

# Financial Statement

Properties: Lakeview COA  
Dates from 12/1/2017 to 12/31/2017 (cash basis)

## ASSETS

Bank	
1092 Lakeview Condo Owners Association	23,481.56
1111 Reserve Account	
1093 Lakeview Condo Reserve	<u>26,290.37</u>
1111 Total Reserve Account	<u>26,290.37</u>
Total Bank	<u>49,771.93</u>

**TOTAL ASSETS** 49,771.93

## LIABILITIES & EQUITY

### Equity

Equity	
3001 Retained Earnings	18,419.34
3040 Reserve Account Equity	<u>26,290.37</u>
Total Equity	44,709.71
<b>Net Income (1/1/2017 - 11/30/2017)</b>	3,975.42

### Income

4000 HOA Dues	3,003.16
4050 Reserve Income	<u>803.22</u>
Total Income	3,806.38

### Expense

5000 Association Expenses	
5010 Management Fees	<u>420.00</u>
5000 Total Association Expenses	420.00
5200 Utilities	
5210 Electric	15.41
5240 Sewer	494.00
5260 Garbage	<u>275.42</u>
5200 Total Utilities	784.83
5400 Landscaping	
5410 Landscaping Contract	<u>243.90</u>
5400 Total Landscaping	243.90
5600 Insurance	
5610 Insurance	<u>388.83</u>
5600 Total Insurance	388.83
6700 Reserve Contribution	<u>882.02</u>
Total Expense	2,719.58
<b>Net Income (12/1/2017 - 12/31/2017)</b>	1,086.80

