

# Financial Statement

Properties: Lakeview COA  
Dates from 3/1/2017 to 3/31/2017 (cash basis)

## ASSETS

Bank	
1092 Lakeview Condo Owners Association	25,493.15
1111 Reserve Account	
1093 Lakeview Condo Reserve	18,352.19
1111 Total Reserve Account	<u>18,352.19</u>
Total Bank	<u>43,845.34</u>
<b>TOTAL ASSETS</b>	<b><u>43,845.34</u></b>

## LIABILITIES & EQUITY

### Equity

Equity	
3001 Retained Earnings	18,419.34
3040 Reserve Account Equity	<u>18,352.19</u>
Total Equity	36,771.53
<b>Net Income (1/1/2017 - 2/28/2017)</b>	5,390.95

### Income

4000 HOA Dues	3,095.62
4050 Reserve Income	794.10
4200 Income	
4250 Violation Fees Income	<u>500.00</u>
4200 Total Income	<u>500.00</u>
Total Income	4,389.72

### Expense

5000 Association Expenses	
5010 Management Fees	<u>440.00</u>
5000 Total Association Expenses	440.00
5200 Utilities	
5210 Electric	11.78
5240 Sewer	494.00
5260 Garbage	<u>275.42</u>
5200 Total Utilities	781.20
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	2,706.86
<b>Net Income (3/1/2017 - 3/31/2017)</b>	1,682.86

<b>Total Equity</b>	<u>43,845.34</u>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>43,845.34</u></b>
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# General Ledger

