

# Financial Statement

Properties: Lakeview COA

Dates from 9/1/2016 to 9/30/2016 (cash basis)

## ASSETS

|  |                         |
|--|-------------------------|
| Bank                                   |                         |
| 1092 Lakeview Condo Owners Association | 16,665.98               |
| 1111 Reserve Account                   |                         |
| 1093 Lakeview Condo Reserve            | 13,060.07               |
| 1111 Total Reserve Account             | <u>13,060.07</u>        |
| Total Bank                             | <u>29,726.05</u>        |
| <b>TOTAL ASSETS</b>                    | <b><u>29,726.05</u></b> |

## LIABILITIES & EQUITY

### Equity

|  |                  |
|--|------------------|
| Equity                                   |                  |
| 3001 Retained Earnings                   | 17,001.00        |
| 3040 Reserve Account Equity              | <u>13,060.07</u> |
| Total Equity                             | 30,061.07        |
| <b>Net Income (1/1/2016 - 8/31/2016)</b> | -3,701.99        |

### Income

|                            |                 |
|----------------------------|-----------------|
| 4000 HOA Dues              | 1,699.93        |
| 4050 Reserve Income        | 746.52          |
| 4200 Income                |                 |
| 4250 Violation Fees Income | 168.97          |
| 4320 Garage Income         | <u>75.00</u>    |
| 4200 Total Income          | <u>243.97</u>   |
| Total Income               | <u>2,690.42</u> |

### Expense

|  |                  |
|--|------------------|
| 5000 Association Expenses                |                  |
| 5010 Management Fees                     | <u>400.00</u>    |
| 5000 Total Association Expenses          | 400.00           |
| 5200 Utilities                           |                  |
| 5210 Electric                            | 15.94            |
| 5240 Sewer                               | 494.00           |
| 5260 Garbage                             | <u>276.02</u>    |
| 5200 Total Utilities                     | 785.96           |
| 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>-2,466.15</u> |
| Total Expense                            | -676.55          |
| <b>Net Income (9/1/2016 - 9/30/2016)</b> | 3,366.97         |

|                     |                  |
|---------------------|------------------|
| <b>Total Equity</b> | <u>29,726.05</u> |
|---------------------|------------------|

|                                       |                         |
|---------------------------------------|-------------------------|
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>29,726.05</u></b> |
|---------------------------------------|-------------------------|

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# General Ledger

Properties: Lakeview COA  
Detail From 9/1/2016 to 9/30/2016 (cash basis)