**Total Equity** 49,771.93

**TOTAL LIABILITIES & EQUITY** 49,771.93

# General Ledger

Properties: Lakeview COA  
Detail From 12/1/2017 to 12/31/2017 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance	
4000 HOA Dues (Income)						29,450.25	
12/01/2017	CHPAID	995040	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	29,603.46	
12/04/2017	CHPAID	52119729	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	29,721.96	
12/04/2017	CHPAID	51540769	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	29,866.06	
12/04/2017	CHPAID	270	David & Jana Har#3 Alloc to 'HOADUE' Ch date		144.10	30,010.16	
12/04/2017	CHPAID	270	David & Jana Har#10 Alloc to 'HOADUE' Ch date		147.60	30,157.76	
12/04/2017	CHPAID	2472760935	Jared Benedict #1 Alloc to 'HOADUE' Ch date		144.10	30,301.86	
12/04/2017	CHPAID	28306	Daniel & Heather #5 Alloc to 'HOADUE' Ch date		144.10	30,445.96	
12/04/2017	CHPAID	270	David & Jana Har#12 Alloc to 'HOADUE' Ch date		127.80	30,573.76	
12/04/2017	PPALOC	270	David & Jana Har#12 Payment prealloc: HOADL		39.60	30,613.36	
12/07/2017	CHPAID	2002	Joseph/Kerri Stoc#11 Alloc to 'HOADUE' Ch date		147.60	30,760.96	
12/07/2017	PPALOC	5387	Robert Sonnes #4 Payment prealloc: HOADL		144.10	30,905.06	
12/11/2017	CHPAID	53418627	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	31,057.92	
12/11/2017	CHPAID	53418628	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date		161.28	31,219.20	
12/11/2017	CHPAID	51996231	Rhodes Investme #16 Alloc to 'HOADUE' Ch date		122.54	31,341.74	
12/11/2017	CHPAID	51996231	Rhodes Investme #19 Alloc to 'HOADUE' Ch date		151.64	31,493.38	
12/11/2017	CHPAID	5363878208	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	31,637.48	
12/11/2017	CHPAID	5738	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	31,781.75	
12/11/2017	PPALOC	2240	Debra Blizzard #7 Payment prealloc: HOADL		295.20	32,076.95	
12/27/2017	UNALOC	2475560364	Jared Benedict #1 Unallocated prepay		176.65	32,253.60	
12/27/2017	UNALOC	995043	Juan Piedra #18 Unallocated prepay		199.81	32,453.41	
<b>Totals for HOA Dues</b>			<b>Beg Bal: 29,450.25</b>	<b>Activity: 3,003.16</b>	<b>0.00</b>	<b>3,003.16</b>	<b>32,453.41</b>
4050 Reserve Income (Income)						9,023.73	
12/01/2017	CHPAID	995040	Juan Piedra #18 Alloc to 'RI' Ch date: 12/1/		46.60	9,070.33	
12/04/2017	CHPAID	52119729	Matthew Cook #17 Alloc to 'RI' Ch date: 12/1/		36.04	9,106.37	
12/04/2017	CHPAID	51540769	Davovia Marith #6 Alloc to 'RI' Ch date: 12/1/		43.83	9,150.20	
12/04/2017	CHPAID	270	David & Jana Har #3 Alloc to 'RI' Ch date: 12/1/		43.83	9,194.03	
12/04/2017	CHPAID	270	David & Jana Har#10 Alloc to 'RI' Ch date: 12/1/		44.89	9,238.92	
12/04/2017	CHPAID	2472760935	Jared Benedict #1 Alloc to 'RI' Ch date: 11/1/		10.34	9,249.26	
12/04/2017	CHPAID	2472760935	Jared Benedict #1 Alloc to 'RI' Ch date: 12/1/		33.02	9,282.28	
12/04/2017	CHPAID	28306	Daniel & Heather #5 Alloc to 'RI' Ch date: 12/1/		43.83	9,326.11	
12/04/2017	CHPAID	270	David & Jana Har#12 Alloc to 'RI' Ch date: 12/1/		44.89	9,371.00	
12/07/2017	CHPAID	2002	Joseph/Kerri Stoc#11 Alloc to 'RI' Ch date: 12/1/		44.89	9,415.89	
12/07/2017	CHPAID	5387	Robert Sonnes #4 Alloc to 'RI' Ch date: 12/1/		43.83	9,459.72	
12/11/2017	CHPAID	53418627	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 12/1/		46.49	9,506.21	
12/11/2017	CHPAID	53418628	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 12/1/		49.05	9,555.26	
12/11/2017	CHPAID	51996231	Rhodes Investme #16 Alloc to 'RI' Ch date: 12/1/		37.27	9,592.53	
12/11/2017	CHPAID	51996231	Rhodes Investme #19 Alloc to 'RI' Ch date: 12/1/		46.12	9,638.65	
12/11/2017	CHPAID	5363878208	Heonia Chaschin #2 Alloc to 'RI' Ch date: 12/1/		43.83	9,682.48	
12/11/2017	CHPAID	5738	Israel Moshkovits #14 Alloc to 'RI' Ch date: 12/1/		43.88	9,726.36	
12/11/2017	PPALOC	2240	Debra Blizzard #7 Payment prealloc: RI		89.78	9,816.14	
12/27/2017	CHPAID	2475560364	Jared Benedict #1 Alloc to 'RI' Ch date: 12/1/		10.81	9,826.95	
<b>Totals for Reserve Income</b>			<b>Beg Bal: 9,023.73</b>	<b>Activity: 803.22</b>	<b>0.00</b>	<b>803.22</b>	<b>9,826.95</b>
4200 Income : 4210 Late Fees (Income)						75.00	
No activity in the period						75.00	
<b>Totals for Late Fees</b>			<b>Beg Bal: 75.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>75.00</b>
4200 Income : 4232 Delinquent Collections Income (Income)						25.00	
No activity in the period						25.00	
<b>Totals for Delinquent Collections Incc</b>			<b>Beg Bal: 25.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25.00</b>
4200 Income : 4250 Violation Fees Income (Income)						2,746.12	