Properties: Lakeview COA  
Detail From 3/1/2017 to 3/31/2017 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						7,237.90
03/01/2017	CHPAID	2445977241	Jared Benedict #1 Alloc to 'HOADUE' Ch date		144.10	7,382.00
03/01/2017	CHPAID	164043291	Juan Piedra #18 Alloc to 'HOADUE' Ch date		153.21	7,535.21
03/01/2017	CHPAID	65376615	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	7,679.31
03/01/2017	PPALOC	26425	Daniel & Heather #5 Prepay from previous period	25.74		7,653.57
03/01/2017	PPALOC	2218	Debra Blizzard #7 Prepay from previous period	44.89		7,608.68
03/01/2017	PPALOC	451692640	Heonia Chaschin #2 Prepay from previous period	40.00		7,568.68
03/02/2017	CHPAID	26604	Daniel & Heather #5 Alloc to 'HOADUE' Ch date		144.10	7,712.78
03/06/2017	CHPAID	67226686	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	7,865.64
03/06/2017	CHPAID	67226687	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date		161.28	8,026.92
03/06/2017	CHPAID	67034551	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	8,145.42
03/06/2017	CHPAID	4787	Robert Sonnes #4 Alloc to 'HOADUE' Ch date		69.10	8,214.52
03/06/2017	PPALOC	4787	Robert Sonnes #4 Payment prealloc: HOADUE		75.00	8,289.52
03/06/2017	UNALOC	26634	Daniel & Heather #5 Unallocated prepay		25.74	8,315.26
03/09/2017	CHPAID	9993095	Rhodes Investme #16 Alloc to 'HOADUE' Ch date		122.54	8,437.80
03/09/2017	CHPAID	492532600	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	8,581.90
03/09/2017	CHPAID	4567	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	8,726.17
03/09/2017	CHPAID	4567	Joseph Stockmar #11 Alloc to 'HOADUE' Ch date		147.60	8,873.77
03/09/2017	CHPAID	223	David & Jana Har #3 Alloc to 'HOADUE' Ch date		144.10	9,017.87
03/09/2017	CHPAID	223	David & Jana Har #10 Alloc to 'HOADUE' Ch date		147.60	9,165.47
03/09/2017	CHPAID	223	David & Jana Har #12 Alloc to 'HOADUE' Ch date		147.60	9,313.07
03/15/2017	CHPAID	9993095	Rhodes Investme #19 Alloc to 'HOADUE' Ch date		105.52	9,418.59
03/15/2017	PPALOC	9993095	Rhodes Investme #19 Payment prealloc: HOADUE		46.12	9,464.71
03/27/2017	UNALOC	26800	Jared Benedict #1 Unallocated prepay		181.35	9,646.06
03/30/2017	PPALOC	2448973910	Jared Benedict #1 Payment prealloc: HOADUE		180.88	9,826.94
03/30/2017	PPALOC	26813	Daniel & Heather #5 Payment prealloc: HOADUE		25.74	9,852.68
03/30/2017	UNALOC	2448973910	Jared Benedict #1 Unallocated prepay		6.58	9,859.26
03/30/2017	UNALOC	26813	Daniel & Heather #5 Unallocated prepay		474.26	10,333.52
<b>Totals for HOA Dues</b>				<b>110.63</b>	<b>3,206.25</b>	<b>10,333.52</b>
				<b>Beg Bal: 7,237.90</b>	<b>Activity: 3,095.62</b>	
4050 Reserve Income (Income)						2,142.65
03/01/2017	CHPAID	2445977241	Jared Benedict #1 Alloc to 'RI' Ch date: 2/1/17		6.11	2,148.76
03/01/2017	CHPAID	2445977241	Jared Benedict #1 Alloc to 'RI' Ch date: 3/1/17		37.25	2,186.01
03/01/2017	CHPAID	164043291	Juan Piedra #18 Alloc to 'RI' Ch date: 3/1/17		46.60	2,232.61
03/01/2017	CHPAID	65376615	Davovia Marith #6 Alloc to 'RI' Ch date: 3/1/17		43.83	2,276.44
03/01/2017	PYALOC	2218	Debra Blizzard #7 Payment from previous period	44.89		2,321.33
03/01/2017	PYALOC	451692640	Heonia Chaschin #2 Payment from previous period	40.00		2,361.33
03/02/2017	CHPAID	26604	Daniel & Heather #5 Alloc to 'RI' Ch date: 9/1/16		43.83	2,405.16
03/06/2017	CHPAID	67226686	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 3/1/17		46.49	2,451.65
03/06/2017	CHPAID	67226687	Ed & Denny LLC #21 Alloc to 'RI' Ch date: 3/1/17		49.05	2,500.70
03/06/2017	CHPAID	67034551	Matthew Cook #17 Alloc to 'RI' Ch date: 3/1/17		36.04	2,536.74
03/06/2017	CHPAID	4787	Robert Sonnes #4 Alloc to 'RI' Ch date: 3/1/17		43.83	2,580.57
03/09/2017	CHPAID	9993095	Rhodes Investme #16 Alloc to 'RI' Ch date: 3/1/17		37.27	2,617.84
03/09/2017	CHPAID	492532600	Heonia Chaschin #2 Alloc to 'RI' Ch date: 2/1/17		40.00	2,657.84
03/09/2017	CHPAID	492532600	Heonia Chaschin #2 Alloc to 'RI' Ch date: 3/1/17		3.83	2,661.67
03/09/2017	CHPAID	4567	Israel Moshkovits #14 Alloc to 'RI' Ch date: 3/1/17		43.88	2,705.55
03/09/2017	CHPAID	4567	Joseph Stockmar #11 Alloc to 'RI' Ch date: 3/1/17		44.89	2,750.44
03/09/2017	CHPAID	223	David & Jana Har #3 Alloc to 'RI' Ch date: 3/1/17		43.83	2,794.27
03/09/2017	CHPAID	223	David & Jana Har #10 Alloc to 'RI' Ch date: 3/1/17		44.89	2,839.16
03/09/2017	CHPAID	223	David & Jana Har #12 Alloc to 'RI' Ch date: 3/1/17		44.89	2,884.05
03/15/2017	CHPAID	9993095	Rhodes Investme #19 Alloc to 'RI' Ch date: 3/1/17		46.12	2,930.17
03/27/2017	CHPAID	26800	Jared Benedict #1 Alloc to 'RI' Ch date: 3/1/17		6.58	2,936.75
<b>Totals for Reserve Income</b>				<b>0.00</b>	<b>794.10</b>	<b>2,936.75</b>
				<b>Beg Bal: 2,142.65</b>	<b>Activity: 794.10</b>	

