

Financial Statement

Properties: Lakeview COA

Dates from 10/1/2016 to 10/31/2016 (cash basis)

ASSETS

Bank

1092 Lakeview Condo Owners Association	18,952.77
1111 Reserve Account	
1093 Lakeview Condo Reserve	13,942.09
1111 Total Reserve Account	<u>13,942.09</u>

Total Bank 32,894.86

TOTAL ASSETS 32,894.86

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	17,001.00
3040 Reserve Account Equity	<u>13,942.09</u>
Total Equity	30,943.09

Net Income (1/1/2016 - 9/30/2016) -335.02

Income

4000 HOA Dues	3,761.16
4050 Reserve Income	1,152.59
4200 Income	
4210 Late Fees	200.00
4230 Legal Fees Income	25.00
4232 Delinquent Collections Income	25.00
4310 Maintenance & Repairs	40.00
4320 Garage Income	<u>75.00</u>
4200 Total Income	365.00

Total Income 5,278.75

Expense

5000 Association Expenses	
5010 Management Fees	<u>400.00</u>
5000 Total Association Expenses	400.00

5100 Repairs & Maintenance

5110 Roof Maint/Repair	<u>319.78</u>
5100 Total Repairs & Maintenance	319.78

5200 Utilities

5210 Electric	16.50
5240 Sewer	494.00
5260 Garbage	<u>276.02</u>
5200 Total Utilities	786.52

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>
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Total Expense 2,991.96

Net Income (10/1/2016 - 10/31/2016)	2,286.79
Total Equity	<u>32,894.86</u>
TOTAL LIABILITIES & EQUITY	<u><u>32,894.86</u></u>