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
			No activity in the period			2,746.12
	<b>Totals for Violation Fees Income</b>		<b>Beg Bal: 2,746.12</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,746.12</b>
4200 Income : 4310 Maintenance & Repairs			(Income)			80.00
			No activity in the period			80.00
	<b>Totals for Maintenance &amp; Repairs</b>		<b>Beg Bal: 80.00</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>80.00</b>
4200 Income : 4320 Garage Income			(Income)			75.00
			No activity in the period			75.00
	<b>Totals for Garage Income</b>		<b>Beg Bal: 75.00</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>75.00</b>
5000 Association Expenses : 5010 Management Fees			(Expense)			4,600.00
12/01/2017 CHECK 675			RPM Services Inc, Monthly Management Fee -	420.00		5,020.00
	<b>Totals for Management Fees</b>		<b>Beg Bal: 4,600.00</b> <b>Activity: 420.00</b>	<b>420.00</b>	<b>0.00</b>	<b>5,020.00</b>
5000 Association Expenses : 5020 Postage / Copies			(Expense)			60.35
			No activity in the period			60.35
	<b>Totals for Postage / Copies</b>		<b>Beg Bal: 60.35</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60.35</b>
5000 Association Expenses : 5065 Website			(Expense)			94.50
			No activity in the period			94.50
	<b>Totals for Website</b>		<b>Beg Bal: 94.50</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>94.50</b>
5100 Repairs & Maintenance			(Expense)			2,983.83
			No activity in the period			2,983.83
	<b>Totals for Repairs &amp; Maintenance</b>		<b>Beg Bal: 2,983.83</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,983.83</b>
5100 Repairs & Maintenance : 5110 Roof Maint/Repair			(Expense)			580.00
			No activity in the period			580.00
	<b>Totals for Roof Maint/Repair</b>		<b>Beg Bal: 580.00</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>580.00</b>
5200 Utilities : 5210 Electric			(Expense)			175.88
12/12/2017 CHECK 678			Clark Public Utilities Monthly Electricity Acct# 7236-175	15.41		191.29
	<b>Totals for Electric</b>		<b>Beg Bal: 175.88</b> <b>Activity: 15.41</b>	<b>15.41</b>	<b>0.00</b>	<b>191.29</b>
5200 Utilities : 5240 Sewer			(Expense)			5,434.00
12/12/2017 CHECK 679			Clark Regional Wastewater District Monthly Sewer Acct	494.00		5,928.00
	<b>Totals for Sewer</b>		<b>Beg Bal: 5,434.00</b> <b>Activity: 494.00</b>	<b>494.00</b>	<b>0.00</b>	<b>5,928.00</b>
5200 Utilities : 5260 Garbage			(Expense)			3,030.22
12/12/2017 CHECK 680			Waste Connections Monthly Garbage 2010-976517	275.42		3,305.64
	<b>Totals for Garbage</b>		<b>Beg Bal: 3,030.22</b> <b>Activity: 275.42</b>	<b>275.42</b>	<b>0.00</b>	<b>3,305.64</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>	<b>10.00</b>
5300 General Expenses : 5320 Audit			(Expense)			1,750.00
			No activity in the period			1,750.00
	<b>Totals for Audit</b>		<b>Beg Bal: 1,750.00</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,750.00</b>
5400 Landscaping			(Expense)			579.11
			No activity in the period			579.11
	<b>Totals for Landscaping</b>		<b>Beg Bal: 579.11</b> <b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>579.11</b>



<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
5400 Landscaping : 5410 Landscaping Contract (Expense)						2,682.90
12/21/2017	CHECK	681	Jave Landscpae Maintenance Monthly 12/11/17	243.90		2,926.80
<b>Totals for Landscaping Contract</b>			<b>Beg Bal: 2,682.90</b>	<b>Activity: 243.90</b>	<b>0.00</b>	<b>2,926.80</b>
5400 Landscaping : 5420 Landscaping Improvements (Expense)						1,716.04
			No activity in the period			1,716.04
<b>Totals for Landscaping Improvement:</b>			<b>Beg Bal: 1,716.04</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>1,716.04</b>
5600 Insurance : 5610 Insurance (Expense)						4,100.63
12/12/2017	CHECK	677	American Family Insurance Policy #019-860-226-37	388.83		4,489.46
<b>Totals for Insurance</b>			<b>Beg Bal: 4,100.63</b>	<b>Activity: 388.83</b>	<b>0.00</b>	<b>4,489.46</b>
6700 Reserve Contribution (Expense)						9,702.22
12/01/2017	CHECK	676	Lakeview COA Monthly Reserve Contribution	882.02		10,584.24
<b>Totals for Reserve Contribution</b>			<b>Beg Bal: 9,702.22</b>	<b>Activity: 882.02</b>	<b>0.00</b>	<b>10,584.24</b>
<b>Totals:</b>				<b>2,719.58</b>	<b>3,806.38</b>	

# Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2017-12/31/2017 (cash basis)

