# Financial Statement

Properties: Lakeview COA

*Dates from 11/1/2017 to 11/30/2017 (cash basis)*

| | |
|---|---|
| **ASSETS** | |
| Bank | |
| 1092 Lakeview Condo Owners Association | 22,394.76 |
| 1111 Reserve Account | |
| 1093 Lakeview Condo Reserve | 25,408.35 |
| 1111 Total Reserve Account | 25,408.35 |
| Total Bank | 47,803.11 |
| **TOTAL ASSETS** | **47,803.11** |
| **LIABILITIES & EQUITY** | |
| **Equity** | |
| Equity | |
| 3001 Retained Earnings | 18,419.34 |
| 3040 Reserve Account Equity | 25,408.35 |
| Total Equity | 43,827.69 |
| **Net Income (1/1/2017 - 10/31/2017)** | 5,116.49 |
| Income | |
| 4000 HOA Dues | 1,945.47 |
| 4050 Reserve Income | 700.92 |
| Total Income | 2,646.39 |
| Expense | |
| 5000 Association Expenses | |
| 5010 Management Fees | 420.00 |
| 5000 Total Association Expenses | 420.00 |
| 5100 Repairs & Maintenance | |
| 5110 Roof Maint/Repair | 540.00 |
| 5100 Other Repairs & Maintenance | 67.73 |
| 5100 Total Repairs & Maintenance | 607.73 |
| 5200 Utilities | |
| 5210 Electric | 14.78 |
| 5240 Sewer | 494.00 |
| 5260 Garbage | 275.42 |
| 5200 Total Utilities | 784.20 |
| 5400 Landscaping | |
| 5410 Landscaping Contract | 243.90 |
| 5420 Landscaping Improvements | 460.78 |
| 5400 Total Landscaping | 704.68 |
| 5600 Insurance | |
| 5610 Insurance | 388.83 |
| 5600 Total Insurance | 388.83 |
| 6700 Reserve Contribution | 882.02 |
| Total Expense | 3,787.46 |
| **Net Income (11/1/2017 - 11/30/2017)** | -1,141.07 |
| **Total Equity** | 47,803.11 |