| Date  | Type   | Reference  | Description  | Debit                     | Credit                    | Balance       |                 |                  |
|---|--------|------------|--|---------------------------|---------------------------|---------------|-----------------|------------------|
| 4000 HOA Dues (Income)                            |        |            |  |                           |                           | 21,321.86     |                 |                  |
| 09/01/2016  | PPALOC | 2428644315 | Jared Benedict #1 Prepay from previous peric       | 40.07                     |                           | 21,281.79     |                 |                  |
| 09/01/2016  | PPALOC | 3703       | Joseph Stockmar #11 Prepay from previous peric     | 44.89                     |                           | 21,236.90     |                 |                  |
| 09/01/2016  | PPALOC | 2203       | Debra Blizzard #7 Prepay from previous peric       | 44.89                     |                           | 21,192.01     |                 |                  |
| 09/01/2016  | PPALOC | 34998238   | Rhodes Investme #19 Prepay from previous peric     | 46.12                     |                           | 21,145.89     |                 |                  |
| 09/06/2016  | CHPAID | 2577286    | Matthew Cook #17 Alloc to 'HOADUE' Ch dat          |                           | 118.50                    | 21,264.39     |                 |                  |
| 09/06/2016  | CHPAID | 1269228    | Davovia Marith #6 Alloc to 'HOADUE' Ch dat         |                           | 144.10                    | 21,408.49     |                 |                  |
| 09/06/2016  | CHPAID | 211        | David & Jana Har #3 Alloc to 'HOADUE' Ch dat       |                           | 144.10                    | 21,552.59     |                 |                  |
| 09/06/2016  | CHPAID | 211        | David & Jana Har #10 Alloc to 'HOADUE' Ch dat      |                           | 147.60                    | 21,700.19     |                 |                  |
| 09/06/2016  | CHPAID | 462210962  | Heonia Chaschin #2 Alloc to 'HOADUE' Ch dat        |                           | 144.10                    | 21,844.29     |                 |                  |
| 09/07/2016  | CHPAID | 211        | David & Jana Har #12 Alloc to 'HOADUE' Ch dat      |                           | 147.60                    | 21,991.89     |                 |                  |
| 09/08/2016  | CHPAID | 4526       | Robert Sonnes #4 Alloc to 'HOADUE' Ch dat          |                           | 144.10                    | 22,135.99     |                 |                  |
| 09/08/2016  | CHPAID | 160895471  | Juan Piedra #18 Alloc to 'HOADUE' Ch dat           |                           | 153.21                    | 22,289.20     |                 |                  |
| 09/12/2016  | CHPAID | 580        | Ed & Denny LLC #20 Alloc to 'HOADUE' Ch dat        |                           | 152.86                    | 22,442.06     |                 |                  |
| 09/12/2016  | CHPAID | 579        | Ed & Denny LLC #21 Alloc to 'HOADUE' Ch dat        |                           | 161.28                    | 22,603.34     |                 |                  |
| 09/12/2016  | CHPAID | 39859639   | Rhodes Investme #16 Alloc to 'HOADUE' Ch dat       |                           | 122.54                    | 22,725.88     |                 |                  |
| 09/12/2016  | CHPAID | 39859639   | Rhodes Investme #19 Alloc to 'HOADUE' Ch dat       |                           | 58.36                     | 22,784.24     |                 |                  |
| 09/12/2016  | CHPAID | 39859639   | Rhodes Investme #19 Alloc to 'HOADUE' Ch dat       |                           | 93.28                     | 22,877.52     |                 |                  |
| 09/12/2016  | CHPAID | 3703       | Israel Moshkovits #14 Alloc to 'HOADUE' Ch dat     |                           | 144.27                    | 23,021.79     |                 |                  |
| <b>Totals for HOA Dues</b>                        |        |            |  | <b>Beg Bal: 21,321.86</b> | <b>Activity: 1,699.93</b> | <b>175.97</b> | <b>1,875.90</b> | <b>23,021.79</b> |
| 4050 Reserve Income (Income)                      |        |            |  |                           |                           | 6,534.45      |                 |                  |
| 09/01/2016  | PYALOC | 2428644315 | Jared Benedict #1 Payment from previous pe         |                           | 40.07                     | 6,574.52      |                 |                  |
| 09/01/2016  | PYALOC | 3703       | Joseph Stockmar #11 Payment from previous pe       |                           | 44.89                     | 6,619.41      |                 |                  |
| 09/01/2016  | PYALOC | 2203       | Debra Blizzard #7 Payment from previous pe         |                           | 44.89                     | 6,664.30      |                 |                  |
| 09/01/2016  | PYALOC | 34998238   | Rhodes Investme #19 Payment from previous pe       |                           | 46.12                     | 6,710.42      |                 |                  |
| 09/06/2016  | CHPAID | 2577286    | Matthew Cook #17 Alloc to 'RI' Ch date: 9/1/1      |                           | 36.04                     | 6,746.46      |                 |                  |
| 09/06/2016  | CHPAID | 1269228    | Davovia Marith #6 Alloc to 'RI' Ch date: 9/1/1     |                           | 43.83                     | 6,790.29      |                 |                  |
| 09/06/2016  | CHPAID | 211        | David & Jana Har #3 Alloc to 'RI' Ch date: 9/1/1   |                           | 43.83                     | 6,834.12      |                 |                  |
| 09/06/2016  | CHPAID | 211        | David & Jana Har #10 Alloc to 'RI' Ch date: 9/1/1  |                           | 44.89                     | 6,879.01      |                 |                  |
| 09/06/2016  | CHPAID | 462210962  | Heonia Chaschin #2 Alloc to 'RI' Ch date: 8/1/1    |                           | 40.00                     | 6,919.01      |                 |                  |
| 09/06/2016  | CHPAID | 462210962  | Heonia Chaschin #2 Alloc to 'RI' Ch date: 9/1/1    |                           | 3.83                      | 6,922.84      |                 |                  |
| 09/07/2016  | CHPAID | 211        | David & Jana Har #12 Alloc to 'RI' Ch date: 9/1/1  |                           | 44.89                     | 6,967.73      |                 |                  |
| 09/08/2016  | CHPAID | 4526       | Robert Sonnes #4 Alloc to 'RI' Ch date: 9/1/1      |                           | 43.83                     | 7,011.56      |                 |                  |
| 09/08/2016  | CHPAID | 160895471  | Juan Piedra #18 Alloc to 'RI' Ch date: 9/1/1       |                           | 46.60                     | 7,058.16      |                 |                  |
| 09/12/2016  | CHPAID | 580        | Ed & Denny LLC #20 Alloc to 'RI' Ch date: 9/1/1    |                           | 46.49                     | 7,104.65      |                 |                  |
| 09/12/2016  | CHPAID | 579        | Ed & Denny LLC #21 Alloc to 'RI' Ch date: 9/1/1    |                           | 49.05                     | 7,153.70      |                 |                  |
| 09/12/2016  | CHPAID | 39859639   | Rhodes Investme #16 Alloc to 'RI' Ch date: 9/1/1   |                           | 37.27                     | 7,190.97      |                 |                  |
| 09/12/2016  | CHPAID | 39859639   | Rhodes Investme #19 Alloc to 'RI' Ch date: 6/1/1   |                           | 46.12                     | 7,237.09      |                 |                  |
| 09/12/2016  | CHPAID | 3703       | Israel Moshkovits #14 Alloc to 'RI' Ch date: 9/1/1 |                           | 43.88                     | 7,280.97      |                 |                  |
| <b>Totals for Reserve Income</b>                  |        |            |  | <b>Beg Bal: 6,534.45</b>  | <b>Activity: 746.52</b>   | <b>0.00</b>   | <b>746.52</b>   | <b>7,280.97</b>  |
| 4200 Income : 4210 Late Fees (Income)             |        |            |  |                           |                           | 150.00        |                 |                  |
| No activity in the period                         |        |            |  |                           |                           | 150.00        |                 |                  |
| <b>Totals for Late Fees</b>                       |        |            |  | <b>Beg Bal: 150.00</b>    | <b>Activity: 0.00</b>     | <b>0.00</b>   | <b>0.00</b>     | <b>150.00</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) |        |            |  |                           |                           | 1,440.78      |                 |                  |
| 09/16/2016  | CHPAID | 1088       | Daniel & Heather #5 Alloc to 'VF' Ch date: 2/25,   |                           | 93.97                     | 1,534.75      |                 |                  |
| 09/22/2016  | CHPAID | 1103       | Bobbi King #15 Alloc to 'VF' Ch date: 6/24,        |                           | 75.00                     | 1,609.75      |                 |                  |
| <b>Totals for Violation Fees Income</b>           |        |            |  | <b>Beg Bal: 1,440.78</b>  | <b>Activity: 168.97</b>   | <b>0.00</b>   | <b>168.97</b>   | <b>1,609.75</b>  |