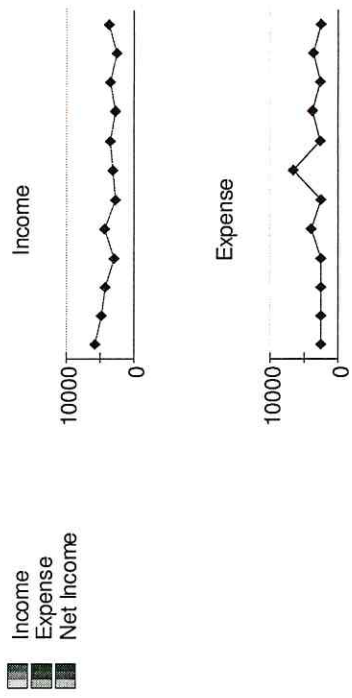
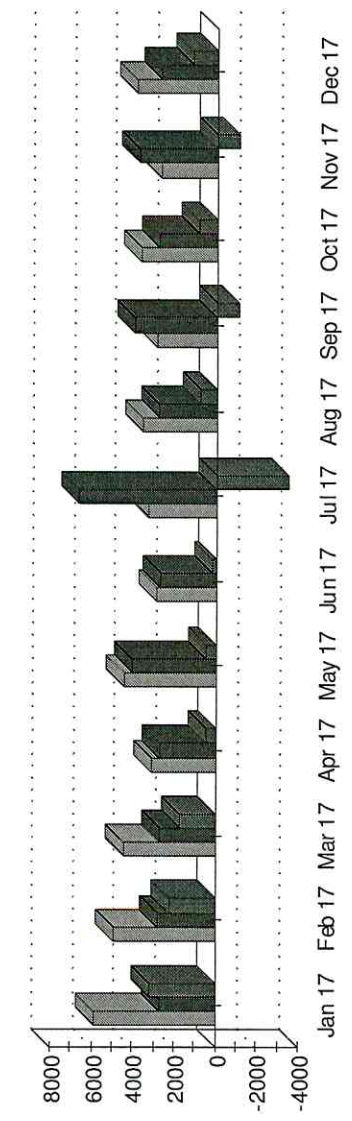
	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17	JUL 17	AUG 17	SEP 17	OCT 17	NOV 17	DEC 17	TOTAL
<b>INCOME</b>													
4000 HOA Dues	4,369.61	3,272.30	3,013.48	1,796.11	3,060.17	1,994.33	2,510.45	2,700.21	2,078.88	2,709.24	1,945.47	3,003.16	32,453.41
4050 Reserve Income	766.67	971.97	876.24	802.81	859.10	829.78	703.69	887.03	747.52	878.00	700.92	803.22	9,826.95
4200 Income													
4210 Late Fees	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
4232 Delinquent Collections	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
4250 Violation Fees Income	600.00	600.00	500.00	500.00	546.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,746.12
4310 Maintenance & Repairs	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	80.00
4320 Garage Income	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
4200 Total Income	715.00	700.00	500.00	500.00	546.12	0.00	0.00	0.00	0.00	40.00	0.00	0.00	3,001.12
<b>TOTAL INCOME</b>	<b>5,851.28</b>	<b>4,944.27</b>	<b>4,389.72</b>	<b>3,096.92</b>	<b>4,465.39</b>	<b>2,824.11</b>	<b>3,214.14</b>	<b>3,587.24</b>	<b>2,826.40</b>	<b>3,627.24</b>	<b>2,646.39</b>	<b>3,806.38</b>	<b>45,281.48</b>
<b>EXPENSE</b>													
5000 Association Expenses													
5010 Management Fees	400.00	400.00	440.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	420.00	5,020.00
5020 Postage / Copies	0.00	60.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.35
5065 Website	0.00	0.00	0.00	0.00	0.00	0.00	94.50	0.00	0.00	0.00	0.00	0.00	94.50
5000 Total Association Expel	400.00	460.35	440.00	420.00	420.00	420.00	514.50	420.00	420.00	420.00	420.00	420.00	5,174.85
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	40.00	540.00	0.00	580.00
5100 Other Repairs & Mainte	0.00	0.00	0.00	0.00	1,716.10	0.00	0.00	0.00	1,200.00	0.00	67.73	0.00	2,983.83
5100 Total Repairs & Mainte	0.00	0.00	0.00	0.00	1,716.10	0.00	0.00	0.00	1,200.00	40.00	607.73	0.00	3,563.83
5200 Utilities													
5210 Electric	17.47	16.02	11.78	19.08	18.27	18.51	16.26	14.90	14.57	14.24	14.78	15.41	191.29
5240 Sewer	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	5,928.00
5260 Garbage	276.02	275.42	275.42	275.42	275.42	275.42	275.42	275.42	275.42	275.42	275.42	275.42	3,305.64
5200 Total Utilities	787.49	785.44	781.20	788.50	787.69	787.93	785.68	784.32	783.99	783.66	784.20	784.83	9,424.93
5300 General Expenses													
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00
5320 Audit	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	0.00	0.00	0.00	0.00	0.00	1,750.00
5300 Total General Expense:	0.00	0.00	0.00	0.00	0.00	0.00	1,760.00	0.00	0.00	0.00	0.00	0.00	1,760.00
5400 Landscaping													
5410 Landscaping Contract	243.90	243.90	243.90	243.90	243.90	243.90	243.90	243.90	243.90	243.90	243.90	243.90	2,926.80
5420 Landscaping Improvem	0.00	0.00	0.00	0.00	0.00	0.00	1,255.26	0.00	0.00	0.00	460.78	0.00	1,716.04
5400 Other Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	579.11	0.00	0.00	0.00	0.00	0.00	579.11
5400 Total Landscaping	243.90	243.90	243.90	243.90	243.90	243.90	2,078.27	243.90	243.90	243.90	704.68	243.90	5,221.95
5600 Insurance													
5610 Insurance	359.74	359.74	359.74	359.74	0.00	359.74	756.61	378.83	388.83	388.83	388.83	388.83	4,489.46
5600 Total Insurance	359.74	359.74	359.74	359.74	0.00	359.74	756.61	378.83	388.83	388.83	388.83	388.83	4,489.46