General Ledger

Properties: Lakeview COA
Detail From 10/1/2016 to 10/31/2016 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						23,021.79
10/01/2016	CHPAID	2431386290	Jared Benedict #1 Alloc to 'HOADUE' Ch date	144.10		23,165.89
10/01/2016	CHPAID	10035787	Davovia Marith #6 Alloc to 'HOADUE' Ch date	144.10		23,309.99
10/03/2016	CHPAID	214	David & Jana Har #3 Alloc to 'HOADUE' Ch date	144.10		23,454.09
10/03/2016	CHPAID	214	David & Jana Har #10 Alloc to 'HOADUE' Ch date	147.60		23,601.69
10/03/2016	CHPAID	214	David & Jana Har #12 Alloc to 'HOADUE' Ch date	147.60		23,749.29
10/03/2016	CHPAID	11747871	Matthew Cook #17 Alloc to 'HOADUE' Ch date	118.50		23,867.79
10/07/2016	CHPAID	467010703	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date	144.10		24,011.89
10/07/2016	CHPAID	4566	Robert Sonnes #4 Alloc to 'HOADUE' Ch date	144.10		24,155.99
10/07/2016	CHPAID	13472337	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date	152.86		24,308.85
10/07/2016	CHPAID	13472338	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date	161.28		24,470.13
10/11/2016	CHPAID	161465248	Juan Piedra #18 Alloc to 'HOADUE' Ch date	153.21		24,623.34
10/11/2016	CHPAID	44585627	Rhodes Investme #16 Alloc to 'HOADUE' Ch date	122.54		24,745.88
10/11/2016	CHPAID	44585627	Rhodes Investme #19 Alloc to 'HOADUE' Ch date	151.64		24,897.52
10/11/2016	CHPAID	3887	Joseph Stockmar #11 Alloc to 'HOADUE' Ch date	147.60		25,045.12
10/11/2016	CHPAID	3887	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date	144.27		25,189.39
10/14/2016	PPALOC	2212	Debra Blizzard #7 Payment prealloc: HOADUE		295.20	25,484.59
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'HOADUE' Ch date	117.56		25,602.15
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'HOADUE' Ch date	147.60		25,749.75
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'HOADUE' Ch date	147.60		25,897.35
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'HOADUE' Ch date	147.60		26,044.95
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'HOADUE' Ch date	147.60		26,192.55
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'HOADUE' Ch date	147.60		26,340.15
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'HOADUE' Ch date	147.60		26,487.75
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'HOADUE' Ch date	147.60		26,635.35
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'HOADUE' Ch date	147.60		26,782.95
Totals for HOA Dues				0.00	3,761.16	26,782.95
Beg Bal: 23,021.79				Activity: 3,761.16		
4050 Reserve Income (Income)						7,280.97
10/01/2016	CHPAID	2431386290	Jared Benedict #1 Alloc to 'RI' Ch date: 9/1/16		3.76	7,284.73
10/01/2016	CHPAID	2431386290	Jared Benedict #1 Alloc to 'RI' Ch date: 10/1/16		39.60	7,324.33
10/01/2016	CHPAID	10035787	Davovia Marith #6 Alloc to 'RI' Ch date: 10/1/16		43.83	7,368.16
10/03/2016	CHPAID	214	David & Jana Har #3 Alloc to 'RI' Ch date: 10/1/16		43.83	7,411.99
10/03/2016	CHPAID	214	David & Jana Har #10 Alloc to 'RI' Ch date: 10/1/16		44.89	7,456.88
10/03/2016	CHPAID	214	David & Jana Har #12 Alloc to 'RI' Ch date: 10/1/16		44.89	7,501.77
10/03/2016	CHPAID	11747871	Matthew Cook #17 Alloc to 'RI' Ch date: 10/1/16		36.04	7,537.81
10/07/2016	CHPAID	467010703	Heonia Chaschin #2 Alloc to 'RI' Ch date: 9/1/16		40.00	7,577.81
10/07/2016	CHPAID	467010703	Heonia Chaschin #2 Alloc to 'RI' Ch date: 10/1/16		3.83	7,581.64
10/07/2016	CHPAID	4566	Robert Sonnes #4 Alloc to 'RI' Ch date: 10/1/16		43.83	7,625.47
10/07/2016	CHPAID	13472337	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 10/1/16		46.49	7,671.96
10/07/2016	CHPAID	13472338	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 10/1/16		49.05	7,721.01
10/11/2016	CHPAID	161465248	Juan Piedra #18 Alloc to 'RI' Ch date: 10/1/16		46.60	7,767.61
10/11/2016	CHPAID	44585627	Rhodes Investme #16 Alloc to 'RI' Ch date: 10/1/16		37.27	7,804.88
10/11/2016	CHPAID	44585627	Rhodes Investme #19 Alloc to 'RI' Ch date: 10/1/16		46.12	7,851.00
10/11/2016	CHPAID	3887	Joseph Stockmar #11 Alloc to 'RI' Ch date: 10/1/16		44.89	7,895.89
10/11/2016	CHPAID	3887	Israel Moshkovits #14 Alloc to 'RI' Ch date: 10/1/16		43.88	7,939.77
10/14/2016	PPALOC	2212	Debra Blizzard #7 Payment prealloc: RI		89.78	8,029.55
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'RI' Ch date: 2/1/16		44.89	8,074.44
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'RI' Ch date: 3/1/16		44.89	8,119.33
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'RI' Ch date: 4/1/16		44.89	8,164.22
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'RI' Ch date: 5/1/16		44.89	8,209.11
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'RI' Ch date: 6/1/16		44.89	8,254.00
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'RI' Ch date: 7/1/16		44.89	8,298.89
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'RI' Ch date: 8/1/16		44.89	8,343.78
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'RI' Ch date: 9/1/16		44.89	8,388.67
10/24/2016	CHPAID	469914536	Michael Hammett #9 Alloc to 'RI' Ch date: 10/1/16		44.89	8,433.56