| Date  | Type   | Reference                | Description   | Debit         | Credit       | Balance         |
|---|--------|--------------------------|---|---------------|--------------|-----------------|
| 4200 Income : 4310 Maintenance & Repairs (Income)               |        |                          |   |               |              | 640.00          |
|   |        |                          | No activity in the period                                 |               |              | 640.00          |
| <b>Totals for Maintenance &amp; Repairs</b>                     |        | <b>Beg Bal: 640.00</b>   | <b>Activity: 0.00</b>                                     | <b>0.00</b>   | <b>0.00</b>  | <b>640.00</b>   |
| 4200 Income : 4320 Garage Income (Income)                       |        |                          |   |               |              | 1,200.00        |
| 09/08/2016  | CHPAID | 4526                     | Robert Sonnes #4 Alloc to 'GR' Ch date: 9/1/              |               | 75.00        | 1,275.00        |
| <b>Totals for Garage Income</b>                                 |        | <b>Beg Bal: 1,200.00</b> | <b>Activity: 75.00</b>                                    | <b>0.00</b>   | <b>75.00</b> | <b>1,275.00</b> |
| 5000 Association Expenses : 5010 Management Fees (Expense)      |        |                          |   |               |              | 3,150.00        |
| 09/02/2016  | CHECK  | 556                      | RPM Services Inc, Monthly Management Fee                  | 400.00        |              | 3,550.00        |
| <b>Totals for Management Fees</b>                               |        | <b>Beg Bal: 3,150.00</b> | <b>Activity: 400.00</b>                                   | <b>400.00</b> | <b>0.00</b>  | <b>3,550.00</b> |
| 5000 Association Expenses : 5020 Postage / Copies (Expense)     |        |                          |   |               |              | 34.90           |
|   |        |                          | No activity in the period                                 |               |              | 34.90           |
| <b>Totals for Postage / Copies</b>                              |        | <b>Beg Bal: 34.90</b>    | <b>Activity: 0.00</b>                                     | <b>0.00</b>   | <b>0.00</b>  | <b>34.90</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 : 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 : 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)                        |        |                          |   |               |              | 133.15          |
| 09/15/2016  | CHECK  | 562                      | Clark Public Utilities Monthly Electricity Acct# 7236-175 | 15.94         |              | 149.09          |
| <b>Totals for Electric</b>                                      |        | <b>Beg Bal: 133.15</b>   | <b>Activity: 15.94</b>                                    | <b>15.94</b>  | <b>0.00</b>  | <b>149.09</b>   |
| 5200 Utilities : 5240 Sewer (Expense)                           |        |                          |   |               |              | 3,939.00        |
| 09/08/2016  | CHECK  | 558                      | Clark Regional Wastewater District Monthly Sewer Acct     | 494.00        |              | 4,433.00        |
| <b>Totals for Sewer</b>   |        | <b>Beg Bal: 3,939.00</b> | <b>Activity: 494.00</b>                                   | <b>494.00</b> | <b>0.00</b>  | <b>4,433.00</b> |
| 5200 Utilities : 5260 Garbage (Expense)                         |        |                          |   |               |              | 2,208.52        |
| 09/08/2016  | CHECK  | 560                      | Waste Connections Monthly Garbage 2010-976517             | 276.02        |              | 2,484.54        |
| <b>Totals for Garbage</b>                                       |        | <b>Beg Bal: 2,208.52</b> | <b>Activity: 276.02</b>                                   | <b>276.02</b> | <b>0.00</b>  | <b>2,484.54</b> |
| 5300 General Expenses : 5301 Accounting (Expense)               |        |                          |   |               |              | 125.00          |
|   |        |                          | 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>   |

| <u>Date</u>                                   | <u>Type</u> | <u>Reference</u> | <u>Description</u>                                      | <u>Debit</u>               | <u>Credit</u>   | <u>Balance</u>  |
|---|-------------|------------------|---|----------------------------|-----------------|-----------------|
| 5300 General Expenses : 5305 Legal            |             |                  | (Expense)   |                            |                 | 232.00          |
|   |             |                  | 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>     |
| 5300 General Expenses : 5315 State Filing Fee |             |                  | (Expense)   |                            |                 | 10.00           |
|   |             |                  | 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>     |
| 5400 Landscaping : 5410 Landscaping Contract  |             |                  | (Expense)   |                            |                 | 1,842.80        |
| 09/08/2016 CHECK 559                          |             |                  | Simple Lawns, LLC. Monthly Landscaping                  | 243.90                     |                 | 2,086.70        |
| <b>Totals for Landscaping Contract</b>        |             |                  | <b>Beg Bal: 1,842.80</b>                                | <b>Activity: 243.90</b>    | <b>0.00</b>     | <b>2,086.70</b> |
| 5600 Insurance : 5610 Insurance               |             |                  | (Expense)   |                            |                 | 2,752.56        |
| 09/15/2016 CHECK 561                          |             |                  | American Family Insurance Policy #019-860-226-37        | 359.74                     |                 | 3,112.30        |
| <b>Totals for Insurance</b>                   |             |                  | <b>Beg Bal: 2,752.56</b>                                | <b>Activity: 359.74</b>    | <b>0.00</b>     | <b>3,112.30</b> |
| 6700 Reserve Contribution                     |             |                  | (Expense)   |                            |                 | 10,404.33       |
| 09/02/2016 CHECK 557                          |             |                  | Lakeview COA Monthly Reserve Contribution               | 1,360.33                   |                 | 11,764.66       |
| 09/21/2016 JOURNL J3463                       |             |                  | months of wrong reserve contribution-transferred from R |                            | 3,826.48        | 7,938.18        |
| <b>Totals for Reserve Contribution</b>        |             |                  | <b>Beg Bal: 10,404.33</b>                               | <b>Activity: -2,466.15</b> | <b>3,826.48</b> | <b>7,938.18</b> |
|   |             |                  |   | <b>Totals:</b>             | <b>3,325.90</b> | <b>6,692.87</b> |

# Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2016-9/30/2016 (cash basis)