	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17	JUL 17	AUG 17	SEP 17	OCT 17	NOV 17	DEC 17	TOTAL
6700 Reserve Contribution	882.02	882.02	882.02	882.02	882.02	882.02	882.02	882.02	882.02	882.02	882.02	882.02	10,584.24
<b>TOTAL EXPENSE</b>	<b>2,673.15</b>	<b>2,731.45</b>	<b>2,706.86</b>	<b>2,694.16</b>	<b>4,049.71</b>	<b>2,693.59</b>	<b>6,682.58</b>	<b>2,803.57</b>	<b>3,918.74</b>	<b>2,758.41</b>	<b>3,787.46</b>	<b>2,719.58</b>	<b>40,219.26</b>

<b>NET INCOME</b>	<b>3,178.13</b>	<b>2,212.82</b>	<b>1,682.86</b>	<b>404.76</b>	<b>415.68</b>	<b>130.52</b>	<b>-3,468.44</b>	<b>783.67</b>	<b>-1,092.34</b>	<b>868.83</b>	<b>-1,141.07</b>	<b>1,086.80</b>	<b>5,062.22</b>
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**NET INCOME SUMMARY**

Income	5,851.28	4,944.27	4,389.72	3,098.92	4,465.39	2,824.11	3,214.14	3,587.24	2,826.40	3,627.24	2,646.39	3,806.38	45,281.48
Expense	-2,673.15	-2,731.45	-2,706.86	-2,694.16	-4,049.71	-2,693.59	-6,682.58	-2,803.57	-3,918.74	-2,758.41	-3,787.46	-2,719.58	-40,219.26
Other Inc/Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>NET INCOME</b>	<b>3,178.13</b>	<b>2,212.82</b>	<b>1,682.86</b>	<b>404.76</b>	<b>415.68</b>	<b>130.52</b>	<b>-3,468.44</b>	<b>783.67</b>	<b>-1,092.34</b>	<b>868.83</b>	<b>-1,141.07</b>	<b>1,086.80</b>	<b>5,062.22</b>





# Budget Comparison

Properties: Lakeview COA

Comparison Periods: 12/1/17 - 12/31/17 and 1/1/18 - 12/31/18 (cash basis)

	Actual 12/1/17 - 12/31/17	Budget 12/17	\$ Change	% Change	Actual YTD 1/1/18 - 12/31/18	Budget YTD 1/18 - 12/18	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	3,003.16	2,900.00	103.16	3.6%	1,652.06	39,230.00	-37,577.94	-95.8%
4050 Reserve Income	803.22	882.00	-78.78	-8.9%	614.38	10,584.00	-9,969.62	-94.2%
4200 Income								
4320 Garage Income	0.00	75.00	-75.00	-100.0%	0.00	0.00	0.00	
4200 Total Income	0.00	75.00	-75.00	-100.0%	0.00	0.00	0.00	
<b>TOTAL INCOME</b>	<b>3,806.38</b>	<b>3,857.00</b>	<b>-50.62</b>	<b>-1.3%</b>	<b>2,266.44</b>	<b>49,814.00</b>	<b>-47,547.56</b>	<b>-95.5%</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	420.00	420.00	0.00	0.0%	433.00	5,196.00	-4,763.00	-91.7%
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0%	0.00	100.00	-100.00	-100.0%
5065 Website	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0%
5000 Total Association Expenses	420.00	453.33	-33.33	-7.4%	433.00	5,611.00	-5,178.00	-92.3%
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	0.00	0.00	0.00		0.00	1,200.00	-1,200.00	-100.0%
5170 Dryer Vent Cleaning	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0%
5190 Misc. Building Maint.	0.00	416.67	-416.67	-100.0%	0.00	0.00	0.00	
5100 Other Repairs & Maintenance	0.00	0.00	0.00		0.00	9,985.00	-9,985.00	-100.0%
5100 Total Repairs & Maintenance	0.00	416.67	-416.67	-100.0%	0.00	12,085.00	-12,085.00	-100.0%
5200 Utilities								
5210 Electric	15.41	20.83	-5.42	-26.0%	0.00	300.00	-300.00	-100.0%
5240 Sewer	494.00	433.33	60.67	14.0%	0.00	6,000.00	-6,000.00	-100.0%
5260 Garbage	275.42	300.00	-24.58	-8.2%	0.00	3,720.00	-3,720.00	-100.0%
5200 Total Utilities	784.83	754.16	30.67	4.1%	0.00	10,020.00	-10,020.00	-100.0%
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0%
5305 Legal	0.00	83.33	-83.33	-100.0%	0.00	1,000.00	-1,000.00	-100.0%
5310 Taxes	0.00	16.67	-16.67	-100.0%	0.00	0.00	0.00	
5315 State Filing Fee	0.00	0.83	-0.83	-100.0%	0.00	10.00	-10.00	-100.0%
5300 Total General Expenses	0.00	100.83	-100.83	-100.0%	0.00	1,210.00	-1,210.00	-100.0%
5400 Landscaping								
5410 Landscaping Contract	243.90	250.00	-6.10	-2.4%	0.00	4,200.00	-4,200.00	-100.0%
5400 Total Landscaping	243.90	250.00	-6.10	-2.4%	0.00	4,200.00	-4,200.00	-100.0%
5600 Insurance								

