Lawns, LLC. Monthly Landscaping	243.90		2,330.60	
<b>Totals for Landscaping Contract</b>			<b>Beg Bal: 2,330.60</b>	<b>Activity: 243.90</b>	<b>243.90</b>	<b>0.00</b>	<b>2,574.50</b>
5600 Insurance : 5610 Insurance (Expense)							
11/22/2016	CHECK	578	American Family Insurance Policy #019-860-226-37	359.74		3,472.04	
<b>Totals for Insurance</b>			<b>Beg Bal: 3,472.04</b>	<b>Activity: 359.74</b>	<b>359.74</b>	<b>0.00</b>	<b>3,831.78</b>
6700 Reserve Contribution (Expense)							
11/01/2016	CHECK	572	Lakeview COA Monthly Reserve Contribution	882.02		8,820.20	
<b>Totals for Reserve Contribution</b>			<b>Beg Bal: 8,820.20</b>	<b>Activity: 882.02</b>	<b>882.02</b>	<b>0.00</b>	<b>9,702.22</b>
				<b>Totals:</b>	<b>3,775.17</b>	<b>3,088.86</b>	

# Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2016-11/30/2016 (cash basis)

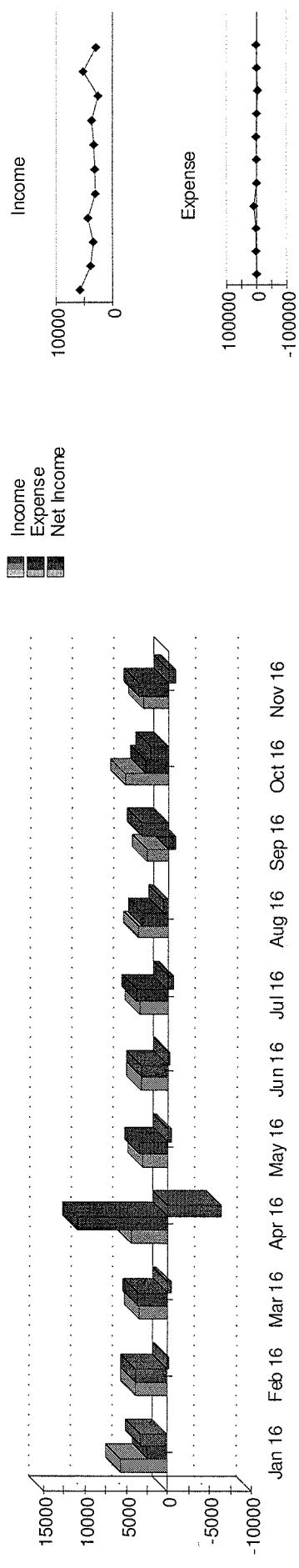
	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	TOTAL
<b>INCOME</b>												
4000 HOA Dues	4,572.05	3,062.01	2,268.04	3,069.13	1,493.83	2,178.13	2,031.70	2,646.97	1,699.93	3,761.16	2,198.72	28,981.67
4050 Reserve Income	931.72	837.30	746.29	971.75	657.57	883.25	714.70	791.87	746.52	1,152.59	617.38	9,050.94
4200 Income												
4210 Late Fees	0.00	0.00	0.00	100.00	0.00	50.00	0.00	0.00	0.00	200.00	0.00	350.00
4230 Legal Fees Income	118.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	143.00
4232 Delinquent Collections Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00
4250 Violation Fees Income	187.93	0.00	400.00	220.50	280.44	93.97	0.00	257.94	168.97	0.00	197.76	1,807.51
4310 Maintenance & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	640.00	0.00	0.00	40.00	0.00	680.00
4320 Garage Income	0.00	75.00	75.00	75.00	750.00	75.00	75.00	75.00	75.00	75.00	75.00	1,425.00
4200 Total Income	305.93	75.00	475.00	395.50	1,030.44	218.97	715.00	332.94	243.97	365.00	272.76	4,430.51
<b>TOTAL INCOME</b>	<b>5,809.70</b>	<b>3,974.31</b>	<b>3,489.33</b>	<b>4,436.38</b>	<b>3,181.84</b>	<b>3,280.35</b>	<b>3,461.40</b>	<b>3,771.78</b>	<b>2,690.42</b>	<b>5,278.75</b>	<b>3,088.86</b>	<b>42,463.12</b>
<b>EXPENSE</b>												
5000 Association Expenses												
5010 Management Fees	350.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,350.00
5020 Postage / Copies	0.00	24.40	0.00	0.00	0.00	10.50	0.00	0.00	0.00	0.00	12.75	47.65
5065 Website	0.00	0.00	0.00	0.00	0.00	0.00	14.95	0.00	0.00	0.00	0.00	14.95
5000 Total Association Expenses	350.00	424.40	400.00	400.00	400.00	410.50	414.95	400.00	400.00	400.00	412.75	4,412.60
5100 Repairs & Maintenance												
5110 Roof Maint/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	319.78	0.00	319.78
5120 Gutter Clean/Maint.	0.00	379.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	379.40
5143 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,090.00	1,090.00
5150 Plumbing Repairs	0.00	162.60	0.00	7,769.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,931.63
5170 Dryer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	800.00
5100 Other Repairs & Maintenance	0.00	325.00	650.40	0.00	173.44	0.00	0.00	0.00	0.00	0.00	0.00	1,148.84
5100 Total Repairs & Maintenance	0.00	867.00	650.40	7,769.03	173.44	0.00	800.00	0.00	0.00	319.78	1,090.00	11,669.65
5200 Utilities												
5210 Electric	0.00	31.40	16.58	15.78	18.19	16.99	18.59	15.62	15.94	16.50	16.74	182.33
5240 Sewer	481.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	5,421.00
5260 Garbage	276.38	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	3,036.58
5200 Total Utilities	757.38	801.42	786.60	785.80	788.21	787.01	788.61	785.64	785.96	786.52	786.76	8,639.91
5300 General Expenses												
5301 Accounting	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
5305 Legal	0.00	0.00	0.00	0.00	0.00	232.00	0.00	0.00	0.00	0.00	0.00	232.00
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	10.00
5300 Total General Expenses	0.00	0.00	0.00	0.00	125.00	232.00	10.00	0.00	0.00	0.00	0.00	367.00
5400 Landscaping												
5410 Landscaping Contract	216.80	216.80	216.80	216.80	243.90	243.90	243.90	243.90	243.90	243.90	243.90	2,574.50
5400 Total Landscaping	216.80	216.80	216.80	216.80	243.90	243.90	243.90	243.90	243.90	243.90	243.90	2,574.50

