

# Financial Statement

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

## ASSETS

Bank	
1092 Lakeview Condo Owners Association	21,597.47
1111 Reserve Account	
1093 Lakeview Condo Reserve	16,588.15
1111 Total Reserve Account	<u>16,588.15</u>
Total Bank	<u>38,185.62</u>
<b>TOTAL ASSETS</b>	<b><u>38,185.62</u></b>

## LIABILITIES & EQUITY

### Equity

Equity	
3001 Retained Earnings	18,419.34
3040 Reserve Account Equity	<u>16,588.15</u>
Total Equity	35,007.49

### Income

4000 HOA Dues	3,880.44
4050 Reserve Income	1,151.36
4200 Income	
4250 Violation Fees Income	704.48
4310 Maintenance & Repairs	40.00
4320 Garage Income	<u>75.00</u>
4200 Total Income	<u>819.48</u>
Total Income	5,851.28

### Expense

5000 Association Expenses	
5010 Management Fees	<u>400.00</u>
5000 Total Association Expenses	400.00
5200 Utilities	
5210 Electric	17.47
5240 Sewer	494.00
5260 Garbage	<u>276.02</u>
5200 Total Utilities	787.49
5400 Landscaping	
5410 Landscaping Contract	<u>243.90</u>
5400 Total Landscaping	243.90
5600 Insurance	
5610 Insurance	<u>359.74</u>
5600 Total Insurance	359.74
6700 Reserve Contribution	<u>882.02</u>
Total Expense	2,673.15
<b>Net Income (1/1/2017 - 1/31/2017)</b>	<b>3,178.13</b>

<b>Total Equity</b>	<b><u>38,185.62</u></b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>38,185.62</u></b>
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# General Ledger