Date	Type	Reference	Description	Debit	Credit	Balance	
Totals for Reserve Income			Beg Bal: 7,280.97	Activity: 1,152.59	0.00	1,152.59	8,433.56
4200 Income : 4210 Late Fees (Income)							150.00
10/24/2016	CHPAID	469914536	Michael Hammett #9		25.00	175.00	
10/24/2016	CHPAID	469914536	Michael Hammett #9		25.00	200.00	
10/24/2016	CHPAID	469914536	Michael Hammett #9		25.00	225.00	
10/24/2016	CHPAID	469914536	Michael Hammett #9		25.00	250.00	
10/24/2016	CHPAID	469914536	Michael Hammett #9		25.00	275.00	
10/24/2016	CHPAID	469914536	Michael Hammett #9		25.00	300.00	
10/24/2016	CHPAID	469914536	Michael Hammett #9		25.00	325.00	
10/24/2016	CHPAID	469914536	Michael Hammett #9		25.00	350.00	
Totals for Late Fees			Beg Bal: 150.00	Activity: 200.00	0.00	200.00	350.00
4200 Income : 4230 Legal Fees Income (Income)							118.00
10/24/2016	CHPAID	469914536	Michael Hammett #9		25.00	143.00	
Totals for Legal Fees Income			Beg Bal: 118.00	Activity: 25.00	0.00	25.00	143.00
4200 Income : 4232 Delinquent Collections Income (Income)							0.00
10/24/2016	CHPAID	469914536	Michael Hammett #9		25.00	25.00	
Totals for Delinquent Collections Incc			Beg Bal: 0.00	Activity: 25.00	0.00	25.00	25.00
4200 Income : 4250 Violation Fees Income (Income)							1,609.75
No activity in the period							1,609.75
Totals for Violation Fees Income			Beg Bal: 1,609.75	Activity: 0.00	0.00	0.00	1,609.75
4200 Income : 4310 Maintenance & Repairs (Income)							640.00
10/24/2016	CHPAID	469914536	Michael Hammett #9		40.00	680.00	
Totals for Maintenance & Repairs			Beg Bal: 640.00	Activity: 40.00	0.00	40.00	680.00
4200 Income : 4320 Garage Income (Income)							1,275.00
10/07/2016	CHPAID	4566	Robert Sonnes #4		75.00	1,350.00	
Totals for Garage Income			Beg Bal: 1,275.00	Activity: 75.00	0.00	75.00	1,350.00
5000 Association Expenses : 5010 Management Fees (Expense)							3,550.00
10/01/2016	CHECK	563	RPM Services Inc, Monthly Management Fee	400.00		3,950.00	
Totals for Management Fees			Beg Bal: 3,550.00	Activity: 400.00	400.00	0.00	3,950.00
5000 Association Expenses : 5020 Postage / Copies (Expense)							34.90
No activity in the period							34.90
Totals for Postage / Copies			Beg Bal: 34.90	Activity: 0.00	0.00	0.00	34.90
5000 Association Expenses : 5065 Website (Expense)							14.95
No activity in the period							14.95
Totals for Website			Beg Bal: 14.95	Activity: 0.00	0.00	0.00	14.95
5100 Repairs & Maintenance (Expense)							1,148.84
No activity in the period							1,148.84
Totals for Repairs & Maintenance			Beg Bal: 1,148.84	Activity: 0.00	0.00	0.00	1,148.84
5100 Repairs & Maintenance : 5110 Roof Maint/Repair (Expense)							0.00
10/19/2016	CHECK	569	All Around Maintenance, Inc. #7 sealed roof leak arou	319.78		319.78	
Totals for Roof Maint/Repair			Beg Bal: 0.00	Activity: 319.78	319.78	0.00	319.78
5100 Repairs & Maintenance : 5120 Gutter Clean/Maint. (Expense)							379.40
No activity in the period							379.40