	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	TOTAL
5600 Insurance												
5610 Insurance	339.16	339.16	339.16	339.16	339.16	337.16	359.86	359.74	359.74	359.74	359.74	3,831.78
5600 Total Insurance	339.16	339.16	339.16	339.16	339.16	337.16	359.86	359.74	359.74	359.74	359.74	3,831.78
6700 Reserve Contribution	882.02	1,360.33	1,360.33	1,360.33	1,360.33	1,360.33	1,360.33	1,360.33	-2,466.15	882.02	882.02	9,702.22
<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>3,370.90</b>	<b>3,977.65</b>	<b>3,149.61</b>	<b>-676.55</b>	<b>2,991.96</b>	<b>3,775.17</b>	<b>41,197.66</b>

<b>NET INCOME</b>	<b>3,264.34</b>	<b>-34.80</b>	<b>-263.96</b>	<b>-6,434.74</b>	<b>-248.20</b>	<b>-90.55</b>	<b>-516.25</b>	<b>622.17</b>	<b>3,366.97</b>	<b>2,286.79</b>	<b>-686.31</b>	<b>1,265.46</b>
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**NET INCOME SUMMARY**

Income	5,809.70	3,974.31	3,489.33	4,436.38	3,181.84	3,280.35	3,461.40	3,771.78	2,690.42	5,278.75	3,088.86	42,463.12
Expense	-2,545.36	-4,009.11	-3,753.29	-10,871.12	-3,430.04	-3,370.90	-3,977.65	-3,149.61	676.55	-2,991.96	-3,775.17	-41,197.66
Other Inc/Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>NET INCOME</b>	<b>3,264.34</b>	<b>-34.80</b>	<b>-263.96</b>	<b>-6,434.74</b>	<b>-248.20</b>	<b>-90.55</b>	<b>-516.25</b>	<b>622.17</b>	<b>3,366.97</b>	<b>2,286.79</b>	<b>-686.31</b>	<b>1,265.46</b>