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

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						0.00
01/03/2017	CHPAID	2440140241	Jared Benedict #1 Alloc to 'HOADUE' Ch date		144.10	144.10
01/03/2017	CHPAID	47467053	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	288.20
01/03/2017	CHPAID	48854996	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	406.70
01/05/2017	CHPAID	221	David & Jana Har #3 Alloc to 'HOADUE' Ch date		144.10	550.80
01/05/2017	CHPAID	221	David & Jana Har #10 Alloc to 'HOADUE' Ch date		147.60	698.40
01/05/2017	CHPAID	221	David & Jana Har #12 Alloc to 'HOADUE' Ch date		147.60	846.00
01/05/2017	CHPAID	163109765	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	999.21
01/09/2017	CHPAID	482779705	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	1,143.31
01/09/2017	CHPAID	1128	Kathy McClung #8 Alloc to 'HOADUE' Ch date		147.60	1,290.91
01/09/2017	CHPAID	4317	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	1,435.18
01/09/2017	CHPAID	4302	Joseph Stockmar #11 Alloc to 'HOADUE' Ch date		147.60	1,582.78
01/09/2017	CHPAID	4701	Robert Sonnes #4 Alloc to 'HOADUE' Ch date		144.10	1,726.88
01/09/2017	PPALOC	1128	Kathy McClung #8 Payment prealloc: HOADUE		1,623.60	3,350.48
01/13/2017	CHPAID	726936	Rhodes Investme #16 Alloc to 'HOADUE' Ch date		122.54	3,473.02
01/13/2017	CHPAID	726936	Rhodes Investme #19 Alloc to 'HOADUE' Ch date		93.28	3,566.30
01/13/2017	CHPAID	50958378	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date		161.28	3,727.58
01/13/2017	CHPAID	50958377	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	3,880.44
<b>Totals for HOA Dues</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 3,880.44</b>	<b>0.00</b>	<b>3,880.44</b>
4050 Reserve Income (Income)						0.00
01/03/2017	CHPAID	2440140241	Jared Benedict #1 Alloc to 'RI' Ch date: 12/1/		5.17	5.17
01/03/2017	CHPAID	2440140241	Jared Benedict #1 Alloc to 'RI' Ch date: 1/1/1'		38.19	43.36
01/03/2017	CHPAID	47467053	Davovia Marith #6 Alloc to 'RI' Ch date: 1/1/1'		43.83	87.19
01/03/2017	CHPAID	48854996	Matthew Cook #17 Alloc to 'RI' Ch date: 1/1/1'		36.04	123.23
01/05/2017	CHPAID	221	David & Jana Har #3 Alloc to 'RI' Ch date: 1/1/1'		43.83	167.06
01/05/2017	CHPAID	221	David & Jana Har #10 Alloc to 'RI' Ch date: 1/1/1'		44.89	211.95
01/05/2017	CHPAID	221	David & Jana Har #12 Alloc to 'RI' Ch date: 1/1/1'		44.89	256.84
01/05/2017	CHPAID	163109765	Juan Piedra #18 Alloc to 'RI' Ch date: 1/1/1'		46.60	303.44
01/09/2017	CHPAID	482779705	Heonia Chaschin #2 Alloc to 'RI' Ch date: 12/1/		40.00	343.44
01/09/2017	CHPAID	482779705	Heonia Chaschin #2 Alloc to 'RI' Ch date: 1/1/1'		3.83	347.27
01/09/2017	CHPAID	1128	Kathy McClung #8 Alloc to 'RI' Ch date: 1/1/1'		44.89	392.16
01/09/2017	CHPAID	4317	Israel Moshkovits #14 Alloc to 'RI' Ch date: 1/1/1'		43.88	436.04
01/09/2017	CHPAID	4302	Joseph Stockmar #11 Alloc to 'RI' Ch date: 1/1/1'		44.89	480.93
01/09/2017	CHPAID	4701	Robert Sonnes #4 Alloc to 'RI' Ch date: 1/1/1'		43.83	524.76
01/09/2017	PPALOC	1128	Kathy McClung #8 Payment prealloc: RI		493.79	1,018.55
01/13/2017	CHPAID	726936	Rhodes Investme #16 Alloc to 'RI' Ch date: 1/1/1'		37.27	1,055.82
01/13/2017	CHPAID	50958378	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 1/1/1'		49.05	1,104.87
01/13/2017	CHPAID	50958377	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 1/1/1'		46.49	1,151.36
<b>Totals for Reserve Income</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 1,151.36</b>	<b>0.00</b>	<b>1,151.36</b>
4200 Income : 4250 Violation Fees Income (Income)						0.00
01/03/2017	CHPAID	26265	Daniel & Heather #5 Alloc to 'VF' Ch date: 3/5/1		482.86	482.86
01/03/2017	CHPAID	26265	Daniel & Heather #5 Alloc to 'VF' Ch date: 3/5/1		17.14	500.00
01/09/2017	CHPAID	1127	Kathy McClung #8 Alloc to 'VF' Ch date: 12/2		100.00	600.00
01/13/2017	CHPAID	726936	Rhodes Investme #19 Alloc to 'VF' Ch date: 12/2.		104.48	704.48
<b>Totals for Violation Fees Income</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 704.48</b>	<b>0.00</b>	<b>704.48</b>
4200 Income : 4310 Maintenance & Repairs (Income)						0.00
01/09/2017	CHPAID	1127	Kathy McClung #8 Alloc to 'MR' Ch date: 6/21		40.00	40.00
<b>Totals for Maintenance &amp; Repairs</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 40.00</b>	<b>0.00</b>	<b>40.00</b>
4200 Income : 4320 Garage Income (Income)						0.00
01/09/2017	CHPAID	4701	Robert Sonnes #4 Alloc to 'GR' Ch date: 1/1/		75.00	75.00