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>	
Totals for Gutter Clean/Maint.			Beg Bal: 379.40	Activity: 0.00	0.00	0.00	379.40
5100 Repairs & Maintenance : 5150 Plumbing Repairs (Expense)							
			No activity in the period				7,931.63
Totals for Plumbing Repairs			Beg Bal: 7,931.63	Activity: 0.00	0.00	0.00	7,931.63
5100 Repairs & Maintenance : 5170 Dryer Vent Cleaning (Expense)							
			No activity in the period				800.00
Totals for Dryer Vent Cleaning			Beg Bal: 800.00	Activity: 0.00	0.00	0.00	800.00
5200 Utilities : 5210 Electric (Expense)							
10/10/2016	CHECK	568	Clark Public Utilities Monthly Electricity Acct# 7236-175	16.50			165.59
Totals for Electric			Beg Bal: 149.09	Activity: 16.50	16.50	0.00	165.59
5200 Utilities : 5240 Sewer (Expense)							
10/19/2016	CHECK	570	Clark Regional Wastewater District Monthly Sewer Accl	494.00			4,927.00
Totals for Sewer			Beg Bal: 4,433.00	Activity: 494.00	494.00	0.00	4,927.00
5200 Utilities : 5260 Garbage (Expense)							
10/10/2016	CHECK	566	Waste Connections Monthly Garbage 2010-976517	276.02			2,760.56
Totals for Garbage			Beg Bal: 2,484.54	Activity: 276.02	276.02	0.00	2,760.56
5300 General Expenses : 5301 Accounting (Expense)							
			No activity in the period				125.00
Totals for Accounting			Beg Bal: 125.00	Activity: 0.00	0.00	0.00	125.00
5300 General Expenses : 5305 Legal (Expense)							
			No activity in the period				232.00
Totals for Legal			Beg Bal: 232.00	Activity: 0.00	0.00	0.00	232.00
5300 General Expenses : 5315 State Filing Fee (Expense)							
			No activity in the period				10.00
Totals for State Filing Fee			Beg Bal: 10.00	Activity: 0.00	0.00	0.00	10.00
5400 Landscaping : 5410 Landscaping Contract (Expense)							
10/10/2016	CHECK	565	Simple Lawns, LLC. Monthly Landscaping	243.90			2,330.60
Totals for Landscaping Contract			Beg Bal: 2,086.70	Activity: 243.90	243.90	0.00	2,330.60
5600 Insurance : 5610 Insurance (Expense)							
10/10/2016	CHECK	567	American Family Insurance Policy #019-860-226-37	359.74			3,472.04
Totals for Insurance			Beg Bal: 3,112.30	Activity: 359.74	359.74	0.00	3,472.04
6700 Reserve Contribution (Expense)							
10/01/2016	CHECK	564	Lakeview COA Monthly Reserve Contribution	882.02			8,820.20
Totals for Reserve Contribution			Beg Bal: 7,938.18	Activity: 882.02	882.02	0.00	8,820.20
				Totals:	2,991.96	5,278.75	

Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2016-10/31/2016 (cash basis)

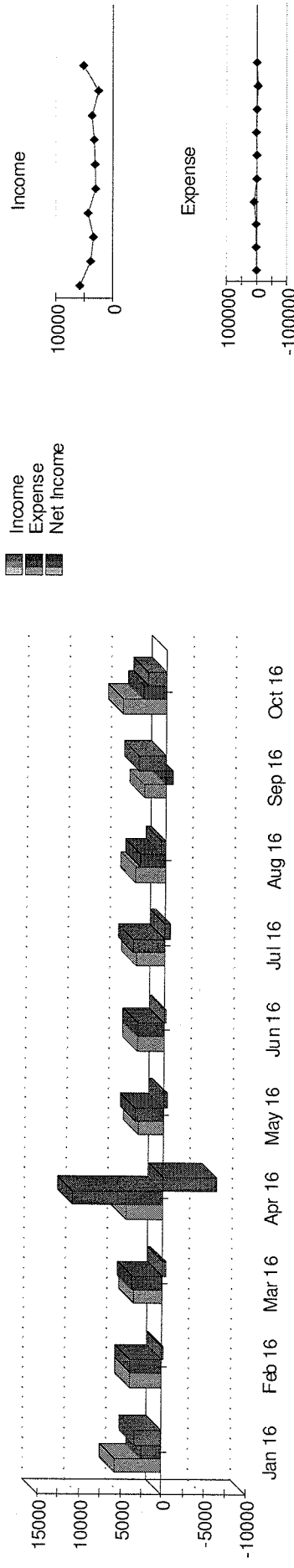
	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	TOTAL
INCOME											
4000 HOA Dues	4,572.05	3,062.01	2,268.04	3,069.13	1,493.83	2,178.13	2,031.70	2,646.97	1,699.93	3,761.16	26,782.95
4050 Reserve Income	931.72	837.30	746.29	971.75	657.57	883.25	714.70	791.87	746.52	1,152.59	8,433.56
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	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	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	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	1,609.75
4310 Maintenance & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	640.00	0.00	0.00	40.00	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	1,350.00
4200 Total Income	305.93	75.00	475.00	395.50	1,030.44	218.97	715.00	332.94	243.97	365.00	4,157.75
TOTAL INCOME	5,809.70	3,974.31	3,489.33	4,436.38	3,181.84	3,280.35	3,461.40	3,771.78	2,690.42	5,278.75	39,374.26
EXPENSE											
5000 Association Expenses											
5010 Management Fees	350.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	3,950.00
5020 Postage / Copies	0.00	24.40	0.00	0.00	0.00	10.50	0.00	0.00	0.00	0.00	34.90
5065 Website	0.00	0.00	0.00	0.00	0.00	0.00	14.95	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	3,999.85
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	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	379.40
5150 Plumbing Repairs	0.00	162.60	0.00	7,769.03	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	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	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	10,579.65
5200 Utilities											
5210 Electric	0.00	31.40	16.58	15.78	18.19	16.99	18.59	15.62	15.94	16.50	165.59
5240 Sewer	481.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	4,927.00
5260 Garbage	276.38	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	2,760.56
5200 Total Utilities	757.38	801.42	786.60	785.80	788.21	787.01	788.61	785.64	785.96	786.52	7,853.15
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	125.00
5305 Legal	0.00	0.00	0.00	0.00	0.00	232.00	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	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	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	2,330.60
5400 Total Landscaping	216.80	216.80	216.80	216.80	243.90	243.90	243.90	243.90	243.90	243.90	2,330.60
5600 Insurance											