# Budget Comparison

Properties: Lakeview COA

Comparison Periods: 11/1/16 - 11/30/16 and 1/1/16 - 12/31/16 (cash basis)

	Actual 11/1/16 - 11/30/16	Budget 11/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	2,198.72	2,900.00	-701.28	-24.2%	30,237.42	34,800.00	-4,562.58	-13.1%
4050 Reserve Income	617.38	882.00	-264.62	-30.0%	9,483.29	10,584.00	-1,100.71	-10.4%
4200 Income								
4210 Late Fees	0.00	0.00	0.00		350.00	0.00	350.00	
4230 Legal Fees Income	0.00	0.00	0.00		143.00	0.00	143.00	
4232 Delinquent Collections Incomt	0.00	0.00	0.00		25.00	0.00	25.00	
4250 Violation Fees Income	197.76	0.00	197.76		1,807.51	0.00	1,807.51	
4310 Maintenance & Repairs	0.00	0.00	0.00		680.00	0.00	680.00	
4320 Garage Income	75.00	75.00	0.00	0.0%	1,500.00	900.00	600.00	66.7%
4200 Total Income	272.76	75.00	197.76	263.7%	4,505.51	900.00	3,605.51	400.6%
<b>TOTAL INCOME</b>	<b>3,088.86</b>	<b>3,857.00</b>	<b>-768.14</b>	<b>-19.9%</b>	<b>44,226.22</b>	<b>46,284.00</b>	<b>-2,057.78</b>	<b>-4.4%</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%	4,750.00	4,800.00	-50.00	-1.0%
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0%	0.00	100.00	-100.00	-100.0%
5020 Postage / Copies	12.75	0.00	12.75		54.10	0.00	54.10	
5065 Website	0.00	0.00	0.00		14.95	0.00	14.95	
5000 Total Association Expenses	412.75	433.33	-20.58	-4.7%	4,819.05	5,200.00	-380.95	-7.3%
5100 Repairs & Maintenance								
5110 Roof Maint/Repair	0.00	0.00	0.00		319.78	0.00	319.78	
5120 Gutter Clean/Maint.	0.00	0.00	0.00		379.40	0.00	379.40	
5143 Painting	1,090.00	0.00	1,090.00		1,090.00	0.00	1,090.00	
5150 Plumbing Repairs	0.00	0.00	0.00		7,931.63	0.00	7,931.63	
5170 Dryer Vent Cleaning	0.00	0.00	0.00		800.00	0.00	800.00	
5190 Misc. Building Maint.	0.00	416.67	-416.67	-100.0%	0.00	5,000.00	-5,000.00	-100.0%
5100 Other Repairs & Maintenance	0.00	0.00	0.00		1,148.84	0.00	1,148.84	
5100 Total Repairs & Maintenance	1,090.00	416.67	673.33	161.6%	11,669.65	5,000.00	6,669.65	133.4%
5200 Utilities								
5210 Electric	16.74	20.83	-4.09	-19.6%	182.33	250.00	-67.67	-27.1%
5240 Sewer	494.00	433.33	60.67	14.0%	5,421.00	5,200.00	221.00	4.3%
5260 Garbage	276.02	300.00	-23.98	-8.0%	3,036.58	3,600.00	-563.42	-15.7%
5200 Total Utilities	786.76	754.16	32.60	4.3%	8,639.91	9,050.00	-410.09	-4.5%
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		125.00	0.00	125.00	