|                                  | JAN 16          | FEB 16          | MAR 16          | APR 16          | MAY 16          | JUN 16          | JUL 16          | AUG 16          | SEP 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        | 23,021.79        |
| 4050 Reserve Income              | 931.72          | 837.30          | 746.29          | 971.75          | 657.57          | 883.25          | 714.70          | 791.87          | 746.52          | 7,280.97         |
| 4200 Income                      |                 |                 |                 |                 |                 |                 |                 |                 |                 |                  |
| 4210 Late Fees                   | 0.00            | 0.00            | 0.00            | 100.00          | 0.00            | 50.00           | 0.00            | 0.00            | 0.00            | 150.00           |
| 4230 Legal Fees Income           | 118.00          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 118.00           |
| 4250 Violation Fees Income       | 187.93          | 0.00            | 400.00          | 220.50          | 280.44          | 93.97           | 0.00            | 257.94          | 168.97          | 1,609.75         |
| 4310 Maintenance & Repairs       | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 640.00          | 0.00            | 0.00            | 640.00           |
| 4320 Garage Income               | 0.00            | 75.00           | 75.00           | 75.00           | 750.00          | 75.00           | 75.00           | 75.00           | 75.00           | 1,275.00         |
| 4200 Total Income                | 305.93          | 75.00           | 475.00          | 395.50          | 1,030.44        | 218.97          | 715.00          | 332.94          | 243.97          | 3,792.75         |
| <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>34,095.51</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          | 3,550.00         |
| 5020 Postage / Copies            | 0.00            | 24.40           | 0.00            | 0.00            | 0.00            | 10.50           | 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            | 14.95            |
| 5000 Total Association Expenses  | 350.00          | 424.40          | 400.00          | 400.00          | 400.00          | 410.50          | 414.95          | 400.00          | 400.00          | 3,599.85         |
| 5100 Repairs & Maintenance       |                 |                 |                 |                 |                 |                 |                 |                 |                 |                  |
| 5120 Gutter Clean/Maint.         | 0.00            | 379.40          | 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            | 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            | 800.00           |
| 5100 Other Repairs & Maintenance | 0.00            | 325.00          | 650.40          | 0.00            | 173.44          | 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            | 10,259.87        |
| 5200 Utilities                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                  |
| 5210 Electric                    | 0.00            | 31.40           | 16.58           | 15.78           | 18.19           | 16.99           | 18.59           | 15.62           | 15.94           | 149.09           |
| 5240 Sewer                       | 481.00          | 494.00          | 494.00          | 494.00          | 494.00          | 494.00          | 494.00          | 494.00          | 494.00          | 4,433.00         |
| 5260 Garbage                     | 276.38          | 276.02          | 276.02          | 276.02          | 276.02          | 276.02          | 276.02          | 276.02          | 276.02          | 2,484.54         |
| 5200 Total Utilities             | 757.38          | 801.42          | 786.60          | 785.80          | 788.21          | 787.01          | 788.61          | 785.64          | 785.96          | 7,066.63         |
| 5300 General Expenses            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                  |
| 5301 Accounting                  | 0.00            | 0.00            | 0.00            | 0.00            | 125.00          | 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            | 232.00           |
| 5315 State Filing Fee            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 10.00           | 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            | 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          | 2,086.70         |
| 5400 Total Landscaping           | 216.80          | 216.80          | 216.80          | 216.80          | 243.90          | 243.90          | 243.90          | 243.90          | 243.90          | 2,086.70         |
| 5600 Insurance                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                  |
| 5610 Insurance                   | 339.16          | 339.16          | 339.16          | 339.16          | 339.16          | 337.16          | 359.86          | 359.74          | 359.74          | 3,112.30         |
| 5600 Total Insurance             | 339.16          | 339.16          | 339.16          | 339.16          | 339.16          | 337.16          | 359.86          | 359.74          | 359.74          | 3,112.30         |

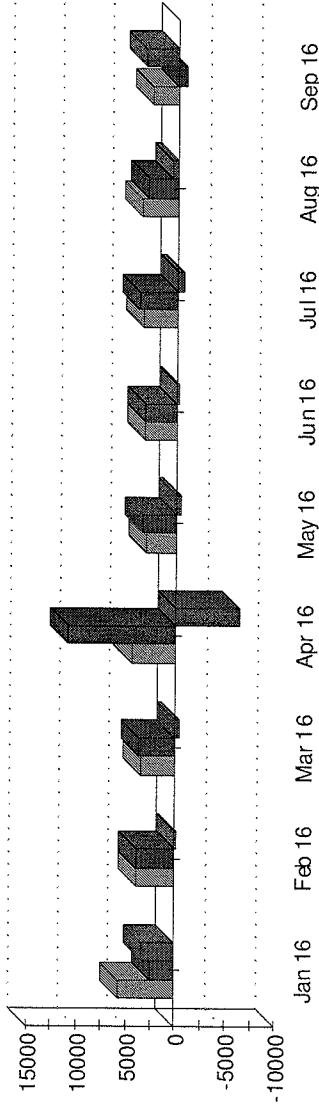
6700 Reserve Contribution

|                           | JAN 16          | FEB 16          | MAR 16          | APR 16           | MAY 16          | JUN 16          | JUL 16          | AUG 16          | SEP 16         | TOTAL            |
|---------------------------|-----------------|-----------------|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|----------------|------------------|
| 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      | 7,938.18         |
| <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>34,430.53</b> |

|                   | JAN 16          | FEB 16        | MAR 16         | APR 16           | MAY 16         | JUN 16        | JUL 16         | AUG 16        | SEP 16          | TOTAL          |
|-------------------|-----------------|---------------|----------------|------------------|----------------|---------------|----------------|---------------|-----------------|----------------|
| <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>-335.02</b> |

**NET INCOME SUMMARY**

|                   | JAN 16          | FEB 16        | MAR 16         | APR 16           | MAY 16         | JUN 16        | JUL 16         | AUG 16        | SEP 16          | 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        | 34,095.51      |
| 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          | -34,430.53     |
| Other Inc/Exp     | 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>-335.02</b> |