	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	TOTAL
5610 Insurance	339.16	339.16	339.16	339.16	339.16	337.16	359.86	359.74	359.74	359.74	3,472.04
5600 Total Insurance	339.16	339.16	339.16	339.16	339.16	337.16	359.86	359.74	359.74	359.74	3,472.04
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	8,820.20
TOTAL EXPENSE	2,545.36	4,009.11	3,753.29	10,871.12	3,430.04	3,370.90	3,977.65	3,149.61	-676.55	2,991.96	37,422.49

NET INCOME	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	TOTAL
	3,264.34	-34.80	-263.96	-6,434.74	-248.20	-90.55	-516.25	622.17	3,366.97	2,286.79	1,951.77

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	39,374.26
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	-37,422.49
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
NET INCOME	3,264.34	-34.80	-263.96	-6,434.74	-248.20	-90.55	-516.25	622.17	3,366.97	2,286.79	1,951.77



Budget Comparison

Properties: Lakeview COA

Comparison Periods: 10/1/16 - 10/31/16 and 1/1/16 - 12/31/16 (cash basis)

	Actual 10/1/16 - 10/31/16	Budget 10/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
INCOME								
4000 HOA Dues	3,761.16	2,900.00	861.16	29.7%	27,333.75	34,800.00	-7,466.25	-21.5%
4050 Reserve Income	1,152.59	882.00	270.59	30.7%	8,600.62	10,584.00	-1,983.38	-18.7%
4200 Income								
4210 Late Fees	200.00	0.00	200.00		350.00	0.00	350.00	
4230 Legal Fees Income	25.00	0.00	25.00		143.00	0.00	143.00	
4232 Delinquent Collections Income	25.00	0.00	25.00		25.00	0.00	25.00	
4250 Violation Fees Income	0.00	0.00	0.00		1,609.75	0.00	1,609.75	
4310 Maintenance & Repairs	40.00	0.00	40.00		680.00	0.00	680.00	
4320 Garage Income	75.00	75.00	0.00	0.0%	1,425.00	900.00	525.00	58.3%
4200 Total Income	365.00	75.00	290.00	386.7%	4,232.75	900.00	3,332.75	370.3%
TOTAL INCOME	5,278.75	3,857.00	1,421.75	36.9%	40,167.12	46,284.00	-6,116.88	-13.2%
EXPENSE								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0%	0.00	300.00	-300.00	-100.0%
5010 Management Fees	400.00	400.00	0.00	0.0%	4,350.00	4,800.00	-450.00	-9.4%
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		47.65	0.00	47.65	
5065 Website	0.00	0.00	0.00		14.95	0.00	14.95	
5000 Total Association Expenses	400.00	433.33	-33.33	-7.7%	4,412.60	5,200.00	-787.40	-15.1%
5100 Repairs & Maintenance								
5110 Roof Maint/Repair	319.78	0.00	319.78		319.78	0.00	319.78	
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	319.78	416.67	-96.89	-23.3%	10,579.65	5,000.00	5,579.65	111.6%
5200 Utilities								
5210 Electric	16.50	20.83	-4.33	-20.8%	165.59	250.00	-84.41	-33.8%
5240 Sewer	494.00	433.33	60.67	14.0%	4,927.00	5,200.00	-273.00	-5.3%
5260 Garbage	276.02	300.00	-23.98	-8.0%	2,760.56	3,600.00	-839.44	-23.3%
5200 Total Utilities	786.52	754.16	32.36	4.3%	7,853.15	9,050.00	-1,196.85	-13.2%
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		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%