	Actual 11/1/16 - 11/30/16	Budget 11/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
5305 Legal	0.00	83.33	-83.33	-100.0%	232.00	1,000.00	-768.00	-76.8%
5310 Taxes	0.00	16.67	-16.67	-100.0%	0.00	200.00	-200.00	-100.0%
5315 State Filing Fee	0.00	0.83	-0.83	-100.0%	10.00	10.00	0.00	0.0%
5300 Total General Expenses	0.00	100.83	-100.83	-100.0%	367.00	1,210.00	-843.00	-69.7%
5400 Landscaping								
5410 Landscaping Contract	243.90	250.00	-6.10	-2.4%	2,574.50	3,000.00	-425.50	-14.2%
5400 Total Landscaping	243.90	250.00	-6.10	-2.4%	2,574.50	3,000.00	-425.50	-14.2%
5600 Insurance								
5610 Insurance	359.74	291.67	68.07	23.3%	3,831.78	3,500.00	331.78	9.5%
5600 Total Insurance	359.74	291.67	68.07	23.3%	3,831.78	3,500.00	331.78	9.5%
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	882.02	1,360.33	-478.31	-35.2%	10,584.24	16,324.00	-5,739.76	-35.2%
<b>TOTAL EXPENSE</b>	<b>3,775.17</b>	<b>3,856.99</b>	<b>-81.82</b>	<b>-2.1%</b>	<b>42,486.13</b>	<b>46,284.00</b>	<b>-3,797.87</b>	<b>-8.2%</b>
<b>NET INCOME</b>	<b>-686.31</b>	<b>0.01</b>	<b>-686.32</b>	<b>-6863200.0%</b>	<b>1,740.09</b>	<b>0.00</b>	<b>1,740.09</b>	
<b>NET INCOME SUMMARY</b>								
Income	3,088.86	3,857.00	-768.14	-19.9%	44,226.22	46,284.00	-2,057.78	-4.4%
Expense	-3,775.17	-3,856.99	81.82	-2.1%	-42,486.13	-46,284.00	3,797.87	-8.2%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>-686.31</b>	<b>0.01</b>	<b>-686.32</b>	<b>-6863200.0%</b>	<b>1,740.09</b>	<b>0.00</b>	<b>1,740.09</b>	

# Delinquency (Summary)

Properties: Lakeview COA  
As Of Wednesday November 30, 2016

\* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
<b>Lakeview COA</b>						
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	40.00
Dickau, Daniel & Heather	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	5,100.95
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	217.49
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	5,832.75
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	40.00
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	500.00
<b>Total delinquent for property:</b>						<b>29,132.61</b>

## Report Summary

Customers: 7  
Percent Delinquent: 33.33%  
Delinquent Amount: 29,132.61

# Checks By Account

Properties: Lakeview COA

Checks between 11/1/2016 and 11/30/2016

<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>
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc,	11/1/2016	571	Monthly Management	11/1/2016	November	Lakev	400.00
							<u>400.00</u>
<b>5000 Association Expenses : 5020 Postage / Copies</b>							
RPM Services Inc,	11/1/2016	571	BOD meeting memo	10/28/2016	Postage	Lakev	12.75
							<u>12.75</u>
<b>5100 Repairs &amp; Maintenance : 5143 Painting</b>							
Dennis Huston	11/22/2016	577	pressure wash,caulk,	11/22/2016	Reimb	Lakev	1090.00
							<u>1,090.00</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilities	11/10/2016	575	Monthly Electricity Acct#	11/21/2016	7236-175-1	Lakev	16.74
							<u>16.74</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional	11/10/2016	574	Monthly Sewer	11/21/2016	016125-000	Lakev	494.00
							<u>494.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connections	11/10/2016	576	Monthly Garbage	11/21/2016	2010-976517	Lakev	276.02
							<u>276.02</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Simple Lawns, LLC.	11/10/2016	573	Monthly Landscaping	10/7/2016	4706	Lakev	243.90
							<u>243.90</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family	11/22/2016	578	Policy #019-860-226-37	11/21/2016	019-860-226-37	Lakev	359.74
							<u>359.74</u>
<b>6700 Reserve Contribution</b>							
Lakeview COA	11/1/2016	572	Monthly Reserve	11/1/2016	November	Lakev	882.02
							<u>882.02</u>
						<b>Total Amount:</b>	<b>3,775.17</b>

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 12/8/2016

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
11/2/2016	D6853	Bank deposit Deposit	375.39
11/8/2016	D6879	Bank deposit Deposit	1,572.46
11/16/2016	D6904	Bank deposit Deposit	380.64
11/28/2016	D6934	Bank deposit Deposit	760.37
			<b>3,088.86</b>

## Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
11/1/2016	571	RPM Services Inc,	412.75
11/1/2016	572	Lakeview COA	882.02
11/10/2016	573	Simple Lawns, LLC.	243.90
11/10/2016	574	Clark Regional Wastewater District	494.00
11/10/2016	575	Clark Public Utilities	16.74
11/10/2016	576	Waste Connections	276.02
11/22/2016	577	Dennis Huston	1,090.00
11/22/2016	578	American Family Insurance	359.74
			<b>3,775.17</b>

## Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
12/7/2016	D6964	Bank deposit Deposit	1,300.36
			<b>1,300.36</b>

## Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
12/1/2016	579	RPM Services Inc,	406.45
12/1/2016	580	Lakeview COA	882.02
			<b>1,288.47</b>

## Summary

Previous Cleared Balance:	18,952.77	Reconciled Balance	18,266.46
Selected Payments:	3,775.17	+ Uncleared Deposits	1,300.36
Selected Deposits:	3,088.86	- Outstanding Checks	1,288.47
Reconciled Balance:	18,266.46	Register Balance	18,278.35
Goal:	18,266.46		
Difference:	0.00		



**UMPQUA**  
B · A · N · K

Customer Service:  
1-866-486-7782



LAKEVIEW CONDO ASSOCIATION UB  
C/O R P M  
5620 NE GHER RD SUITE H  
VANCOUVER WA 98662-6164

Last statement: October 31, 2016  
This statement: November 30, 2016

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

**BUSINESS FREE CHECKING**

Account number	9805844488	Beginning balance	\$18,952.77
Low balance	\$18,033.39	Deposits/Additions	\$3,088.86
Average balance	\$18,819.46	Withdrawals/Subtractions	\$3,775.17
Interest earned	\$0.00	Ending balance	\$18,266.46

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
11-02	Remote Capture Dep	375.39
11-08	Remote Capture Dep	1,572.46
11-16	Remote Capture Dep	380.64
11-28	Remote Capture Dep	760.37

**Total Other Deposits/ Additions** **\$3,088.86**

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
10-31	18,952.77	11-08	19,605.85	11-16	18,955.83
11-01	18,070.75	11-14	19,589.11	11-28	18,266.46
11-02	18,033.39	11-15	18,819.09	11-30	18,266.46

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
571	\$412.75	11-02	575	\$16.74	11-14
572	\$882.02	11-01	576	\$276.02	11-15
573	\$243.90	11-16	577	\$1,090.00	11-28
574	\$494.00	11-15	578	\$359.74	11-28

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

Total Checks paid: 8 for **-\$3,775.17**

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—  
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# Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 12/8/2016

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
11/1/2016	J3545	Journal : November Reserve contributi	882.02
			<b>882.02</b>

## Outstanding Deposits

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

## Summary

Previous Cleared Balance:	13,942.09	Reconciled Balance	14,824.11
Selected Payments:	0.00	+ Uncleared Deposits	882.02
Selected Deposits:	882.02	- Outstanding Checks	0.00
<hr/>		<hr/>	
Reconciled Balance:	14,824.11	Register Balance	15,706.13
Goal:	14,824.11		
<hr/>			
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: October 31, 2016  
This statement: November 30, 2016

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

**BUSINESS FREE CHECKING**

Account number	9800551419	Beginning balance	\$13,942.09
Low balance	\$14,824.11	Deposits/Additions	\$882.02
Average balance	\$14,824.11	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$14,824.11

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
11-01	Remote Capture Dep	882.02
<b>Total Other Deposits/ Additions</b>		<b>\$882.02</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
10-31	13,942.09	11-01	14,824.11	11-30	14,824.11