4200 Income : 4210 Late Fees (Income)

75.00

Date	Type	Reference	Description	Debit	Credit	Balance
			No activity in the period			75.00
	<b>Totals for Late Fees</b>		<b>Beg Bal: 75.00      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      Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25.00</b>
4200 Income : 4250 Violation Fees Income (Income)						1,200.00
03/01/2017 PYALOC 26425		Daniel & Heather #5	Payment from previous pe		25.74	1,225.74
03/06/2017 CHPAID 26634		Daniel & Heather #5	Alloc to 'VF' Ch date: 3/1/1		474.26	1,700.00
	<b>Totals for Violation Fees Income</b>		<b>Beg Bal: 1,200.00      Activity: 500.00</b>	<b>0.00</b>	<b>500.00</b>	<b>1,700.00</b>
4200 Income : 4310 Maintenance & Repairs (Income)						40.00
			No activity in the period			40.00
	<b>Totals for Maintenance &amp; Repairs</b>		<b>Beg Bal: 40.00      Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>40.00</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      Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>75.00</b>
5000 Association Expenses : 5010 Management Fees (Expense)						800.00
03/01/2017 CHECK 601		RPM Services Inc,	Monthly Management Fee - march	440.00		1,240.00
	<b>Totals for Management Fees</b>		<b>Beg Bal: 800.00      Activity: 440.00</b>	<b>440.00</b>	<b>0.00</b>	<b>1,240.00</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      Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60.35</b>
5200 Utilities : 5210 Electric (Expense)						33.49
03/08/2017 CHECK 603		Clark Public Utilities	Monthly Electricity Acct# 7236-175	11.78		45.27
	<b>Totals for Electric</b>		<b>Beg Bal: 33.49      Activity: 11.78</b>	<b>11.78</b>	<b>0.00</b>	<b>45.27</b>
5200 Utilities : 5240 Sewer (Expense)						988.00
03/08/2017 CHECK 604		Clark Regional Wastewater District	Monthly Sewer Accl	494.00		1,482.00
	<b>Totals for Sewer</b>		<b>Beg Bal: 988.00      Activity: 494.00</b>	<b>494.00</b>	<b>0.00</b>	<b>1,482.00</b>
5200 Utilities : 5260 Garbage (Expense)						551.44
03/08/2017 CHECK 606		Waste Connections	Monthly Garbage 2010-976517	275.42		826.86
	<b>Totals for Garbage</b>		<b>Beg Bal: 551.44      Activity: 275.42</b>	<b>275.42</b>	<b>0.00</b>	<b>826.86</b>
5400 Landscaping : 5410 Landscaping Contract (Expense)						487.80
03/08/2017 CHECK 605		Simple Lawns, LLC.	Monthly Landscaping	243.90		731.70
	<b>Totals for Landscaping Contract</b>		<b>Beg Bal: 487.80      Activity: 243.90</b>	<b>243.90</b>	<b>0.00</b>	<b>731.70</b>
5600 Insurance : 5610 Insurance (Expense)						719.48
03/21/2017 CHECK 607		American Family Insurance	Policy #019-860-226-37	359.74		1,079.22
	<b>Totals for Insurance</b>		<b>Beg Bal: 719.48      Activity: 359.74</b>	<b>359.74</b>	<b>0.00</b>	<b>1,079.22</b>
6700 Reserve Contribution (Expense)						1,764.04
03/01/2017 CHECK 602		Lakeview COA	Monthly Reserve Contribution	882.02		2,646.06
	<b>Totals for Reserve Contribution</b>		<b>Beg Bal: 1,764.04      Activity: 882.02</b>	<b>882.02</b>	<b>0.00</b>	<b>2,646.06</b>
				<b>Totals:</b>	<b>2,817.49</b>	<b>4,500.35</b>