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<b>Totals for Garage Income</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 75.00</b>	<b>0.00</b>	<b>75.00</b>
5000 Association Expenses : 5010 Management Fees (Expense)						
01/03/2017	CHECK	587	RPM Services Inc, Monthly Management Fee	400.00		400.00
<b>Totals for Management Fees</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 400.00</b>	<b>400.00</b>	<b>400.00</b>
5200 Utilities : 5210 Electric (Expense)						
01/10/2017	CHECK	592	Clark Public Utilities Monthly Electricity Acct# 7236-175	17.47		17.47
<b>Totals for Electric</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 17.47</b>	<b>17.47</b>	<b>17.47</b>
5200 Utilities : 5240 Sewer (Expense)						
01/10/2017	CHECK	591	Clark Regional Wastewater District Monthly Sewer Acct	494.00		494.00
<b>Totals for Sewer</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 494.00</b>	<b>494.00</b>	<b>494.00</b>
5200 Utilities : 5260 Garbage (Expense)						
01/10/2017	CHECK	593	Waste Connections Monthly Garbage 2010-976517	276.02		276.02
<b>Totals for Garbage</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 276.02</b>	<b>276.02</b>	<b>276.02</b>
5400 Landscaping : 5410 Landscaping Contract (Expense)						
01/10/2017	CHECK	589	Simple Lawns, LLC. Monthly Landscaping	243.90		243.90
<b>Totals for Landscaping Contract</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 243.90</b>	<b>243.90</b>	<b>243.90</b>
5600 Insurance : 5610 Insurance (Expense)						
01/10/2017	CHECK	590	American Family Insurance Policy #019-860-226-37	359.74		359.74
<b>Totals for Insurance</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 359.74</b>	<b>359.74</b>	<b>359.74</b>
6700 Reserve Contribution (Expense)						
01/03/2017	CHECK	588	Lakeview COA Monthly Reserve Contribution	882.02		882.02
<b>Totals for Reserve Contribution</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 882.02</b>	<b>882.02</b>	<b>882.02</b>
				<b>Totals:</b>	<b>2,673.15</b>	<b>5,851.28</b>

# Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2016-12/31/2016 (cash basis)