	Actual 10/1/16 - 10/31/16	Budget 10/16	\$ Change	% Change	Actual YTD 1/1/16 - 12/31/16	Budget YTD 1/16 - 12/16	\$ Change	% Change
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%	2,330.60	3,000.00	-669.40	-22.3%
5400 Total Landscaping	243.90	250.00	-6.10	-2.4%	2,330.60	3,000.00	-669.40	-22.3%
5600 Insurance								
5610 Insurance	359.74	291.67	68.07	23.3%	3,472.04	3,500.00	-27.96	-0.8%
5600 Total Insurance	359.74	291.67	68.07	23.3%	3,472.04	3,500.00	-27.96	-0.8%
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0%	0.00	500.00	-500.00	-100.0%
6500 Unbudgeted Expense	0.00	208.33	-208.33	-100.0%	0.00	2,500.00	-2,500.00	-100.0%
6700 Reserve Contribution	882.02	1,360.33	-478.31	-35.2%	9,702.22	16,324.00	-6,621.78	-40.6%
TOTAL EXPENSE	2,991.96	3,856.99	-865.03	-22.4%	38,717.26	46,284.00	-7,566.74	-16.3%
NET INCOME	2,286.79	0.01	2,286.78	22867800.0%	1,449.86	0.00	1,449.86	
NET INCOME SUMMARY								
Income	5,278.75	3,857.00	1,421.75	36.9%	40,167.12	46,284.00	-6,116.88	-13.2%
Expense	-2,991.96	-3,856.99	865.03	-22.4%	-38,717.26	-46,284.00	7,566.74	-16.3%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	2,286.79	0.01	2,286.78	22867800.0%	1,449.86	0.00	1,449.86	

Delinquency (Summary)

Properties: Lakeview COA
As Of Monday October 31, 2016

* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
Lakeview COA						
Benedict, Jared	1912	#1	CONDO/HOA		2102 NW Kelly Dr. Unit #1	4.23
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	40.00
Dickau, Daniel & Heather	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	4,913.02
King, Bobbi *	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	17,401.42
King, Bobbi	2053	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	6,118.00
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
Total delinquent for property:						29,016.67

Report Summary

Customers: 7
Percent Delinquent: 33.33%
Delinquent Amount: 29,016.67

Checks By Account

Properties: Lakeview COA
Checks between 10/1/2016 and 10/31/2016

<u>Vendor</u>	<u>Check Date</u>	<u>Reference</u>	<u>Memo</u>	<u>Bill Date</u>	<u>Bill Reference</u>	<u>Property</u>	<u>Amount</u>
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc,	10/1/2016	563	Monthly Management	10/1/2016	October	Lakev	400.00
							<u>400.00</u>
5100 Repairs & Maintenance : 5110 Roof Maint/Repair							
All Around	10/19/2016	569	#7 sealed roof leak	10/19/2016	10580	Lakev	319.78
							<u>319.78</u>
5200 Utilities : 5210 Electric							
Clark Public Utilities	10/10/2016	568	Monthly Electricity Acct#	10/21/2016	7236-175-1	Lakev	16.50
							<u>16.50</u>
5200 Utilities : 5240 Sewer							
Clark Regional	10/19/2016	570	Monthly Sewer	10/21/2016	016125-000	Lakev	494.00
							<u>494.00</u>
5200 Utilities : 5260 Garbage							
Waste Connections	10/10/2016	566	Monthly Garbage	10/1/2016	2010-976517	Lakev	276.02
							<u>276.02</u>
5400 Landscaping : 5410 Landscaping Contract							
Simple Lawns, LLC.	10/10/2016	565	Monthly Landscaping	9/30/2016	4515	Lakev	243.90
							<u>243.90</u>
5600 Insurance : 5610 Insurance							
American Family	10/10/2016	567	Policy #019-860-226-37	10/21/2016	019-860-226-37	Lakev	359.74
							<u>359.74</u>
6700 Reserve Contribution							
Lakeview COA	10/1/2016	564	Monthly Reserve	10/1/2016	October	Lakev	882.02
							<u>882.02</u>
						Total Amount:	2,991.96

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 11/7/2016

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/5/2016	D6722	Bank deposit Deposit	1,102.84
10/14/2016	D6762	Bank deposit Deposit	2,183.54
10/27/2016	D6824	Bank deposit Deposit	1,992.37
			5,278.75