	Actual 12/1/17 - 12/31/17	Budget 12/17	\$ Change	% Change	Actual YTD 1/1/18 - 12/31/18	Budget YTD 1/18 - 12/18	\$ Change	% Change
5610 Insurance	388.83	291.67	97.16	33.3%	0.00	4,800.00	-4,800.00	-100.0%
5600 Total Insurance	388.83	291.67	97.16	33.3%	0.00	4,800.00	-4,800.00	-100.0%
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	0.00	0.00	
6700 Reserve Contribution	882.02	1,360.33	-478.31	-35.2%	882.00	10,584.00	-9,702.00	-91.7%
<b>TOTAL EXPENSE</b>	<b>2,719.58</b>	<b>3,876.99</b>	<b>-1,157.41</b>	<b>-29.9%</b>	<b>1,315.00</b>	<b>49,010.00</b>	<b>-47,695.00</b>	<b>-97.3%</b>
<b>NET INCOME</b>	<b>1,086.80</b>	<b>-19.99</b>	<b>1,106.79</b>	<b>5536.7%</b>	<b>951.44</b>	<b>804.00</b>	<b>147.44</b>	<b>18.3%</b>
<b>NET INCOME SUMMARY</b>								
Income	3,806.38	3,857.00	-50.62	-1.3%	2,266.44	49,814.00	-47,547.56	-95.5%
Expense	-2,719.58	-3,876.99	1,157.41	-29.9%	-1,315.00	-49,010.00	47,695.00	-97.3%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>1,086.80</b>	<b>-19.99</b>	<b>1,106.79</b>	<b>-5536.7%</b>	<b>951.44</b>	<b>804.00</b>	<b>147.44</b>	<b>18.3%</b>



# Delinquency (Summary)

Properties: Lakeview COA  
As Of Sunday December 31, 2017

\* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
<b>Lakeview COA</b>						
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	2,399.90
King-old, Bobbi	* 1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	17,401.42
King-Post, Bobbi	2731	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	2,103.25
King-Prior, Bobbi	* 2053	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	7,946.25
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	200.00
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	600.00
<b>Total delinquent for property:</b>						<b>30,650.82</b>

## Report Summary

Customers: 6  
Percent Delinquent: 27.27%  
Delinquent Amount: 30,650.82

# Checks By Account

Properties: Lakeview COA  
Checks between 12/1/2017 and 12/31/2017

<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,	12/1/2017	675	Monthly Management	12/1/2017	December	Lakev	420.00
							<u>420.00</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilities	12/12/2017	678	Monthly Electricity Acct#	12/21/2017	7236-175-1	Lakev	15.41
							<u>15.41</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional	12/12/2017	679	Monthly Sewer	12/21/2017	016125-000	Lakev	494.00
							<u>494.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connections	12/12/2017	680	Monthly Garbage	12/21/2017	2010-976517	Lakev	275.42
							<u>275.42</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscpae	12/21/2017	681	Monthly 12/11/17	11/25/2017	597698	Lakev	243.90
							<u>243.90</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family	12/12/2017	677	Policy #019-860-226-37	12/21/2017	019-860-226-37	Lakev	388.83
							<u>388.83</u>
<b>6700 Reserve Contribution</b>							
Lakeview COA	12/1/2017	676	Monthly Reserve	12/1/2017	December	Lakev	882.02
							<u>882.02</u>
						<b>Total Amount:</b>	<b>2,719.58</b>

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 1/10/2018

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
12/7/2017	D8286	Bank deposit Deposit	1,890.80
12/15/2017	D8310	Bank deposit Deposit	1,528.31
12/27/2017	D8355	Bank deposit Deposit	387.27
			<b>3,806.38</b>

## Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
12/1/2017	675	RPM Services Inc,	420.00
12/1/2017	676	Lakeview COA	882.02
12/12/2017	677	American Family Insurance	388.83
12/12/2017	678	Clark Public Utilities	15.41
12/12/2017	679	Clark Regional Wastewater District	494.00
12/12/2017	680	Waste Connections	275.42
12/21/2017	681	Jave Landscapae Maintenance	243.90
			<b>2,719.58</b>

## Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/4/2018	D8379	Bank deposit Deposit	1,123.11
			<b>1,123.11</b>

## Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/2/2018	682	RPM Services Inc,	433.00
1/2/2018	683	Lakeview COA	882.00
			<b>1,315.00</b>

## Summary

Previous Cleared Balance:	22,394.76	Reconciled Balance	23,481.56
Selected Payments:	2,719.58	+ Uncleared Deposits	1,123.11
Selected Deposits:	3,806.38	- Outstanding Checks	1,315.00
Reconciled Balance:	23,481.56	Register Balance	23,289.67
Goal:	23,481.56		
Difference:	0.00		





**UMPQUA**  
B · A · N · K

Customer Service:  
1-866-486-7782

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

Last statement: November 30, 2017  
This statement: December 31, 2017

Improve cash flow, streamline accounts payable and simplify bookkeeping with business credit cards. Features include company spending reports and online reporting tools to easily track and monitor employee spending. Contact your Umpqua Bank Relationship Manager for details.

**BUSINESS FREE CHECKING**

Account number	9805844488	Beginning balance	\$22,394.76
Low balance	\$21,092.74	Deposits/Additions	\$3,806.38
Average balance	\$23,085.65	Withdrawals/Subtractions	\$2,719.58
Interest earned	\$0.00	Ending balance	\$23,481.56

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-07	Remote Capture Dep	1,890.80
12-15	Remote Capture Dep	1,528.31
12-27	Remote Capture Dep	387.27
<b>Total Other Deposits/ Additions</b>		<b>\$3,806.38</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
11-30	22,394.76	12-07	22,983.54	12-27	23,756.98
12-01	21,512.74	12-15	24,496.44	12-29	23,481.56
12-04	21,092.74	12-18	23,613.61	12-31	23,481.56

**Overdraft Fee Summary**

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

**Checks**

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
675	\$420.00	12-04	679	\$494.00	12-18
676	\$882.02	12-01	680	\$275.42	12-29
677	\$388.83	12-18	681	\$243.90	12-27
678	\$15.41	12-15			

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

Total Checks paid: 7 for **-\$2,719.58**

# Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 1/10/2018

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
12/1/2017	J4177	Journal : December Reserve contributi	882.02
			<b>882.02</b>

## Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/3/2018	J4228	Journal : January Reserve contribution	882.00
			<b>882.00</b>

## Summary

Previous Cleared Balance:	25,408.35
Selected Payments:	0.00
Selected Deposits:	882.02
<b>Reconciled Balance:</b>	<b>26,290.37</b>
Goal:	26,290.37
<b>Difference:</b>	<b>0.00</b>

Reconciled Balance	26,290.37
+ Uncleared Deposits	882.00
- Outstanding Checks	0.00
<b>Register Balance</b>	<b>27,172.37</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: November 30, 2017  
This statement: December 31, 2017

Improve cash flow, streamline accounts payable and simplify bookkeeping with business credit cards. Features include company spending reports and online reporting tools to easily track and monitor employee spending. Contact your Umpqua Bank Relationship Manager for details.

**BUSINESS FREE CHECKING**

Account number	9800551419	Beginning balance	\$25,408.35
Low balance	\$26,290.37	Deposits/Additions	\$882.02
Average balance	\$26,290.37	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$26,290.37

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-01	Remote Capture Dep	882.02
<b>Total Other Deposits/ Additions</b>		<b>\$882.02</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
11-30	25,408.35	12-01	26,290.37	12-31	26,290.37

**Overdraft Fee Summary**

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

**Checks**

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

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

—  
—  
—

**Lakeview Condo Owners Association  
2017 Management Fee**

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

**Monthly \$420.00**

**DECEMBER 2017**





# Lakeview Condo Owners Association

## 2017 Reserve Contribution

Monthly \$882.02

DECEMBER 2017





# Billing Statement

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

**Happy Holidays! We're here to serve you...**

**For policy questions or service, contact:**

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

**For billing questions, call:**

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

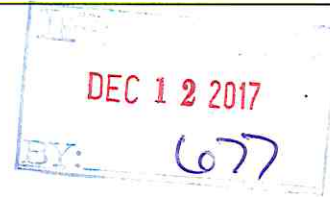


FOG00 001001 009872 0000 000000

**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, S.I.</i>	08/01/2017 to 08/01/2018 Active	\$43.75	\$306.25
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy <i>American Family Mutual Insurance Company, S.I.</i>	08/01/2017 to 08/01/2018 Active	\$343.08	\$2,401.56
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
<b>TOTALS</b>		<b>\$388.83</b>	<b>\$2,707.81</b>

Payment is due by **01/01/2018**. 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.