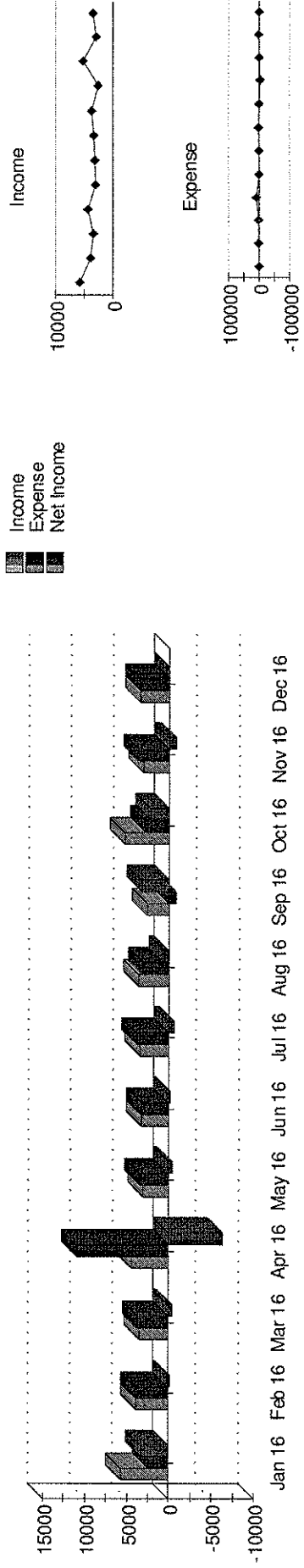
	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	TOTAL
<b>INCOME</b>													
4000 HOA Dues	4,572.05	3,062.01	2,268.04	3,069.13	1,493.83	2,178.13	2,081.70	2,646.97	1,699.93	3,761.16	2,198.72	2,216.33	31,198.00
4050 Reserve Income	931.72	837.30	746.29	971.75	657.57	883.25	714.70	791.87	746.52	1,152.59	617.38	697.76	9,748.70
4200 Income													
4210 Late Fees	0.00	0.00	0.00	100.00	0.00	50.00	0.00	0.00	0.00	200.00	0.00	0.00	350.00
4230 Legal Fees Income	118.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	143.00
4232 Delinquent Collections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	25.00
4250 Violation Fees Income	187.93	0.00	400.00	220.50	280.44	93.97	0.00	257.94	168.97	0.00	197.76	609.83	2,417.34
4310 Maintenance & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	640.00	0.00	0.00	40.00	0.00	0.00	680.00
4320 Garage Income	0.00	75.00	75.00	75.00	750.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	1,500.00
4200 Total Income	305.93	75.00	475.00	395.50	1,030.44	218.97	715.00	332.94	243.97	365.00	272.76	684.83	5,115.34
<b>TOTAL INCOME</b>	<b>5,809.70</b>	<b>3,974.31</b>	<b>3,489.33</b>	<b>4,436.38</b>	<b>3,181.84</b>	<b>3,280.35</b>	<b>3,461.40</b>	<b>3,771.78</b>	<b>2,690.42</b>	<b>5,278.75</b>	<b>3,088.86</b>	<b>3,598.92</b>	<b>46,062.04</b>
<b>EXPENSE</b>													
5000 Association Expenses													
5010 Management Fees	350.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,750.00
5020 Postage / Copies	0.00	24.40	0.00	0.00	0.00	10.50	0.00	0.00	0.00	0.00	12.75	6.45	54.10
5085 Website	0.00	0.00	0.00	0.00	0.00	0.00	14.95	0.00	0.00	0.00	0.00	0.00	14.95
5000 Total Association Expense	350.00	424.40	400.00	400.00	400.00	410.50	414.95	400.00	400.00	400.00	412.75	406.45	4,819.05
5100 Repairs & Maintenance													
5110 Roof Maint/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	319.78	0.00	0.00	319.78
5120 Gutter Clean/Maint.	0.00	379.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	767.00	1,146.40
5143 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,090.00	0.00	1,090.00
5150 Plumbing Repairs	0.00	162.60	0.00	7,769.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,931.63
5170 Dryer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	800.00
5100 Other Repairs & Mainte	0.00	325.00	650.40	0.00	173.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,148.84
5100 Total Repairs & Maintel	0.00	867.00	650.40	7,769.03	173.44	0.00	800.00	0.00	0.00	319.78	1,090.00	767.00	12,436.65
5200 Utilities													
5210 Electric	0.00	31.40	16.58	15.78	18.19	16.99	18.59	15.62	15.94	16.50	16.74	16.91	199.24
5240 Sewer	481.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	5,915.00
5260 Garbage	276.38	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	276.02	3,312.60
5200 Total Utilities	757.38	801.42	786.60	785.80	788.21	787.01	788.61	785.64	785.96	786.52	786.76	786.93	9,426.84
5300 General Expenses													
5301 Accounting	0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
5305 Legal	0.00	0.00	0.00	0.00	0.00	232.00	0.00	0.00	0.00	0.00	0.00	0.00	232.00
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00
5300 Total General Expense:	0.00	0.00	0.00	0.00	125.00	232.00	10.00	0.00	0.00	0.00	0.00	0.00	367.00
5400 Landscaping													
5410 Landscaping Contract	216.80	216.80	216.80	216.80	243.90	243.90	243.90	243.90	243.90	243.90	243.90	243.90	2,818.40
5400 Total Landscaping	216.80	216.80	216.80	216.80	243.90	243.90	243.90	243.90	243.90	243.90	243.90	243.90	2,818.40

	JAN 16	FEB 16	MAR 16	APR 16	MAY 16	JUN 16	JUL 16	AUG 16	SEP 16	OCT 16	NOV 16	DEC 16	TOTAL
5600 Insurance													
5610 Insurance	339.16	339.16	339.16	339.16	339.16	337.16	359.86	359.74	359.74	359.74	359.74	359.74	4,191.52
5600 Total Insurance	339.16	339.16	339.16	339.16	339.16	337.16	359.86	359.74	359.74	359.74	359.74	359.74	4,191.52
6700 Reserve Contribution	882.02	1,360.33	1,360.33	1,360.33	1,360.33	1,360.33	1,360.33	1,360.33	-2,466.15	882.02	882.02	882.02	10,584.24
<b>TOTAL EXPENSE</b>	<b>2,545.36</b>	<b>4,009.11</b>	<b>3,753.29</b>	<b>10,871.12</b>	<b>3,430.04</b>	<b>3,370.90</b>	<b>3,977.65</b>	<b>3,149.61</b>	<b>-676.55</b>	<b>2,991.96</b>	<b>3,775.17</b>	<b>3,446.04</b>	<b>44,643.70</b>