# Budget Comparison

Properties: Lakeview COA

Comparison Periods: 9/1/16 - 9/30/16 and 1/1/16 - 12/31/16 (cash basis)

|                                  | Actual<br>9/1/16 - 9/30/16 | Budget<br>9/16  | \$ Change        | % Change      | Actual YTD<br>1/1/16 - 12/31/16 | Budget YTD<br>1/16 - 12/16 | \$ Change         | % Change      |
|----------------------------------|----------------------------|-----------------|------------------|---------------|---------------------------------|----------------------------|-------------------|---------------|
| <b>INCOME</b>                    |                            |                 |                  |               |                                 |                            |                   |               |
| 4000 HOA Dues                    | 1,699.93                   | 2,900.00        | -1,200.07        | -41.4%        | 24,470.13                       | 34,800.00                  | -10,329.87        | -29.7%        |
| 4050 Reserve Income              | 746.52                     | 882.00          | -135.48          | -15.4%        | 7,721.01                        | 10,584.00                  | -2,862.99         | -27.1%        |
| 4200 Income                      |                            |                 |                  |               |                                 |                            |                   |               |
| 4210 Late Fees                   | 0.00                       | 0.00            | 0.00             |               | 150.00                          | 0.00                       | 150.00            |               |
| 4230 Legal Fees Income           | 0.00                       | 0.00            | 0.00             |               | 118.00                          | 0.00                       | 118.00            |               |
| 4250 Violation Fees Income       | 168.97                     | 0.00            | 168.97           |               | 1,609.75                        | 0.00                       | 1,609.75          |               |
| 4310 Maintenance & Repairs       | 0.00                       | 0.00            | 0.00             |               | 640.00                          | 0.00                       | 640.00            |               |
| 4320 Garage Income               | 75.00                      | 75.00           | 0.00             | 0.0%          | 1,350.00                        | 900.00                     | 450.00            | 50.0%         |
| 4200 Total Income                | 243.97                     | 75.00           | 168.97           | 225.3%        | 3,867.75                        | 900.00                     | 2,967.75          | 329.8%        |
| <b>TOTAL INCOME</b>              | <b>2,690.42</b>            | <b>3,857.00</b> | <b>-1,166.58</b> | <b>-30.2%</b> | <b>36,058.89</b>                | <b>46,284.00</b>           | <b>-10,225.11</b> | <b>-22.1%</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%          | 3,950.00                        | 4,800.00                   | -850.00           | -17.7%        |
| 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             |               |
| 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%         | 3,999.85                        | 5,200.00                   | -1,200.15         | -23.1%        |
| 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          |               |
| 5170 Dryer Vent Cleaning         | 0.00                       | 0.00            | 0.00             |               | 800.00                          | 0.00                       | 800.00            |               |
| 5190 Misc. Building Maint.       | 0.00                       | 416.67          | -416.67          | -100.0%       | 0.00                            | 5,000.00                   | -5,000.00         | -100.0%       |
| 5100 Other Repairs & Maintenance | 0.00                       | 0.00            | 0.00             |               | 1,148.84                        | 0.00                       | 1,148.84          |               |
| 5100 Total Repairs & Maintenance | 0.00                       | 416.67          | -416.67          | -100.0%       | 10,259.87                       | 5,000.00                   | 5,259.87          | 105.2%        |
| 5200 Utilities                   |                            |                 |                  |               |                                 |                            |                   |               |
| 5210 Electric                    | 15.94                      | 20.83           | -4.89            | -23.5%        | 165.59                          | 250.00                     | -84.41            | -33.8%        |
| 5240 Sewer                       | 494.00                     | 433.33          | 60.67            | 14.0%         | 4,433.00                        | 5,200.00                   | -767.00           | -14.8%        |
| 5260 Garbage                     | 276.02                     | 300.00          | -23.98           | -8.0%         | 2,760.56                        | 3,600.00                   | -839.44           | -23.3%        |
| 5200 Total Utilities             | 785.96                     | 754.16          | 31.80            | 4.2%          | 7,359.15                        | 9,050.00                   | -1,690.85         | -18.7%        |
| 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%        |
| 5310 Taxes                       | 0.00                       | 16.67           | -16.67           | -100.0%       | 0.00                            | 200.00                     | -200.00           | -100.0%       |
| 5315 State Filing Fee            | 0.00                       | 0.83            | -0.83            | -100.0%       | 10.00                           | 10.00                      | 0.00              | 0.0%          |



|                             | Actual<br>9/1/16 - 9/30/16 | Budget<br>9/16  | \$ Change        | % Change           | Actual YTD<br>1/1/16 - 12/31/16 | Budget YTD<br>1/16 - 12/16 | \$ Change        | % Change      |
|-----------------------------|----------------------------|-----------------|------------------|--------------------|---------------------------------|----------------------------|------------------|---------------|
| 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   | -2,466.15                  | 1,360.33        | -3,826.48        | -281.3%            | 8,820.20                        | 16,324.00                  | -7,503.80        | -46.0%        |
| <b>TOTAL EXPENSE</b>        | <b>-676.55</b>             | <b>3,856.99</b> | <b>-4,533.54</b> | <b>-117.5%</b>     | <b>36,608.71</b>                | <b>46,284.00</b>           | <b>-9,675.29</b> | <b>-20.9%</b> |
| <b>NET INCOME</b>           | <b>3,366.97</b>            | <b>0.01</b>     | <b>3,366.96</b>  | <b>33669600.0%</b> | <b>-549.82</b>                  | <b>0.00</b>                | <b>-549.82</b>   |               |
| <b>NET INCOME SUMMARY</b>   |                            |                 |                  |                    |                                 |                            |                  |               |
| Income                      | 2,690.42                   | 3,857.00        | -1,166.58        | -30.2%             | 36,058.89                       | 46,284.00                  | -10,225.11       | -22.1%        |
| Expense                     | 676.55                     | -3,856.99       | 4,533.54         | -117.5%            | -36,608.71                      | -46,284.00                 | 9,675.29         | -20.9%        |
| Other Income & Expense      | 0.00                       | 0.00            | 0.00             |                    | 0.00                            | 0.00                       | 0.00             |               |
| <b>NET INCOME</b>           | <b>3,366.97</b>            | <b>0.01</b>     | <b>3,366.96</b>  | <b>33669600.0%</b> | <b>-549.82</b>                  | <b>0.00</b>                | <b>-549.82</b>   |               |

# Delinquency (Summary)

Properties: Lakeview COA

As Of Friday September 30, 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  | 3.76             |
| 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  | 4,725.09         |
| Hammett, Michael                      | 1920    | #9   | CONDO/HOA |       | 2102 NW Kelly Dr. Unit #9  | 1,774.88         |
| 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 | 5,688.25         |
| 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>30,173.40</b> |