| | |
|---|---|
| **TOTAL LIABILITIES & EQUITY** | **47,803.11** |

# General Ledger

Properties: Lakeview COA

*Detail From 11/1/2017 to 11/30/2017 (cash basis)*

| Date | Type | Reference | Description | | Debit | Credit | Balance |
|---|---|---|---|---|---|---|---|
| 4000 HOA Dues (Income) | | | | | | | 27,504.78 |
| 11/01/2017 | CHPAID | 2469823988 | Jared Benedict #1 | Alloc to 'HOADUE' Ch dat | | 144.10 | 27,648.88 |
| 11/01/2017 | CHPAID | 42666169 | Davovia Marith #6 | Alloc to 'HOADUE' Ch dat | | 144.10 | 27,792.98 |
| 11/01/2017 | CHPAID | 1008 | Joseph/Kerri Stoc #11 | Alloc to 'HOADUE' Ch dat | | 147.60 | 27,940.58 |
| 11/01/2017 | CHPAID | 269 | David & Jana Har #3 | Alloc to 'HOADUE' Ch dat | | 144.10 | 28,084.68 |
| 11/01/2017 | CHPAID | 269 | David & Jana Har #10 | Alloc to 'HOADUE' Ch dat | | 147.60 | 28,232.28 |
| 11/01/2017 | CHPAID | 269 | David & Jana Har #12 | Alloc to 'HOADUE' Ch dat | | 147.60 | 28,379.88 |
| 11/01/2017 | PPALOC | 28113 | Daniel & Heather #5 | Prepay from previous peri | 43.83 | | 28,336.05 |
| 11/01/2017 | PPALOC | 1128 | Kathy McClung #8 | Prepay from previous peri | 44.89 | | 28,291.16 |
| 11/06/2017 | CHPAID | 44247571 | Matthew Cook #17 | Alloc to 'HOADUE' Ch dat | | 118.50 | 28,409.66 |
| 11/06/2017 | PPALOC | 5314 | Robert Sonnes #4 | Payment prealloc: HOADL | | 144.10 | 28,553.76 |
| 11/08/2017 | CHPAID | 532498471 | Heonia Chaschin #2 | Alloc to 'HOADUE' Ch dat | | 144.10 | 28,697.86 |
| 11/08/2017 | PPALOC | 269 | David & Jana Har #12 | Payment prealloc: HOADL | | 19.80 | 28,717.66 |
| 11/10/2017 | CHPAID | 45439629 | Ed & Denny LLC #20 | Alloc to 'HOADUE' Ch dat | | 152.86 | 28,870.52 |
| 11/10/2017 | CHPAID | 45439630 | Ed & Denny LLC. #21 | Alloc to 'HOADUE' Ch dat | | 161.28 | 29,031.80 |
| 11/10/2017 | CHPAID | 47313694 | Rhodes Investme #16 | Alloc to 'HOADUE' Ch dat | | 122.54 | 29,154.34 |
| 11/10/2017 | CHPAID | 5585 | Israel Moshkovits #14 | Alloc to 'HOADUE' Ch dat | | 144.27 | 29,298.61 |
| 11/10/2017 | CHPAID | 47313694 | Rhodes Investme #19 | Alloc to 'HOADUE' Ch dat | | 151.64 | 29,450.25 |
| **Totals for HOA Dues** | | | **Beg Bal: 27,504.78** | **Activity: 1,945.47** | **88.72** | **2,034.19** | **29,450.25** |
| 4050 Reserve Income (Income) | | | | | | | 8,322.81 |
| 11/01/2017 | CHPAID | 2469823988 | Jared Benedict #1 | Alloc to 'RI' Ch date: 10/1/ | | 9.87 | 8,332.68 |
| 11/01/2017 | CHPAID | 2469823988 | Jared Benedict #1 | Alloc to 'RI' Ch date: 11/1/ | | 33.49 | 8,366.17 |
| 11/01/2017 | CHPAID | 42666169 | Davovia Marith #6 | Alloc to 'RI' Ch date: 11/1/ | | 43.83 | 8,410.00 |
| 11/01/2017 | CHPAID | 1008 | Joseph/Kerri Stoc #11 | Alloc to 'RI' Ch date: 11/1/ | | 44.89 | 8,454.89 |
| 11/01/2017 | CHPAID | 269 | David & Jana Har #3 | Alloc to 'RI' Ch date: 11/1/ | | 43.83 | 8,498.72 |
| 11/01/2017 | CHPAID | 269 | David & Jana Har #10 | Alloc to 'RI' Ch date: 11/1/ | | 44.89 | 8,543.61 |
| 11/01/2017 | CHPAID | 269 | David & Jana Har #12 | Alloc to 'RI' Ch date: 11/1/ | | 44.89 | 8,588.50 |
| 11/01/2017 | PYALOC | 28113 | Daniel & Heather #5 | Payment from previous pe | | 43.83 | 8,632.33 |
| 11/01/2017 | PYALOC | 1128 | Kathy McClung #8 | Payment from previous pe | | 44.89 | 8,677.22 |
| 11/06/2017 | CHPAID | 44247571 | Matthew Cook #17 | Alloc to 'RI' Ch date: 11/1/ | | 36.04 | 8,713.26 |
| 11/06/2017 | CHPAID | 5314 | Robert Sonnes #4 | Alloc to 'RI' Ch date: 11/1/ | | 43.83 | 8,757.09 |
| 11/08/2017 | CHPAID | 532498471 | Heonia Chaschin #2 | Alloc to 'RI' Ch date: 11/1/ | | 43.83 | 8,800.92 |
| 11/10/2017 | CHPAID | 45439629 | Ed & Denny LLC #20 | Alloc to 'RI' Ch date: 11/1/ | | 46.49 | 8,847.41 |
| 11/10/2017 | CHPAID | 45439630 | Ed & Denny LLC. #21 | Alloc to 'RI' Ch date: 11/1/ | | 49.05 | 8,896.46 |
| 11/10/2017 | CHPAID | 47313694 | Rhodes Investme #16 | Alloc to 'RI' Ch date: 11/1/ | | 37.27 | 8,933.73 |
| 11/10/2017 | CHPAID | 5585 | Israel Moshkovits #14 | Alloc to 'RI' Ch date: 11/1/ | | 43.88 | 8,977.61 |
| 11/10/2017 | CHPAID | 47313694 | Rhodes Investme #19 | Alloc to 'RI' Ch date: 11/1/ | | 46.12 | 9,023.73 |
| **Totals for Reserve Income** | | | **Beg Bal: 8,322.81** | **Activity: 700.92** | **0.00** | **700.92** | **9,023.73** |
| 4200 Income : 4210 Late Fees (Income) | | | | | | | 75.00 |
| | | | No activity in the period | | | | 75.00 |
| **Totals for Late Fees** | | | **Beg Bal: 75.00** | **Activity: 0.00** | **0.00** | **0.00** | **75.00** |
| 4200 Income : 4232 Delinquent Collections Income (Income) | | | | | | | 25.00 |
| | | | No activity in the period | | | | 25.00 |
| **Totals for Delinquent Collections Incc** | | | **Beg Bal: 25.00** | **Activity: 0.00** | **0.00** | **0.00** | **25.00** |
| 4200 Income : 4250 Violation Fees Income (Income) | | | | | | | 2,746.12 |
| | | | No activity in the period | | | | 2,746.12 |
| **Totals for Violation Fees Income** | | | **Beg Bal: 2,746.12** | **Activity: 0.00** | **0.00** | **0.00** | **2,746.12** |
| 4200 Income : 4310 Maintenance & Repairs (Income) | | | | | | | 80.00 |