<b>NET INCOME</b>	<b>3,264.34</b>	<b>-34.80</b>	<b>-263.96</b>	<b>-6,434.74</b>	<b>-248.20</b>	<b>-90.55</b>	<b>-516.25</b>	<b>622.17</b>	<b>3,366.97</b>	<b>2,286.79</b>	<b>-686.31</b>	<b>152.88</b>	<b>1,418.34</b>
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**NET INCOME SUMMARY**

Income	5,809.70	3,974.31	3,489.33	4,436.38	3,181.84	3,280.35	3,461.40	3,771.78	2,690.42	5,278.75	3,088.86	3,598.92	46,062.04
Expense	-2,545.36	-4,009.11	-3,753.29	-10,871.12	-3,430.04	-3,370.90	-3,977.65	-3,149.61	676.55	-2,991.96	-3,775.17	-3,446.04	-44,643.70
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>3,264.34</b>	<b>-34.80</b>	<b>-263.96</b>	<b>-6,434.74</b>	<b>-248.20</b>	<b>-90.55</b>	<b>-516.25</b>	<b>622.17</b>	<b>3,366.97</b>	<b>2,286.79</b>	<b>-686.31</b>	<b>152.88</b>	<b>1,418.34</b>



Jan 16 Feb 16 Mar 16 Apr 16 May 16 Jun 16 Jul 16 Aug 16 Sep 16 Oct 16 Nov 16 Dec 16

# Budget Comparison

Properties: Lakeview COA

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

	Actual 1/1/17 - 1/31/17	Budget 1/17	\$ Change	% Change	Actual YTD 1/1/17 - 12/31/17	Budget YTD 1/17 - 12/17	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	3,880.44	0.00	3,880.44		4,422.12	0.00	4,422.12	
4050 Reserve Income	1,151.36	0.00	1,151.36		1,372.81	0.00	1,372.81	
4200 Income								
4250 Violation Fees Income	704.48	0.00	704.48		704.48	0.00	704.48	
4310 Maintenance & Repairs	40.00	0.00	40.00		40.00	0.00	40.00	
4320 Garage Income	75.00	0.00	75.00		575.00	0.00	575.00	
4200 Total Income	819.48	0.00	819.48		1,319.48	0.00	1,319.48	
<b>TOTAL INCOME</b>	<b>5,851.28</b>	<b>0.00</b>	<b>5,851.28</b>		<b>7,114.41</b>	<b>0.00</b>	<b>7,114.41</b>	
<b>EXPENSE</b>								
5000 Association Expenses								
5010 Management Fees	400.00	0.00	400.00		800.00	0.00	800.00	
5020 Postage / Copies	0.00	0.00	0.00		60.35	0.00	60.35	
5000 Total Association Expenses	400.00	0.00	400.00		860.35	0.00	860.35	
5200 Utilities								
5210 Electric	17.47	0.00	17.47		17.47	0.00	17.47	
5240 Sewer	494.00	0.00	494.00		494.00	0.00	494.00	
5260 Garbage	276.02	0.00	276.02		276.02	0.00	276.02	
5200 Total Utilities	787.49	0.00	787.49		787.49	0.00	787.49	
5400 Landscaping								
5410 Landscaping Contract	243.90	0.00	243.90		243.90	0.00	243.90	
5400 Total Landscaping	243.90	0.00	243.90		243.90	0.00	243.90	
5600 Insurance								
5610 Insurance	359.74	0.00	359.74		359.74	0.00	359.74	
5600 Total Insurance	359.74	0.00	359.74		359.74	0.00	359.74	
6700 Reserve Contribution	882.02	0.00	882.02		1,764.04	0.00	1,764.04	
<b>TOTAL EXPENSE</b>	<b>2,673.15</b>	<b>0.00</b>	<b>2,673.15</b>		<b>4,015.52</b>	<b>0.00</b>	<b>4,015.52</b>	
<b>NET INCOME</b>	<b>3,178.13</b>	<b>0.00</b>	<b>3,178.13</b>		<b>3,098.89</b>	<b>0.00</b>	<b>3,098.89</b>	
<b>NET INCOME SUMMARY</b>								
Income	5,851.28	0.00	5,851.28		7,114.41	0.00	7,114.41	
Expense	-2,673.15	0.00	-2,673.15		-4,015.52	0.00	-4,015.52	