## Report Summary

Customers: 8  
Percent Delinquent: 38.10%  
Delinquent Amount: 30,173.40

# Checks By Account

Properties: Lakeview COA

Checks between 9/1/2016 and 9/30/2016

| <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,                                       | 9/2/2016          | 556              | Monthly Management        | 10/7/2016        | September             | Lakev                | 400.00          |
|   |                   |                  |                           |                  |                       |                      | <u>400.00</u>   |
| <b>5200 Utilities : 5210 Electric</b>                   |                   |                  |                           |                  |                       |                      |                 |
| Clark Public Utilities                                  | 9/15/2016         | 562              | Monthly Electricity Acct# | 9/21/2016        | 7236-175-1            | Lakev                | 15.94           |
|   |                   |                  |                           |                  |                       |                      | <u>15.94</u>    |
| <b>5200 Utilities : 5240 Sewer</b>                      |                   |                  |                           |                  |                       |                      |                 |
| Clark Regional  | 9/8/2016          | 558              | Monthly Sewer             | 9/21/2016        | 016125-000            | Lakev                | 494.00          |
|   |                   |                  |                           |                  |                       |                      | <u>494.00</u>   |
| <b>5200 Utilities : 5260 Garbage</b>                    |                   |                  |                           |                  |                       |                      |                 |
| Waste Connections                                       | 9/8/2016          | 560              | Monthly Garbage           | 9/21/2016        | 2010-976517           | Lakev                | 276.02          |
|   |                   |                  |                           |                  |                       |                      | <u>276.02</u>   |
| <b>5400 Landscaping : 5410 Landscaping Contract</b>     |                   |                  |                           |                  |                       |                      |                 |
| Simple Lawns, LLC.                                      | 9/8/2016          | 559              | Monthly Landscaping       | 8/7/2016         | 4314                  | Lakev                | 243.90          |
|   |                   |                  |                           |                  |                       |                      | <u>243.90</u>   |
| <b>5600 Insurance : 5610 Insurance</b>                  |                   |                  |                           |                  |                       |                      |                 |
| American Family   | 9/15/2016         | 561              | Policy #019-860-226-37    | 9/21/2016        | 019-860-226-37        | Lakev                | 359.74          |
|   |                   |                  |                           |                  |                       |                      | <u>359.74</u>   |
| <b>6700 Reserve Contribution</b>                        |                   |                  |                           |                  |                       |                      |                 |
| Lakeview COA  | 9/2/2016          | 557              | Monthly Reserve           | 10/28/2016       | September             | Lakev                | 1360.33         |
|   |                   |                  |                           |                  |                       |                      | <u>1,360.33</u> |
|   |                   |                  |                           |                  |                       | <b>Total Amount:</b> | <b>3,149.93</b> |

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 10/11/2016

## Deposits

| Date      | Ref # | Details                              | Amount          |
|-----------|-------|--------------------------------------|-----------------|
| 9/7/2016  | D6589 | Bank deposit Deposit                 | 1,103.31        |
| 9/14/2016 | D6622 | Bank deposit Deposit                 | 1,610.63        |
| 9/21/2016 | J3463 | Journal : months of wrong reserve co | 3,826.48        |
| 9/27/2016 | D6688 | Bank deposit Deposit                 | 168.97          |
|           |       |                                      | <b>6,709.39</b> |

## Payments

| Date      | Ref # | Details                            | Amount          |
|-----------|-------|------------------------------------|-----------------|
| 9/2/2016  | 556   | RPM Services Inc,                  | 400.00          |
| 9/2/2016  | 557   | Lakeview COA                       | 1,360.33        |
| 9/8/2016  | 558   | Clark Regional Wastewater District | 494.00          |
| 9/8/2016  | 559   | Simple Lawns, LLC.                 | 243.90          |
| 9/8/2016  | 560   | Waste Connections                  | 276.02          |
| 9/15/2016 | 561   | American Family Insurance          | 359.74          |
| 9/15/2016 | 562   | Clark Public Utilities             | 15.94           |
|           |       |                                    | <b>3,149.93</b> |

## Outstanding Deposits

| Date      | Ref # | Details              | Amount          |
|-----------|-------|----------------------|-----------------|
| 10/5/2016 | D6722 | Bank deposit Deposit | 1,102.84        |
|           |       |                      | <b>1,102.84</b> |

## Outstanding Payments

| Date       | Ref # | Details                   | Amount          |
|------------|-------|---------------------------|-----------------|
| 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           |
|            |       |                           | <b>2,178.18</b> |

## Summary

|                           |           |                      |           |
|---------------------------|-----------|----------------------|-----------|
| Previous Cleared Balance: | 13,106.52 | Reconciled Balance   | 16,665.98 |
| Selected Payments:        | 3,149.93  | + Uncleared Deposits | 1,102.84  |
| Selected Deposits:        | 6,709.39  | - Outstanding Checks | 2,178.18  |
| Reconciled Balance:       | 16,665.98 | Register Balance     | 15,590.64 |
| Goal:                     | 16,665.98 |                      |           |
| 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: August 31, 2016  
This statement: September 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        | \$13,106.52 |
| Low balance     | \$11,746.19 | Deposits/Additions       | \$6,709.39  |
| Average balance | \$13,848.93 | Withdrawals/Subtractions | \$3,149.93  |
| Interest earned | \$0.00      | Ending balance           | \$16,665.98 |

**Other Deposits/ Additions**

| <u>Date</u> | <u>Description</u>  | <u>Additions</u> |
|-------------|---|------------------|
| 09-07       | Remote Capture Dep  | 1,103.31         |
| 09-14       | Remote Capture Dep  | 1,610.63         |
| 09-21       | Cash Mgmt Trsfr Cr Ref 2651618IFunds Transfer Frm Dep 9800551419From 8 Reserve<br>Contri A T Wrong Amount | 3,826.48         |
| 09-27       | Remote Capture Dep  | 168.97           |