1



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

**Your Electricity Use**

Residential electric service meter 501493  
 In 32 days you used 43 kwh  
 Present reading - 12/05/17 12288  
 Previous reading - 11/03/17 - 12245  
**Total electric usage 43**  
 Your charge for 43 kwh is:  
 Basic service \$12.00  
 43 kwh @ 8.16 cents each 3.51  
 REP Credit @ 0.229 cents/kwh\* -0.10  
 Total electric service \$15.41  
**Your average daily cost was \$0.48**

**Total Cost This Billing**

Total electric service \$15.41  
**Total charges this billing \$15.41**

\* Residential Exchange Program Credit via BPA  
 When temperatures drop below freezing, open cabinet doors under  
 sinks to allow heat to circulate around uninsulated pipes and  
 around appliances near exterior walls to prevent them from  
 freezing.

**Account Summary**

Previous balance \$14.78  
 Payments - thank you  
 November 15 14.78CR  
 Balance forward 0.00  
 Current charges 15.41  
**Current balance \$15.41**

**Compare Your Use**

**ELECTRIC METER 501493**

SERVICE TO	DAYS	KWH USED	KWH/DAY
12/05/17	32	43	1
11/03/17	30	35	1
10/04/17	28	28	1
09/06/17	34	32	1
08/03/17	28	36	1
07/06/17	31	53	2
06/05/17	33	81	2
05/03/17	28	78	3
04/05/17	33	88	3
03/03/17	28	47	2
02/03/17	29	50	2
01/05/17	31	68	2
12/05/16	32	61	2
12/03/15	30	56	2

DEC 12 2017  
 BY: 678



P.O. Box 3855  
 Seattle, WA 98124-3855  
 (360) 750-5876  
 (360) 993-8800 SelfPay  
 (360) 750-7570 Fax  
 www.crwwd.com

# Billing Statement

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

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 11/1/2017 To 11/30/2017  
**BILLING DATE:** 11/30/2017  
  
**DUE DATE:** 12/29/2017

## SPECIAL MESSAGE

PLEASE TAKE NOTE, PO BOX 3855, Seattle, WA 98124 is the District's new mailing address. Effective December 11, 2017, payments received by mail or online banking must be sent to the new address! Please allow additional time for processing payments.

## CURRENT CHARGES

SEWER SERVICE	494.00
<b>TOTAL CURRENT CHARGES</b>	<b>494.00</b>

## 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  
 DEC 12 2017  
 BY: 679





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

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

ACCOUNT NO. 2010-976517  
 INVOICE NO. 14307659  
 STATEMENT DATE 12/01/17  
 DUE DATE 12/25/17  
 BILLING PERIOD 11/01/17 - 11/30/17

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

**INVOICE STATEMENT**

Date	Description	Amount
	Previous Balance	\$ 275.42
11/27/17	Payment Thank You!	\$ -275.42
	<b>Total Payments And Credits</b>	\$ -275.42
	<b>Service Location</b>	
	Acct #976517	
11/30/17	4Yd Cont 1X Weekly	\$ 211.39
	11/01/17-11/30/17	
11/30/17	Multi-Family Recycle	\$ 38.28
	11/01/17-11/30/17	
11/30/17	Perm Cont Rent 4Yd	\$ 16.73
	11/01/17-11/30/17	
	Refuse Tax 3.6%	\$ 7.61
	State Sales Tax 8.4%	\$ 1.41
	<b>Current Charges And Fees</b>	\$ 275.42
	<b>Total Due</b>	\$ 275.42

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

12 Each @ \$3.19

1 Each @ \$16.73



Our collection trucks run on schedule for all Holidays except - Thanksgiving Day, Christmas Day and New Years Day. Have a safe and Happy Holiday season!

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.



REC 12/14/17

Jave landscape  
8403 Ne St. Johns Rd #38  
Vancouver w  
# 597698

Bill to:  
Lakeview condos  
2102 Nw kelly Dr.  
Vancouver wa. 98665

Date of service: Monday 12/11/17

Month payment.....\$225

Sales tax.....18.90

Total.....\$243.90

For any questions contact 360-771-46-91