	Actual 1/1/17 - 1/31/17	Budget 1/17	\$ Change	% Change	Actual YTD 1/1/17 - 12/31/17	Budget YTD 1/17 - 12/17	\$ Change	% Change
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>3,178.13</b>	<b>0.00</b>	<b>3,178.13</b>		<b>3,098.89</b>	<b>0.00</b>	<b>3,098.89</b>	



# Delinquency (Summary)

Properties: Lakeview COA  
As Of Tuesday January 31, 2017  
\* 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	5.64
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	3,314.74
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	677.47
King, Bobbi *	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	17,401.42
King, Bobbi	2053	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	6,887.25
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	100.00
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	500.00
<b>Total delinquent for property:</b>						<b>28,926.52</b>

## Report Summary

Customers: 8  
Percent Delinquent: 38.10%  
Delinquent Amount: 28,926.52

# Checks By Account

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

<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,	1/3/2017	587	Monthly Management	1/1/2017	January	Lakev	400.00
							<u>400.00</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilities	1/10/2017	592	Monthly Electricity Acct#	1/21/2017	7236-175-1	Lakev	17.47
							<u>17.47</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional	1/10/2017	591	Monthly Sewer	1/21/2017	016125-000	Lakev	494.00
							<u>494.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connections	1/10/2017	593	Monthly Garbage	1/21/2017	2010-976517	Lakev	276.02
							<u>276.02</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Simple Lawns, LLC.	1/10/2017	589	Monthly Landscaping	12/7/2016	5081	Lakev	243.90
							<u>243.90</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family	1/10/2017	590	Policy #019-860-226-37	1/21/2017	019-860-226-37	Lakev	359.74
							<u>359.74</u>
<b>6700 Reserve Contribution</b>							
Lakeview COA	1/3/2017	588	Monthly Reserve	1/1/2017	January	Lakev	882.02
							<u>882.02</u>
						<b>Total Amount:</b>	<b>2,673.15</b>

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 2/6/2017

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/5/2017	D7050	Bank deposit Deposit	1,802.65
1/16/2017	D7084	Bank deposit Deposit	4,048.63
			<u>5,851.28</u>

## Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/3/2017	587	RPM Services Inc,	400.00
1/3/2017	588	Lakeview COA	882.02
1/10/2017	589	Simple Lawns, LLC.	243.90
1/10/2017	590	American Family Insurance	359.74
1/10/2017	591	Clark Regional Wastewater District	494.00
1/10/2017	592	Clark Public Utilities	17.47
1/10/2017	593	Waste Connections	276.02
			<u>2,673.15</u>

## Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
2/3/2017	D7158	Bank deposit Deposit	1,263.13
			<u>1,263.13</u>

## Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
2/1/2017	594	RPM Services Inc,	460.35
2/1/2017	595	Lakeview COA	882.02
			<u>1,342.37</u>

## Summary

Previous Cleared Balance:	18,419.34
Selected Payments:	2,673.15
Selected Deposits:	5,851.28
<u>Reconciled Balance:</u>	<u>21,597.47</u>
Goal:	21,597.47
Difference:	0.00

Reconciled Balance	21,597.47
+ Uncleared Deposits	1,263.13
<u>- Outstanding Checks</u>	<u>1,342.37</u>
Register Balance	21,518.23



**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: December 31, 2016  
This statement: January 31, 2017

Please remember: The pricing on a few services will change Feb. 1. We recently sent you a letter detailing the changes. If you have any questions, please call us at 1-866-486-7782 or stop by an Umpqua store. Member FDIC