**Total Other Deposits/ Additions** **\$6,709.39**

**Daily Balances**

| <u>Date</u> | <u>Amount</u> | <u>Date</u> | <u>Amount</u> | <u>Date</u> | <u>Amount</u> |
|-------------|---------------|-------------|---------------|-------------|---------------|
| 08-31       | 13,106.52     | 09-13       | 11,955.50     | 09-21       | 16,497.01     |
| 09-02       | 11,746.19     | 09-14       | 13,046.21     | 09-27       | 16,665.98     |
| 09-07       | 12,849.50     | 09-19       | 13,030.27     | 09-30       | 16,665.98     |
| 09-08       | 12,449.50     | 09-20       | 12,670.53     |             |               |

**Overdraft Fee Summary**

|                          | Total For<br>This Period | Total<br>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> |
|----------------|---------------|-------------|----------------|---------------|-------------|
| 556            | \$400.00      | 09-08       | 560            | \$276.02      | 09-14       |
| 557            | \$1,360.33    | 09-02       | 561            | \$359.74      | 09-20       |
| 558            | \$494.00      | 09-13       | 562            | \$15.94       | 09-19       |
| 559            | \$243.90      | 09-14       |                |               |             |

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

Total Checks paid: 7 for **-\$3,149.93**

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# Bank Reconciliation Report

Lakeview Condo Reserve  
Reconcile Date: 10/11/2016

## Deposits

| <u>Date</u> | <u>Ref #</u> | <u>Details</u>                        | <u>Amount</u>   |
|-------------|--------------|---------------------------------------|-----------------|
| 9/2/2016    | J3428        | Journal : September Reserve contribut | 1,360.33        |
|             |              |                                       | <b>1,360.33</b> |

## Payments

| <u>Date</u> | <u>Ref #</u> | <u>Details</u>                        | <u>Amount</u>   |
|-------------|--------------|---------------------------------------|-----------------|
| 9/21/2016   | J3463        | Journal : 8 months of wrong reserve c | 3,826.48        |
|             |              |                                       | <b>3,826.48</b> |

## Outstanding Deposits

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

## Summary

|                            |                  |
|----------------------------|------------------|
| Previous Cleared Balance:  | 15,526.22        |
| Selected Payments:         | 3,826.48         |
| Selected Deposits:         | 1,360.33         |
| <b>Reconciled Balance:</b> | <b>13,060.07</b> |
| <b>Goal:</b>               | <b>13,060.07</b> |
| <b>Difference:</b>         | <b>0.00</b>      |

|                             |                  |
|-----------------------------|------------------|
| <b>Reconciled Balance</b>   | 13,060.07        |
| <b>+ Uncleared Deposits</b> | 882.02           |
| <b>- Outstanding Checks</b> | 0.00             |
| <b>Register Balance</b>     | <b>13,942.09</b> |



**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: August 31, 2016  
This statement: September 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        | \$15,526.22 |
| Low balance     | \$13,060.07 | Deposits/Additions       | \$1,360.33  |
| Average balance | \$15,565.71 | Withdrawals/Subtractions | \$3,826.48  |
| Interest earned | \$0.00      | Ending balance           | \$13,060.07 |

**Other Deposits/ Additions**

| <u>Date</u>                            | <u>Description</u> | <u>Additions</u>  |
|--|--------------------|-------------------|
| 09-02                                  | Remote Capture Dep | 1,360.33          |
| <b>Total Other Deposits/ Additions</b> |                    | <b>\$1,360.33</b> |

**Other Withdrawals/Subtractions**

| <u>Date</u>                                 | <u>Description</u>   | <u>Subtractions</u> |
|---|--|---------------------|
| 09-21                                       | Cash Mgmt Trsfr Dr Ref 26516181 Funds Transfer To Dep 9805844488 From 8 Reserve<br>Contri A T Wrong Amount | 3,826.48 ✓          |
| <b>Total Other Withdrawals/Subtractions</b> |  | <b>\$3,826.48</b>   |

**Daily Balances**

| <u>Date</u> | <u>Amount</u> | <u>Date</u> | <u>Amount</u> | <u>Date</u> | <u>Amount</u> |
|-------------|---------------|-------------|---------------|-------------|---------------|
| 08-31       | 15,526.22     | 09-02       | 16,886.55     | 09-21       | 13,060.07     |
|             |               |             |               | 09-30       | 13,060.07     |



**Overdraft Fee Summary**

|                                 | <b>Total For<br/>This Period</b> | <b>Total<br/>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**

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## Transfer Confirmation

The request below has been transmitted successfully.

---

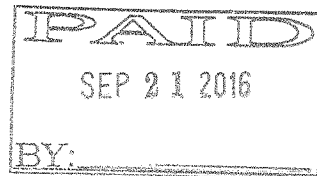
Confirmation: 1397648292  
Approval status: 1 of 1 received  
Transmitted: 09/21/2016 05:18:24 PM (ET)  
Transmitted by: CINDY

### Details

---

From account: \*1419 - Lakeview Res 1419 - Available \$16,886.55  
(Balance as of: 09/21/2016 05:17:27 PM (ET) Not a guarantee of available funds.)  
To account: \*4488 - Lakeview 4488 - Available \$12,670.53  
(Balance as of: 09/21/2016 05:17:26 PM (ET) Not a guarantee of available funds.)  
Amount: \$3,826.48  
Description: 8 reserve contri at wrong amount  
Send on: 09/21/2016 (today)

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# General Ledger

Properties: Lakeview COA  
Detail From 1/1/2016 to 9/20/2016 (cash basis)