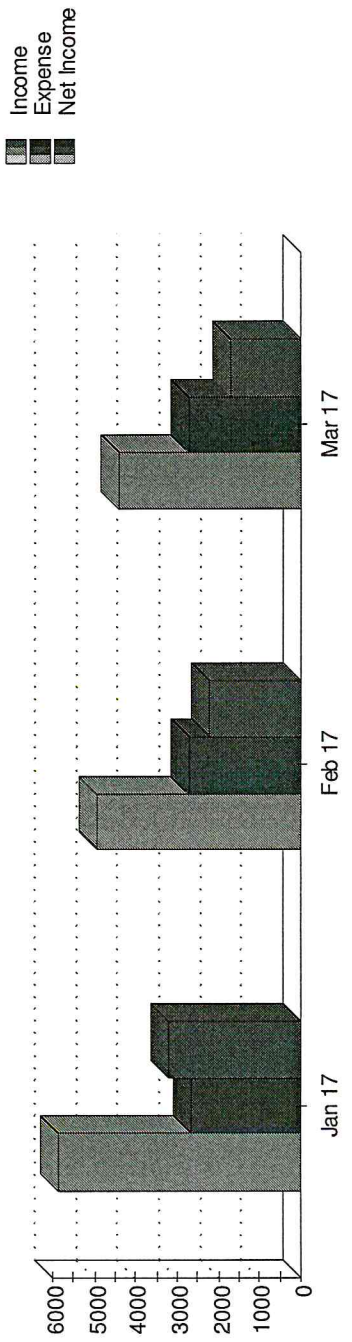
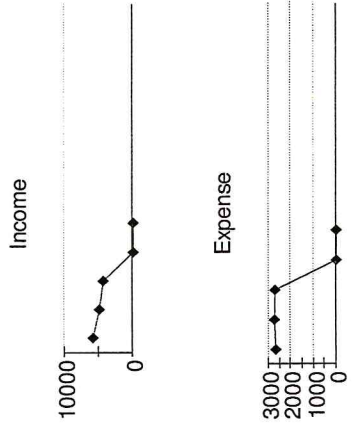
# Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2017-3/31/2017 (cash basis)

	JAN 17	FEB 17	MAR 17	TOTAL
<b>INCOME</b>				
4000 HOA Dues	3,920.71	3,317.19	3,095.62	10,333.52
4050 Reserve Income	1,215.57	927.08	794.10	2,936.75
4200 Income				
4210 Late Fees	0.00	75.00	0.00	75.00
4232 Delinquent Collections Income	0.00	25.00	0.00	25.00
4250 Violation Fees Income	600.00	600.00	500.00	1,700.00
4310 Maintenance & Repairs	40.00	0.00	0.00	40.00
4320 Garage Income	75.00	0.00	0.00	75.00
4200 Total Income	715.00	700.00	500.00	1,915.00
<b>TOTAL INCOME</b>	<b>5,851.28</b>	<b>4,944.27</b>	<b>4,389.72</b>	<b>15,185.27</b>
<b>EXPENSE</b>				
5000 Association Expenses				
5010 Management Fees	400.00	400.00	440.00	1,240.00
5020 Postage / Copies	0.00	60.35	0.00	60.35
5000 Total Association Expenses	400.00	460.35	440.00	1,300.35
5200 Utilities				
5210 Electric	17.47	16.02	11.78	45.27
5240 Sewer	494.00	494.00	494.00	1,482.00
5260 Garbage	276.02	275.42	275.42	826.86
5200 Total Utilities	787.49	785.44	781.20	2,354.13
5400 Landscaping				
5410 Landscaping Contract	243.90	243.90	243.90	731.70
5400 Total Landscaping	243.90	243.90	243.90	731.70
5600 Insurance				
5610 Insurance	359.74	359.74	359.74	1,079.22
5600 Total Insurance	359.74	359.74	359.74	1,079.22
6700 Reserve Contribution	882.02	882.02	882.02	2,646.06
<b>TOTAL EXPENSE</b>	<b>2,673.15</b>	<b>2,731.45</b>	<b>2,706.86</b>	<b>8,111.46</b>
<b>NET INCOME</b>	<b>3,178.13</b>	<b>2,212.82</b>	<b>1,682.86</b>	<b>7,073.81</b>

	JAN 17	FEB 17	MAR 17	TOTAL
<b>NET INCOME SUMMARY</b>				
Income	5,851.28	4,944.27	4,389.72	15,185.27
Expense	-2,673.15	-2,731.45	-2,706.86	-8,111.46
Other Inc/Exp	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>7,073.81</b>



# Budget Comparison

Properties: Lakeview COA

Comparison Periods: 3/1/17 - 3/31/17 and 1/1/17 - 12/31/17 (cash basis)