**BUSINESS FREE CHECKING**

Account number	9805844488	Beginning balance	\$18,419.34
Low balance	\$17,537.32	Deposits/Additions	\$5,851.28
Average balance	\$20,165.19	Withdrawals/Subtractions	\$2,673.15
Interest earned	\$0.00	Ending balance	\$21,597.47

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-05	Remote Capture Dep	1,802.65
01-17	Remote Capture Dep	4,048.63
<b>Total Other Deposits/ Additions</b>		<b>\$5,851.28</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12-31	18,419.34	01-06	18,939.97	01-20	21,597.47
01-03	17,537.32	01-17	22,611.39	01-31	21,597.47
01-05	19,339.97	01-18	21,873.49		

**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>
587	\$400.00	01-06	591	\$494.00	01-18
588	\$882.02	01-03	592	\$17.47	01-17
589	\$243.90	01-18	593	\$276.02	01-20
590	\$359.74	01-17			

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

Total Checks paid: 7 for **-\$2,673.15**

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

# Bank Reconciliation Report

Lakeview Condo Reserve  
Reconcile Date: 2/6/2017

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/3/2017	J3631	Journal : January Reserve Contributio	882.02
			<b>882.02</b>

## Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
2/1/2017	J3680	Journal : February Reserve Contributi	882.02
			<b>882.02</b>

## Summary

Previous Cleared Balance:	15,706.13
Selected Payments:	0.00
Selected Deposits:	882.02
<b>Reconciled Balance:</b>	<b>16,588.15</b>
Goal:	16,588.15
<b>Difference:</b>	<b>0.00</b>

<b>Reconciled Balance</b>	16,588.15
<b>+ Uncleared Deposits</b>	882.02
<b>- Outstanding Checks</b>	0.00
<b>Register Balance</b>	<b>17,470.17</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: December 31, 2016  
This statement: January 31, 2017

Please remember: The pricing on a few services will change Feb. 1. We recently sent you a letter detailing the changes. If you have any questions, please call us at 1-866-486-7782 or stop by an Umpqua store. Member FDIC

**BUSINESS FREE CHECKING**

Account number	9800551419	Beginning balance	\$15,706.13
Low balance	\$15,706.13	Deposits/Additions	\$882.02
Average balance	\$16,531.25	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$16,588.15

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-03	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>
12-31	15,706.13	01-03	16,588.15	01-31	16,588.15

**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**

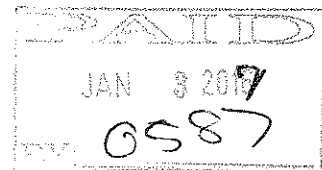
(\* Skip in check sequence, R-Check has been returned,+ Electronified check)  
Total Checks paid: 0 for **-\$0.00**

**Lakeview Condo Owners Association  
2017 Management Fee**

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

**Monthly \$400.00**

**JANUARY 2017**



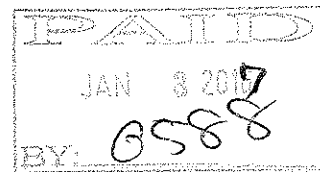


# Lakeview Condo Owners Association

## 2017 Reserve Contribution

Monthly \$882.02

**JANUARY 2017**



Simple Lawns, LLC  
9707 NE 54th St.  
Vancouver, WA 98662  
360-314-6947



Simple Lawns

Lakeview Condos  
5620 NE Gher Road  
Suite H  
Vancouver, WA 98662

PO #  
Invoice # 5081  
Invoice Date 12/30/2016

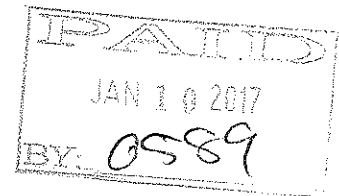
**Amount Due \$243.90**

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

Date	Description	Total
12/1/2016	December 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)