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

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

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

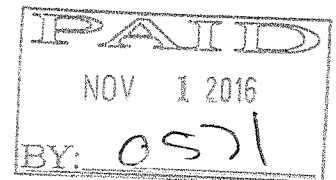


**Lakeview Condo Owners Association  
2016 Management Fee**

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

**Monthly \$400.00**

**NOVEMBER 2016**





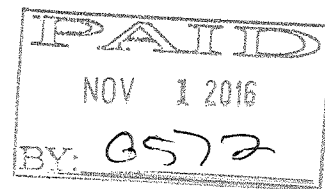
# Lakeview Condo Owners Association

## 2016 Reserve Contribution

Monthly ~~\$1,360.33~~

882.02

**NOVEMBER 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

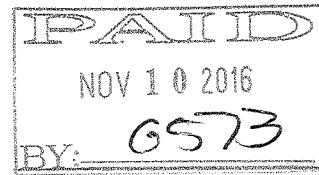
PO #  
Invoice # 4706  
Invoice Date 10/30/2016

**Amount Due \$243.90**

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

Date	Description	Total
10/1/2016	October 2016 Invoice	225.00
<b>Terms</b>	Payment due in 15 days	
<b>For</b>	2102 NW Kelly Dr., Vancouver WA 98665	
	<b>Subtotal</b>	225.00
	<b>Sales Tax</b>	18.90
	<b>Total</b>	243.90
	<b>Amount Due</b>	<b>\$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)





P.O. Box 8955  
 Vancouver, WA 98668-8955  
 (360) 750-5876  
 (360) 993-8800 SelfPay  
 (360) 750-7570 Fax  
 www.crwwd.com

# Billing Statement

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

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 10/1/2016 To 10/31/2016  
**BILLING DATE:** 10/31/2016  
  
**DUE DATE:** 11/30/2016

## 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.

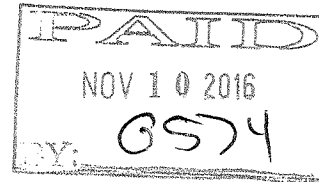
## CURRENT CHARGES

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
<b>TOTAL AMOUNT DUE</b>	<b>494.00</b>





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 59 kwh  
 Present reading - 11/03/16 11588  
 Previous reading - 10/05/16 - 11529  
**Total electric usage 59**  
 Your charge for 59 kwh is:  
 Basic service \$12.00  
 59 kwh @ 8.16 cents each 4.81  
 REP Credit @ 0.119 cents/kwh\* -0.07  
 Total electric service \$16.74  
**Your average daily cost was \$0.58**

**Total Cost This Billing**

Total electric service \$16.74  
**Total charges this billing \$16.74**

\* Residential Exchange Program Credit via BPA  
 Trimming and removing trees around power lines reduces outages.  
 If you see an unsafe condition surrounding power lines, call us or  
 fill out the online tree trimming request form.

**Account Summary**

Previous balance \$16.50  
 Payments - thank you  
 October 13 16.50CR  
 Balance forward 0.00  
 Current charges 16.74  
**Current balance \$16.74**

**Compare Your Use**

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
11/03/16	29	59	2
10/05/16	29	56	2
09/06/16	34	49	1
08/03/16	28	45	2
07/06/16	33	82	2
06/03/16	30	62	2
05/04/16	29	77	3
04/05/16	33	47	1
03/03/16	29	57	2
02/03/16	28	44	2
01/06/16	34	48	1
12/03/15	30	56	2
11/03/15	29	44	2
11/05/14	33	90	3

**PAID**  
 NOV 10 2016  
 BY: 6575



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

ACCOUNT NO. 2010-976517  
 INVOICE NO. 13354241  
 STATEMENT DATE 11/01/16  
 DUE DATE 11/25/16  
 BILLING PERIOD 10/01/16 - 10/31/16

LAKEVIEW CONDOS LLC  
 RPM SERVICIES  
 5620 NE GHER RD  
 VANCOUVER WA 98662-6166

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
10/14/16	Payment Thank You!	\$ -276.02
	<b>Total Payments And Credits</b>	\$ -276.02
	<b>Service Location</b>	
	<b>Acct #976517</b>	
10/31/16	4Yd Cont 1X Weekly 10/01/16-10/31/16	\$ 211.39
10/31/16	Multi-Family Recycle 10/01/16-10/31/16	\$ 38.88
10/31/16	Perm Cont Rent 4Yd 10/01/16-10/31/16	\$ 16.73
	Refuse Tax 3.6%	\$ 7.61
	State Sales Tax 8.4%	\$ 1.41
	<b>Current Charges And Fees</b>	\$ 276.02
	<b>Total Due</b>	\$ 276.02