	Actual 3/1/17 - 3/31/17	Budget 3/17	\$ Change	% Change	Actual YTD 1/1/17 - 12/31/17	Budget YTD 1/17 - 12/17	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	3,095.62	2,900.00	195.62	6.7%	10,205.50	34,800.00	-24,594.50	-70.7%
4050 Reserve Income	794.10	882.00	-87.90	-10.0%	3,107.05	10,584.00	-7,476.95	-70.6%
4200 Income								
4210 Late Fees	0.00	0.00	0.00		75.00	0.00	75.00	
4232 Delinquent Collections Income	0.00	0.00	0.00		25.00	0.00	25.00	
4250 Violation Fees Income	500.00	0.00	500.00		2,200.00	0.00	2,200.00	
4310 Maintenance & Repairs	0.00	0.00	0.00		40.00	0.00	40.00	
4320 Garage Income	0.00	75.00	-75.00	-100.0%	75.00	900.00	-825.00	-91.7%
4200 Total Income	500.00	75.00	425.00	566.7%	2,415.00	900.00	1,515.00	168.3%
<b>TOTAL INCOME</b>	<b>4,389.72</b>	<b>3,857.00</b>	<b>532.72</b>	<b>13.8%</b>	<b>15,727.55</b>	<b>46,284.00</b>	<b>-30,556.45</b>	<b>-66.0%</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	440.00	420.00	20.00	4.8%	1,660.00	5,040.00	-3,380.00	-67.1%
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		60.35	0.00	60.35	
5000 Total Association Expenses	440.00	453.33	-13.33	-2.9%	1,720.35	5,440.00	-3,719.65	-68.4%
5100 Repairs & Maintenance								
5190 Misc. Building Maint.	0.00	416.67	-416.67	-100.0%	0.00	5,000.00	-5,000.00	-100.0%
5100 Total Repairs & Maintenance	0.00	416.67	-416.67	-100.0%	0.00	5,000.00	-5,000.00	-100.0%
5200 Utilities								
5210 Electric	11.78	20.83	-9.05	-43.4%	45.27	250.00	-204.73	-81.9%
5240 Sewer	494.00	433.33	60.67	14.0%	1,482.00	5,200.00	-3,718.00	-71.5%
5260 Garbage	275.42	300.00	-24.58	-8.2%	826.86	3,600.00	-2,773.14	-77.0%
5200 Total Utilities	781.20	754.16	27.04	3.6%	2,354.13	9,050.00	-6,695.87	-74.0%
5300 General Expenses								
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	200.00	-200.00	-100.0%
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%	731.70	3,000.00	-2,268.30	-75.6%
5400 Total Landscaping	243.90	250.00	-6.10	-2.4%	731.70	3,000.00	-2,268.30	-75.6%
5600 Insurance								

	Actual 3/1/17 - 3/31/17	Budget 3/17	\$ Change	% Change	Actual YTD 1/1/17 - 12/31/17	Budget YTD 1/17 - 12/17	\$ Change	% Change
5610 Insurance	359.74	291.67	68.07	23.3%	1,079.22	3,500.00	-2,420.78	-69.2%
5600 Total Insurance	359.74	291.67	68.07	23.3%	1,079.22	3,500.00	-2,420.78	-69.2%
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0%	0.00	500.00	-500.00	-100.0%
6500 Unbudgeted Expense	0.00	208.33	-208.33	-100.0%	0.00	2,500.00	-2,500.00	-100.0%
6700 Reserve Contribution	882.02	1,360.33	-478.31	-35.2%	3,528.08	16,324.00	-12,795.92	-78.4%
<b>TOTAL EXPENSE</b>	<b>2,706.86</b>	<b>3,876.99</b>	<b>-1,170.13</b>	<b>-30.2%</b>	<b>9,413.48</b>	<b>46,524.00</b>	<b>-37,110.52</b>	<b>-79.8%</b>
<b>NET INCOME</b>	<b>1,682.86</b>	<b>-19.99</b>	<b>1,702.85</b>	<b>8518.5%</b>	<b>6,314.07</b>	<b>-240.00</b>	<b>6,554.07</b>	<b>2730.9%</b>
<b>NET INCOME SUMMARY</b>								
Income	4,389.72	3,857.00	532.72	13.8%	15,727.55	46,284.00	-30,556.45	-66.0%
Expense	-2,706.86	-3,876.99	1,170.13	-30.2%	-9,413.48	-46,524.00	37,110.52	-79.8%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>1,682.86</b>	<b>-19.99</b>	<b>1,702.85</b>	<b>-8518.5%</b>	<b>6,314.07</b>	<b>-240.00</b>	<b>6,554.07</b>	<b>-2730.9%</b>