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/1/2016	563	RPM Services Inc,	400.00
10/1/2016	564	Lakeview COA	882.02
10/10/2016	565	Simple Lawns, LLC.	243.90
10/10/2016	566	Waste Connections	276.02
10/10/2016	567	American Family Insurance	359.74
10/10/2016	568	Clark Public Utilities	16.50
10/19/2016	569	All Around Maintenance, Inc.	319.78
10/19/2016	570	Clark Regional Wastewater District	494.00
			2,991.96

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
11/2/2016	D6853	Bank deposit Deposit	375.39
			375.39

Outstanding 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
			1,294.77

Summary

Previous Cleared Balance:	16,665.98	Reconciled Balance	18,952.77
Selected Payments:	2,991.96	+ Uncleared Deposits	375.39
Selected Deposits:	5,278.75	- Outstanding Checks	1,294.77
<hr/>		Register Balance	18,033.39
Reconciled Balance:	18,952.77		
Goal:	18,952.77		
Difference:	0.00		



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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: September 30, 2016
This statement: October 31, 2016

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

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$16,665.98
Low balance	\$15,783.96	Deposits/Additions	\$5,278.75
Average balance	\$17,462.35	Withdrawals/Subtractions	\$2,991.96
Interest earned	\$0.00	Ending balance	\$18,952.77

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-05	Remote Capture Dep	1,102.84
10-14	Remote Capture Dep	2,183.54
10-27	Remote Capture Dep	1,992.37
Total Other Deposits/ Additions		\$5,278.75

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09-30	16,665.98	10-11	16,486.80	10-17	17,774.18
10-03	15,783.96	10-13	16,470.30	10-25	17,280.18
10-05	16,886.80	10-14	18,050.20	10-27	18,952.77
				10-31	18,952.77

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>
563	\$400.00	10-11	567	\$359.74	10-14
564	\$882.02	10-03	568	\$16.50	10-13
565	\$243.90	10-14	569	\$319.78	10-27
566	\$276.02	10-17	570	\$494.00	10-25

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

Total Checks paid: 8 for **-\$2,991.96**

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Bank Reconciliation Report

Lakeview Condo Reserve
Reconcile Date: 11/7/2016

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/3/2016	J3472	Journal : October reserve contribution	882.02
			882.02

Outstanding Deposits

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

Summary

Previous Cleared Balance:	13,060.07
Selected Payments:	0.00
Selected Deposits:	882.02
Reconciled Balance:	13,942.09
Goal:	13,942.09
Difference:	0.00

Reconciled Balance	13,942.09
+ Uncleared Deposits	882.02
- Outstanding Checks	0.00
Register Balance	14,824.11



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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: September 30, 2016
This statement: October 31, 2016

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

BUSINESS FREE CHECKING

Account number	9800551419	Beginning balance	\$13,060.07
Low balance	\$13,942.09	Deposits/Additions	\$882.02
Average balance	\$13,885.19	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$13,942.09

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-03	Remote Capture Dep	882.02
Total Other Deposits/ Additions		\$882.02

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09-30	13,060.07	10-03	13,942.09	10-31	13,942.09

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))

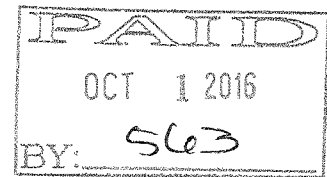
Total Checks paid: 0 for **-\$0.00**

**Lakeview Condo Owners Association
2016 Management Fee**

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

Monthly \$400.00

OCTOBER 2016



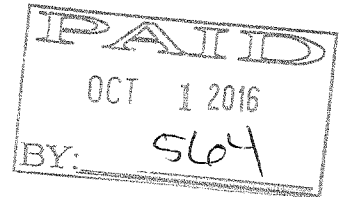
Lakeview Condo Owners Association

2016 Reserve Contribution

Monthly ~~\$1,360.33~~

882.02

OCTOBER 2016





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

ACCOUNT NO. 2010-976517
 INVOICE NO. 13289735
 STATEMENT DATE 10/01/16
 DUE DATE 10/25/16
 BILLING PERIOD 09/01/16 - 09/30/16