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

PAID  
 NOV 10 2016  
 BY: GSTK

Our collection trucks run on schedule for all Holidays except ~~Thanksgiving Day, Christmas Day and New Years Day~~. Please put your garbage and recycling out on the following day if your regular service

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:**

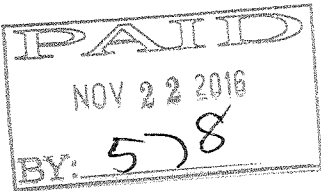
1-800-MY AMFAM  
(1-800-692-6326)  
24 hours a day, 7 days a week



FOG00 001001 008561 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	08/01/2016 to 08/01/2017 Active	\$39.08	\$312.64	
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy American Family Mutual Insurance Company	08/01/2016 to 08/01/2017 Active	\$318.66	\$2,549.28	
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00	
<b>TOTALS</b>		<b>\$359.74</b>	<b>\$2,861.92</b>	

Payment is due by 12/01/2016. 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.

Printed on 30% recycled paper





## Cindy Hammond

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**From:** Juan n Terri Piedra <pedra970@hotmail.com>  
**Sent:** Monday, November 14, 2016 8:25 PM  
**To:** Cindy Hammond  
**Subject:** Re: Bill for lakeside apartments

Yes please reimburse Denny for the amount mike billed him.

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**From:** Cindy Hammond <rpms@rpmservice.net>  
**Sent:** Monday, November 14, 2016 2:49:15 PM  
**To:** 'Juan n Terri Piedra'  
**Subject:** RE: Bill for lakeside apartments

Reimburse  
Denny Huston

Juan,  
Denny sent RPMS an email/invoice to pay MICHAEL OXENFORD, directly.  
And since he is a new vendor, we are needing a W-9 – nothing was ever said to us about reimbursing Denny.  
That is why we are asking for this information.  
If we were given incorrect instructions, please direct CORRECT paying instructions.  
Regards  
Cindy

1,090<sup>00</sup>

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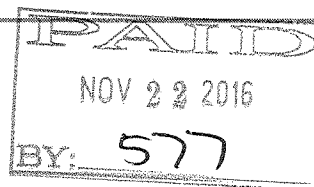
**From:** Juan n Terri Piedra [<mailto:pedra970@hotmail.com>]  
**Sent:** Monday, November 14, 2016 1:45 PM  
**To:** dennisHuston; Elizabeth Divers; Danovia Marith  
**Subject:** Re: Bill for lakeside apartments

Elizabeth when did we start asking BOD director for w9 and insurance? All the BOD directors have approved payment, please cut Denny a check for the said amount as reimbursement, since denny has paid Mike.

Thank you

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**From:** dennisHuston <jdthuston@aol.com>  
**Sent:** Monday, November 14, 2016 1:20:29 PM  
**To:** Juan n Terri Piedra  
**Subject:** Re: Bill for lakeside apartments



I'm sorry to say that I sent in an invoice that Mike gave me directly to RPM already. How can I handle this?

Sent from my iPhone

On Nov 14, 2016, at 1:05 PM, Juan n Terri Piedra <[pedra970@hotmail.com](mailto:pedra970@hotmail.com)> wrote:

Denny you turn in a invoice to RPM for the work has if you did the work.  
Rpm, you send it in for approval  
Dano and I will approve it.  
Then Denny you pay him once you get the money from rpm.

On Nov 14, 2016 1:51 PM, dennisHuston <[jdthuston@aol.com](mailto:jdthuston@aol.com)> wrote:  
How do I handle this?

Sent from my iPhone

Begin forwarded message:

**From:** "Cindy Hammond" <[rpms@rpmservice.net](mailto:rpms@rpmservice.net)>  
**Date:** November 14, 2016 at 11:10:52 AM PST  
**To:** "dennisHuston" <[jdthuston@aol.com](mailto:jdthuston@aol.com)>  
**Subject: RE: Bill for lakeside apartments**

We have not received his W-9 or insurance or business license yet.