# Delinquency (Summary)

Properties: Lakeview COA

As Of Friday March 31, 2017

\* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
<b>Lakeview COA</b>						
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	40.00
Dickau, Daniel & Heathers	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	375.86
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	217.49
King, Bobbi *	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	17,401.42
King, Bobbi	2053	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	7,516.75
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	500.00
<b>Total delinquent for property:</b>						<b>26,251.52</b>

## Report Summary

Customers: 7  
Percent Delinquent: 33.33%  
Delinquent Amount: 26,251.52

See attached  
note

4/11/2017

RE: Dickau #5 account

I cannot "manipulate" this delinquency report, to take #5 off.

He is not delinquent, but I am waiting for some final payment from Vial's office to be applied to his account.

I will keep you posted when we get the payments and payments posted.

Prior to receiving the paperwork on the settlement for this account, I had forwarded payments that Premier Properties had send to us for his HOA payments to Vial's office.

# Checks By Account

Properties: Lakeview COA  
Checks between 3/1/2017 and 3/31/2017

<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,	3/1/2017	601	Monthly Management	5/7/2017	March	Lakev	440.00
							<u>440.00</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilities	3/8/2017	603	Monthly Electricity Acct#	3/21/2017	7236-175-1	Lakev	11.78
							<u>11.78</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional	3/8/2017	604	Monthly Sewer	3/21/2017	016125-000	Lakev	494.00
							<u>494.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connections	3/8/2017	606	Monthly Garbage	3/21/2017	2010-976517	Lakev	275.42
							<u>275.42</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Simple Lawns, LLC.	3/8/2017	605	Monthly Landscaping	2/7/2017	5395	Lakev	243.90
							<u>243.90</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family	3/21/2017	607	Policy #019-860-226-37	3/21/2017	019-860-226-37	Lakev	359.74
							<u>359.74</u>
<b>6700 Reserve Contribution</b>							
Lakeview COA	3/1/2017	602	Monthly Reserve	5/28/2017	March	Lakev	882.02
							<u>882.02</u>
						<b>Total Amount:</b>	<b>2,706.86</b>

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 4/10/2017

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
3/7/2017	D7294	Bank deposit Deposit	2,015.28
3/15/2017	D7316	Bank deposit Deposit	1,499.05
3/30/2017	D7381	Bank deposit Deposit	875.39
			<u>4,389.72</u>

## Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
3/1/2017	601	RPM Services Inc,	440.00
3/1/2017	602	Lakeview COA	882.02
3/8/2017	603	Clark Public Utilities	11.78
3/8/2017	604	Clark Regional Wastewater District	494.00
3/8/2017	605	Simple Lawns, LLC.	243.90
3/8/2017	606	Waste Connections	275.42
3/21/2017	607	American Family Insurance	359.74
			<u>2,706.86</u>

## Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
4/5/2017	D7414	Bank deposit Deposit	542.28
			<u>542.28</u>

## Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
4/3/2017	608	Lakeview COA	882.02
4/3/2017	609	RPM Services Inc,	420.00
			<u>1,302.02</u>

## Summary

Previous Cleared Balance:	23,810.29
Selected Payments:	2,706.86
Selected Deposits:	4,389.72
<u>Reconciled Balance:</u>	<u>25,493.15</u>
Goal:	25,493.15
Difference:	0.00

Reconciled Balance	25,493.15
+ Uncleared Deposits	542.28
<u>- Outstanding Checks</u>	<u>1,302.02</u>
Register Balance	24,733.41



**UMPQUA**  
B · A · N · K

March 31, 2017 Page: 1 of 2



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: February 28, 2017  
This statement: March 31, 2017

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	\$23,810.29
Low balance	\$22,928.27	Deposits/Additions	\$4,389.72
Average balance	\$24,449.09	Withdrawals/Subtractions	\$2,706.86
Interest earned	\$0.00	Ending balance	\$25,493.15