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

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 276.02
09/14/16	Payment Thank You! 560	\$ -276.02
	Total Payments And Credits	\$ -276.02
	Service Location	
	Acct #976517	
09/30/16	4Yd Cont 1X Weekly 09/01/16-09/30/16 1 Each @ \$211.39	\$ 211.39
09/30/16	Multi-Family Recycle 09/01/16-09/30/16 12 Each @ \$3.24	\$ 38.88
09/30/16	Perm Cont Rent 4Yd 09/01/16-09/30/16 1 Each @ \$16.73	\$ 16.73
	Refuse Tax 3.6%	\$ 7.61
	State Sales Tax 8.4%	\$ 1.41
	Current Charges And Fees	\$ 276.02
	Total Due	\$ 276.02

Lakeview Condos Llc
 2102 Nw Kelley Dr

PAID
 OCT 10 2016
 BY: *SLK*



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.

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 # 4515
Invoice Date 9/30/2016
Amount Due \$243.90

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

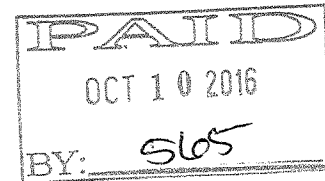
Date	Description	Total
9/1/2016	September 2016 Invoice	225.00

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

Subtotal 225.00
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





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

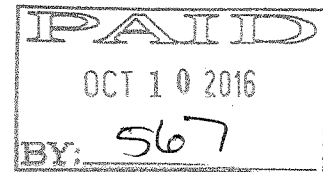


F0600 001001 010402 0000 000000

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 <i>American Family Mutual Insurance Company</i>	08/01/2016 to 08/01/2017 Active	\$39.08	\$351.72
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy <i>American Family Mutual Insurance Company</i>	08/01/2016 to 08/01/2017 Active	\$318.66	\$2,867.94
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
TOTALS		\$359.74	\$3,219.66

Payment is due by **11/01/2016**. To pay now, visit www.amfam.com or call **1-866-424-8002**.



Please see the following page(s) for additional account information.

Detach on the perforation and return the stub with your payment.

Please do not paper clip or staple your payment to the stub.





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 56 kwh
 Present reading - 10/05/16 11529
 Previous reading - 09/06/16 - 11473
Total electric usage 56
 Your charge for 56 kwh is:
 Basic service \$12.00
 56 kwh @ 8.16 cents each 4.57
 REP Credit @ 0.119 cents/kwh* -0.07
 Total electric service \$16.50
Your average daily cost was \$0.57

Total Cost This Billing

Total electric service \$16.50
Total charges this billing \$16.50

* Residential Exchange Program Credit via BPA
 Make sure your family is prepared for power outages and other emergencies. Build an emergency kit together so the whole household knows where it's stored. Visit our website for tips on items to include.

Account Summary

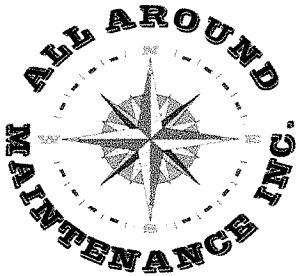
Previous balance \$15.94
 Payments - thank you
 September 19 15.94CR
 Balance forward 0.00
 Current charges 16.50
Current balance \$16.50

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
10/05/15	33	32	1
10/03/14	29	60	2

PAYED
 OCT 10 2016
 BY: 568



ALL AROUND MAINTENANCE INC.

3502 NW 289TH ST.
RIDGEFIELD, WA 98642
360-772-0224

ALLAROUND.MAINTENANCE@YAHOO.COM

INVOICE

DATE	INVOICE NO.
10/17/16	10580

BILL TO:

RPM Services
Attn: Liz/Ashley

Lakeview

DESCRIPTION	QTY	RATE	AMOUNT
JOB SITE 2102 NW Kelly Dr. Unit #7 Vancouver			
Sealed roof leak around chimney flashing using tar.		295.00	295.00T
Washington Sales Tax		8.40%	24.78

PAID
OCT 19 2016
BY: *BS69*

Approved
Per Dano S. Juan.

	TOTAL	\$319.78
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P.O. Box 8955
 Vancouver, WA 98668-8955
 (360) 750-5876
 (360) 993-8800 SelfPay
 www.crwwd.com

Billing Statement

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 9/1/2016 To 9/30/2016
BILLING DATE: 9/30/2016
DUE DATE: 10/31/2016

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. 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