When we receive that, I can issue him his check.

Thank you

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**From:** dennisHuston [<mailto:jdthuston@aol.com>]  
**Sent:** Monday, November 14, 2016 11:02 AM  
**To:** Elizabeth Divers  
**Subject:** Fwd: Bill for lakeside apartments

Can you tell me when the Check will be written for Mike for his work that he did on building three? Thank you

Denny

Sent from my iPhone

Begin forwarded message:

**From:** Danovia Marith <[dmarith@gmail.com](mailto:dmarith@gmail.com)>  
**Date:** November 12, 2016 at 10:35:42 PM PST  
**To:** dennisHuston <[jdthuston@aol.com](mailto:jdthuston@aol.com)>  
**Cc:** Juan n Terri Piedra <[piedra970@hotmail.com](mailto:piedra970@hotmail.com)>, Elizabeth Divers <[rpms@rpmservice.net](mailto:rpms@rpmservice.net)>  
**Subject: Re: Bill for lakeside apartments**

I approve.

Thank you.

Dano

On Nov 12, 2016, at 9:43 PM, dennisHuston <[jdthuston@aol.com](mailto:jdthuston@aol.com)> wrote:

I also approve to pay the invoice. Denny Huston

Sent from my iPhone

On Nov 12, 2016, at 9:34 PM, Juan n Terri Piedra  
<[piedra970@hotmail.com](mailto:piedra970@hotmail.com)> wrote:

I approve to pay invoice.

Sent from my iPhone

On Nov 10, 2016, at 10:47 AM, Elizabeth Divers  
<[rpms@rpmservice.net](mailto:rpms@rpmservice.net)> wrote:

Good Morning Board,

Please see the invoice below for  
approval.

Regards,

*Elizabeth Divers*

Community Association Manager

**RPM Services**

5620 NE Gher Rd. Suite H

Vancouver, WA 98662

Phone: (360) 693-6260 Ext.202

Fax: (360) 693-6491

Please note our new email  
address: [rpms@rpmservice.net](mailto:rpms@rpmservice.net)

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**From:** dennisHuston  
[mailto:[jdthuston@aol.com](mailto:jdthuston@aol.com)]  
**Sent:** Thursday, November 10, 2016  
10:33 AM  
**To:** Elizabeth Divers  
<[rpms@rpmservice.net](mailto:rpms@rpmservice.net)>  
**Subject:** Fwd: Bill for lakeside  
apartments

Here is the invoice from from Mike Oxenford for the work completed on building three. Would you please forward this to the other board members for their approval to pay.

Denny Huston

Sent from my iPhone

Begin forwarded message:

**From:** Michael Oxenford  
<[reneemichael@comcast.net](mailto:reneemichael@comcast.net)>  
**Date:** November 9, 2016 at 10:11:13 PM PST  
**To:** Denny Huston  
<[JDTHuston@aol.com](mailto:JDTHuston@aol.com)>  
**Subject: Bill for lakeside apartments**

Pressure wash, caulk,  
repair soffit, paint  
trim, stain railings

Labor 850  
Materials 240  
Total due 1,090

Michael Oxenford

1901 NW 23rd circle

## Cindy Hammond

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**From:** Juan n Terri Piedra <pedra970@hotmail.com>  
**Sent:** Wednesday, September 21, 2016 3:00 PM  
**To:** dennisHuston; Danovia Marith; Elizabeth Divers  
**Subject:** Action BOD! Motion

I Juan, move we have Mike paint the railings and trim of building 3 at \$25 per hour labor and the association pays for the stain/paint payment should be made from the reserve account since the reserve study calls out for building three to be painted back in 2013.

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**From:** dennisHuston <jdthuston@aol.com>  
**Sent:** Wednesday, September 21, 2016 7:53 AM  
**To:** Juan n Terri Piedra  
**Subject:** Building three

approved  
Dennis-email 9/21  
Danao-email 9/21

Mike said he would take on the task of painting the railings and the trim. I told him that the railings should be stained and brushed. He said it wouldn't be finished completely until sometime in November. He did not give me an estimate of the cost. He does charge \$25 per hour shall I tell him to go ahead?

Sent from my iPhone