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-07	Remote Capture Dep	2,015.28
03-15	Remote Capture Dep	1,499.05
03-30	Remote Capture Dep	875.39
<b>Total Other Deposits/ Additions</b>		<b>\$4,389.72</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-28	23,810.29	03-10	24,491.77	03-17	24,977.50
03-01	22,928.27	03-14	23,753.87	03-27	24,617.76
03-07	24,503.55	03-15	25,252.92	03-30	25,493.15
				03-31	25,493.15

**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**

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
601	\$440.00	03-07	605	\$243.90	03-14
602	\$882.02	03-01	606	\$275.42	03-17
603	\$11.78	03-10	607	\$359.74	03-27
604	\$494.00	03-14			

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

Total Checks paid: 7 for **-\$2,706.86**

—  
—  
—

# Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 4/10/2017

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
3/1/2017	J3723	Journal : March Reserve Contribution	882.02
			<b>882.02</b>

## Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
4/3/2017	J3791	Journal : April Reserve Contribution	882.02
			<b>882.02</b>

## Summary

Previous Cleared Balance:	17,470.17
Selected Payments:	0.00
Selected Deposits:	882.02
<b>Reconciled Balance:</b>	<b>18,352.19</b>
Goal:	18,352.19
<b>Difference:</b>	<b>0.00</b>

<b>Reconciled Balance</b>	18,352.19
<b>+ Uncleared Deposits</b>	882.02
<b>- Outstanding Checks</b>	0.00
<b>Register Balance</b>	<b>19,234.21</b>



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

Customer Service:  
1-866-486-7782

Last statement: February 28, 2017  
This statement: March 31, 2017

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	\$17,470.17
Low balance	\$18,352.19	Deposits/Additions	\$882.02
Average balance	\$18,352.19	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$18,352.19

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-01	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>
02-28	17,470.17	03-01	18,352.19	03-31	18,352.19

**Overdraft Fee Summary**

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

**Checks**

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

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



**Lakeview Condo Owners Association  
2017 Management Fee**

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

**Monthly \$400.00**

**MARCH 2017**



*Prorates -*

*Jan + 26<sup>cc</sup>  
Feb + 20<sup>cc</sup>*

---

*448<sup>cc</sup>*

*per Dana*

## Cindy Hammond

---

**To:** Danovia Marith  
**Subject:** RE: Lakeview - increase in management fees

Thank you

---

**From:** Danovia Marith [<mailto:dmarith@gmail.com>]  
**Sent:** Tuesday, February 14, 2017 1:56 PM  
**To:** Cindy Hammond  
**Subject:** Re: Lakeview - increase in management fees

Yes that is fine.

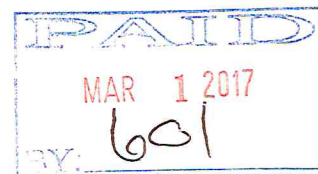
Thank you.  
Dano

On Feb 14, 2017, at 1:45 PM, Cindy Hammond <[rpms@rpmservice.net](mailto:rpms@rpmservice.net)> wrote:

Dano – do I have your approval to prorate Jan and Feb management fees – they were both paid at \$400.00 – should I prorate March for \$420.00, plus \$40.00?  
Not sure if that is allowed, so wanted to run it by you  
Thanks

***PLEASE NOTE OUR NEW EMAIL ADDRESS: [rpms@rpmservice.net](mailto:rpms@rpmservice.net)***

Regards,  
Cindy Hammond  
Bookkeeping  
RPM Service, Inc.  
5620 NE Gher Rd #H  
Vancouver, Wa 98662  
Phone: 360 693-6260  
Fax: 360 693-6491  
[rpms@rpmservice.net](mailto:rpms@rpmservice.net)



# Lakeview Condo Owners Association

## 2017 Reserve Contribution

Monthly \$882.02

MARCH 2017





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

**Your Electricity Use**

Residential electric service meter 501493  
 In 28 days you used 47 kwh  
 Present reading - 03/03/17 11814  
 Previous reading - 02/03/17 - 11767  
**Total electric usage 47**  
 Your charge for 47 kwh is:  
 Basic service \$12.00  
 47 kwh @ 8.16 cents each 3.84  
 REP Credit @ 0.119 cents/kwh\* -0.06  
 Bill credit -4.00  
 Total electric service \$11.78  
**Your average daily cost was \$0.42**