| Date                                   | Type  | Reference | Description                               | Debit                      | Credit           | Balance          |
|--|-------|-----------|---|----------------------------|------------------|------------------|
| 6700 Reserve Contribution (Expense)    |       |           |   |                            |                  | 0.00             |
| 01/07/2016                             | CHECK | 489       | Lakeview COA Monthly Reserve Contribution | 882.02                     |                  | 882.02           |
| 02/01/2016                             | CHECK | 495       | Lakeview COA Monthly Reserve Contribution | 1,360.33                   |                  | 2,242.35         |
| 03/03/2016                             | CHECK | 505       | Lakeview COA Monthly Reserve Contribution | 1,360.33                   |                  | 3,602.68         |
| 04/01/2016                             | CHECK | 515       | Lakeview COA Monthly Reserve Contribution | 1,360.33                   |                  | 4,963.01         |
| 05/02/2016                             | CHECK | 522       | Lakeview COA Monthly Reserve Contribution | 1,360.33                   |                  | 6,323.34         |
| 06/01/2016                             | CHECK | 532       | Lakeview COA Monthly Reserve Contribution | 1,360.33                   |                  | 7,683.67         |
| 07/01/2016                             | CHECK | 542       | Lakeview COA Monthly Reserve Contribution | 1,360.33                   |                  | 9,044.00         |
| 08/01/2016                             | CHECK | 550       | Lakeview COA Monthly Reserve Contribution | 1,360.33                   |                  | 10,404.33        |
| 09/02/2016                             | CHECK | 557       | Lakeview COA Monthly Reserve Contribution | 1,360.33                   |                  | 11,764.66        |
| <b>Totals for Reserve Contribution</b> |       |           | <b>Beg Bal: 0.00</b>                      | <b>Activity: 11,764.66</b> |                  |                  |
|  |       |           |   | <b>11,764.66</b>           | <b>0.00</b>      | <b>11,764.66</b> |
|  |       |           |   | <b>Totals:</b>             | <b>11,764.66</b> | <b>0.00</b>      |

$8 \times 478.31$   


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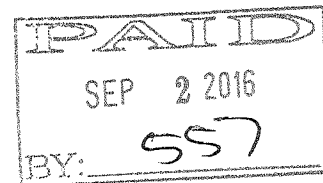
 $3826.48$

# **Lakeview Condo Owners Association**

## **2016 Reserve Contribution**

**Monthly \$1,360.33**

**SEPTEMBER 2016**

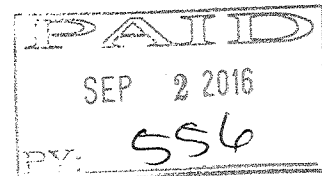


**Lakeview Condo Owners Association  
2016 Management Fee**

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

**Monthly \$400.00**

**SEPTEMBER 2016**





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

# Billing Statement

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

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 8/1/2016 To 8/31/2016  
**BILLING DATE:** 8/31/2016  
  
**DUE DATE:** 9/30/2016

## SPECIAL MESSAGE

GO GREEN! Sign up to receive your billing statement by email! Go to [www.crwwd.com](http://www.crwwd.com) and 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> |

PAID  
 SEP 8 2016  
 BY: 558



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 # 4314  
Invoice Date 8/30/2016

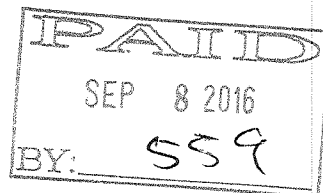
**Amount Due \$243.90**

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

| Date         | Description                           | Total                      |
|--------------|---------------------------------------|----------------------------|
| 8/1/2016     | August 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)





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

ACCOUNT NO. 2010-976517  
 INVOICE NO. 13209890  
 STATEMENT DATE 09/01/16  
 DUE DATE 09/25/16  
 BILLING PERIOD 08/01/16 - 08/31/16

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

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

**INVOICE STATEMENT**

| Date     | Description                               | Amount     |
|----------|---|------------|
|          | <b>Previous Balance</b>                   | \$ 276.02  |
| 08/16/16 | Payment Thank You!                        | \$ -276.02 |
|          | <b>Total Payments And Credits</b>         | \$ -276.02 |
|          | <b>Service Location</b>                   |            |
|          | <b>Acct #976517</b>                       |            |
| 08/31/16 | 4Yd Cont 1X Weekly<br>08/01/16-08/31/16   | \$ 211.39  |
| 08/31/16 | Multi-Family Recycle<br>08/01/16-08/31/16 | \$ 38.88   |
| 08/31/16 | Perm Cont Rent 4Yd<br>08/01/16-08/31/16   | \$ 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**  
 SEP 8 2016  
 BY: SLO

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.







# 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



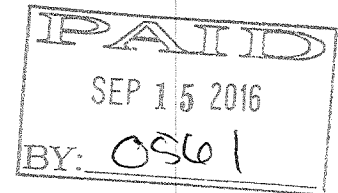
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FOG00 001001 011742 0000 00000

## Itemized Bill Detail for Account Number: 019-860-226-37

| Billed Item Description  | Policy Term<br>Policy Status       | Minimum Due     | Current Balance   |
|--|------------------------------------|-----------------|-------------------|
| Policy: 46X2-6104-02-76-CLDO-WA<br>Directors & Officers<br>American Family Mutual<br>Insurance Company | 08/01/2016 to 08/01/2017<br>Active | \$39.08         | \$390.80          |
| Policy: 46X2-6104-03-74-CLBP-WA<br>Businessowner Policy<br>American Family Mutual<br>Insurance Company | 08/01/2016 to 08/01/2017<br>Active | \$318.66        | \$3,186.60        |
| Administration Fee<br>Charged for paying less than the account balance                                 |                                    | \$2.00          | \$0.00            |
| <b>TOTALS</b>  |                                    | <b>\$359.74</b> | <b>\$3,577.40</b> |

Payment is due by **10/01/2016**. 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 34 days you used 49 kwh  
 Present reading - 09/06/16 11473  
 Previous reading - 08/03/16 - 11424  
**Total electric usage 49**  
 Your charge for 49 kwh is:  
 Basic service \$12.00  
 49 kwh @ 8.16 cents each 4.00  
 REP Credit @ 0.119 cents/kwh\* -0.06  
 Total electric service \$15.94  
**Your average daily cost was \$0.47**

**Total Cost This Billing**

Total electric service \$15.94  
**Total charges this billing \$15.94**

\* 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 \$15.62  
 Payments - thank you August 11 15.62CR  
 Balance forward 0.00  
 Current charges 15.94  
**Current balance \$15.94**

**Compare Your Use**

**ELECTRIC METER 501493**

| SERVICE TO | DAYS | KWH USED | KWH/DAY |
|------------|------|----------|---------|
| 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       |
| 09/02/15   | 28   | 30       | 1       |
| 09/04/14   | 30   | 50       | 2       |

**PAID**  
 SEP 15 2016  
 BY: *CSle*