# 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

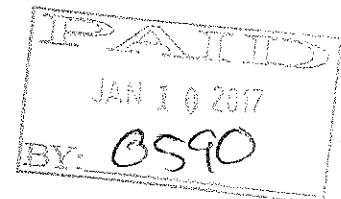
**For billing questions, call:**

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

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

Billed Item Description	Policy Term Policy Status	Minimum Due	Current Balance
Policy: 46X2-6104-02-76-CLDO-WA Directors & Officers <i>American Family Mutual Insurance Company</i>	08/01/2016 to 08/01/2017 Active	\$39.08	\$234.48
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy <i>American Family Mutual Insurance Company</i>	08/01/2016 to 08/01/2017 Active	\$318.66	\$1,911.96
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
<b>TOTALS</b>		<b>\$359.74</b>	<b>\$2,146.44</b>

Payment is due by **02/01/2017**. 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.





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

# Billing Statement

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 12/1/2016 To 12/31/2016  
**BILLING DATE:** 12/30/2016  
  
**DUE DATE:** 1/31/2017

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

## SPECIAL MESSAGE

Happy New Year! Go Green this year! Sign up to receive your billing statement by email by going to [www.crwwd.com](http://www.crwwd.com). Click on Pay Your Bill to register.

## CURRENT CHARGES

SEWER SERVICE	494.00
<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**  
 JAN 10 2017  
 BY: GS91





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

**Your Electricity Use**

Residential electric service meter 501493  
 In 31 days you used 68 kwh  
 Present reading - 01/05/17 11717  
 Previous reading - 12/05/16 - 11649  
**Total electric usage 68**  
 Your charge for 68 kwh is:  
 Basic service \$12.00  
 68 kwh @ 8.16 cents each 5.55  
 REP Credit @ 0.119 cents/kwh\* -0.08  
 Total electric service \$17.47  
**Your average daily cost was \$0.56**

**Total Cost This Billing**

Total electric service \$17.47  
**Total charges this billing \$17.47**

\* Residential Exchange Program Credit via BPA  
 If you're having trouble paying your electric bill, there are ways we can help with payment assistance. Visit our website or give us a call. We're available 24 hours a day, all year long at 360-992-3000.

**Account Summary**

Previous balance \$16.91  
 Payments - thank you  
 December 15 16.91CR  
 Balance forward 0.00  
 Current charges 17.47  
**Current balance \$17.47**

**Compare Your Use**

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
01/05/17	31	68	2
12/05/16	32	61	2
11/03/16	29	59	2
10/05/16	29	56	2
09/06/16	34	49	1
08/03/16	28	45	2
07/06/16	33	82	2
06/03/16	30	62	2
05/04/16	29	77	3
04/05/16	33	47	1
03/03/16	29	57	2
02/03/16	28	44	2
01/06/16	34	48	1
01/06/15	34	100	3

PAID  
 JAN 10 2017  
 BY: 0592



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

ACCOUNT NO. 2010-976517  
 INVOICE NO. 13498399  
 STATEMENT DATE 01/01/17  
 DUE DATE 01/25/17  
 BILLING PERIOD 12/01/16 - 12/31/16

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

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 276.02
12/20/16	Payment Thank You! 586	\$ -276.02
	<b>Total Payments And Credits</b>	<b>\$ -276.02</b>
	<b>Service Location Lakeview Condos Lic</b>	
	<b>Acct #976517 2102 Nw Kelley Dr</b>	
12/31/16	4Yd Cont 1X Weekly 12/01/16-12/31/16 1 Each @ \$211.39	\$ 211.39
12/31/16	Multi-Family Recycle 12/01/16-12/31/16 12 Each @ \$3.24	\$ 38.88
12/31/16	Perm Cont Rent 4Yd 12/01/16-12/31/16 1 Each @ \$16.73	\$ 16.73
	Refuse Tax 3.6%	\$ 7.61
	State Sales Tax 8.4%	\$ 1.41
	<b>Current Charges And Fees</b>	<b>\$ 276.02</b>
	<b>Total Due</b>	<b>\$ 276.02</b>

PAID  
 JAN 10 2017  
 BY: 6593

"Charges, payments or credits applied after the 25th of the month may not appear on this statement."



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.