**Total Cost This Billing**

Total electric service \$11.78  
**Total charges this billing \$11.78**

\* Residential Exchange Program Credit via BPA

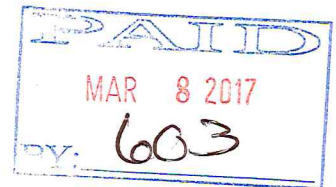
To ease the hardship of high winter heating bills due to extremely cold weather, utility commissioners approved a one-time credit on your March bill. Refer to the Currents newsletter for more information.

**Account Summary**

Previous balance \$16.02  
 Payments - thank you 16.02CR  
 February 14 0.00  
 Balance forward 11.78  
**Current charges \$11.78**  
**Current balance \$11.78**

**Compare Your Use**

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
03/03/17	28	47	2
02/03/17	29	50	2
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
03/04/15	28	60	2





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:** 2/1/2017 To 2/28/2017  
**BILLING DATE:** 2/28/2017  
  
**DUE DATE:** 3/31/2017

## SPECIAL MESSAGE

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

## CURRENT CHARGES

SEWER SERVICE 494.00

**TOTAL CURRENT CHARGES 494.00**

## BILL SUMMARY

PREVIOUS BALANCE 494.00  
 PAYMENTS -494.00  
 ADJUSTMENTS 0.00  
 MISCELLANEOUS 0.00  
 FINANCE CHARGE 0.00  
 LIEN INTEREST 0.00  
 CURRENT CHARGES 494.00

**TOTAL AMOUNT DUE 494.00**



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 # 5395  
Invoice Date 2/28/2017

**Amount Due \$243.90**

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

Date	Description	Total
2/1/2017	February 2017 Invoice	225.00
<b>Terms</b>	Payment due in 15 days	
<b>For</b>	2102 NW Kelly Dr., Vancouver WA 98665	
	<b>Subtotal</b>	225.00
	<b>Sales Tax</b>	18.90
	<b>Total</b>	243.90
	<b>Amount Due</b>	<b>\$243.90</b>

Simple Lawns Thanks you for your Business!  
If you have any questions or concerns, please email us at: [info@simplelawnguy.com](mailto:info@simplelawnguy.com).

For your convenience you can pay online through our website at : [simplelawnguy.com](http://simplelawnguy.com)





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

ACCOUNT NO. 2010-976517  
INVOICE NO. 13641597  
STATEMENT DATE 02/28/17  
DUE DATE 03/25/17  
BILLING PERIOD 02/01/17 - 02/28/17

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
	<b>Previous Balance</b>	\$ 275.42
02/20/17	Payment Thank You! 600	\$ -275.42
	<b>Total Payments And Credits</b>	\$ -275.42
	<b>Service Location</b> Lakeview Condos Llc	
	<b>Acct #976517</b> 2102 Nw Kelley Dr	
02/28/17	4Yd Cont 1X Weekly 1 Each @ \$211.39	\$ 211.39
02/28/17	Multi-Family Recycle 12/01/17-02/28/17 12 Each @ \$3.19	\$ 38.28
02/28/17	Perm Cont Rent 4Yd 02/01/17-02/28/17 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>	\$ 275.42
	<b>Total Due</b>	\$ 275.42



"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.





# Billing Statement

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

Thanks for your business! We're here to serve you...

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

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

**For billing questions, call:**

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



FOG00 001001 016055 0000 00000

Itemized Bill Detail for Account Number: 019-860-226-37				
Billed Item	Policy Term	Minimum	Current	
Description	Policy Status	Due	Balance	
Policy: 46X2-6104-02-76-CLDO-WA Directors & Officers <i>American Family Mutual Insurance Company</i>	08/01/2016 to 08/01/2017 Active	\$39.08	\$156.32	
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	\$1,274.64	
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00	
<b>TOTALS</b>		<b>\$359.74</b>	<b>\$1,430.96</b>	

Payment is due by **04/01/2017**. To pay now, visit [www.amfam.com](http://www.amfam.com) or call **1-866-424-8002**.

Printed on 30% recycled paper



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.