| Date | Type | Reference | Description | | Debit | Credit | Balance |
|---|---|---|---|---|---|---|---|
| | | | No activity in the period | | | | 80.00 |
| **Totals for Maintenance & Repairs** | | | **Beg Bal: 80.00** | **Activity: 0.00** | **0.00** | **0.00** | **80.00** |
| 4200 Income : 4320 Garage Income (Income) | | | | | | | 75.00 |
| | | | No activity in the period | | | | 75.00 |
| **Totals for Garage Income** | | | **Beg Bal: 75.00** | **Activity: 0.00** | **0.00** | **0.00** | **75.00** |
| 5000 Association Expenses : 5010 Management Fees (Expense) | | | | | | | 4,180.00 |
| 11/01/2017 | CHECK | 666 | RPM Services Inc, Monthly Management Fee - | | 420.00 | | 4,600.00 |
| **Totals for Management Fees** | | | **Beg Bal: 4,180.00** | **Activity: 420.00** | **420.00** | **0.00** | **4,600.00** |
| 5000 Association Expenses : 5020 Postage / Copies (Expense) | | | | | | | 60.35 |
| | | | No activity in the period | | | | 60.35 |
| **Totals for Postage / Copies** | | | **Beg Bal: 60.35** | **Activity: 0.00** | **0.00** | **0.00** | **60.35** |
| 5000 Association Expenses : 5065 Website (Expense) | | | | | | | 94.50 |
| | | | No activity in the period | | | | 94.50 |
| **Totals for Website** | | | **Beg Bal: 94.50** | **Activity: 0.00** | **0.00** | **0.00** | **94.50** |
| 5100 Repairs & Maintenance (Expense) | | | | | | | 2,916.10 |
| 11/10/2017 | CHECK | 672 | Terri Tangalin-Piedra reimb for concrete pavement in fr | | 67.73 | | 2,983.83 |
| **Totals for Repairs & Maintenance** | | | **Beg Bal: 2,916.10** | **Activity: 67.73** | **67.73** | **0.00** | **2,983.83** |
| 5100 Repairs & Maintenance : 5110 Roof Maint/Repair (Expense) | | | | | | | 40.00 |
| 11/01/2017 | CHECK | 665 | Dennis Huston gutters and roof - balance owed for buil | | 540.00 | | 580.00 |
| **Totals for Roof Maint/Repair** | | | **Beg Bal: 40.00** | **Activity: 540.00** | **540.00** | **0.00** | **580.00** |
| 5200 Utilities : 5210 Electric (Expense) | | | | | | | 161.10 |
| 11/10/2017 | CHECK | 670 | Clark Public Utilities Monthly Electricity Acct# 7236-175 | | 14.78 | | 175.88 |
| **Totals for Electric** | | | **Beg Bal: 161.10** | **Activity: 14.78** | **14.78** | **0.00** | **175.88** |
| 5200 Utilities : 5240 Sewer (Expense) | | | | | | | 4,940.00 |
| 11/10/2017 | CHECK | 669 | Clark Regional Wastewater District Monthly Sewer Acct | | 494.00 | | 5,434.00 |
| **Totals for Sewer** | | | **Beg Bal: 4,940.00** | **Activity: 494.00** | **494.00** | **0.00** | **5,434.00** |
| 5200 Utilities : 5260 Garbage (Expense) | | | | | | | 2,754.80 |
| 11/10/2017 | CHECK | 673 | Waste Connections Monthly Garbage 2010-976517 | | 275.42 | | 3,030.22 |
| **Totals for Garbage** | | | **Beg Bal: 2,754.80** | **Activity: 275.42** | **275.42** | **0.00** | **3,030.22** |
| 5300 General Expenses : 5315 State Filing Fee (Expense) | | | | | | | 10.00 |
| | | | No activity in the period | | | | 10.00 |
| **Totals for State Filing Fee** | | | **Beg Bal: 10.00** | **Activity: 0.00** | **0.00** | **0.00** | **10.00** |
| 5300 General Expenses : 5320 Audit (Expense) | | | | | | | 1,750.00 |
| | | | No activity in the period | | | | 1,750.00 |
| **Totals for Audit** | | | **Beg Bal: 1,750.00** | **Activity: 0.00** | **0.00** | **0.00** | **1,750.00** |
| 5400 Landscaping (Expense) | | | | | | | 579.11 |
| | | | No activity in the period | | | | 579.11 |
| **Totals for Landscaping** | | | **Beg Bal: 579.11** | **Activity: 0.00** | **0.00** | **0.00** | **579.11** |
| 5400 Landscaping : 5410 Landscaping Contract (Expense) | | | | | | | 2,439.00 |
| 11/21/2017 | CHECK | 674 | Jave Landscpae Maintenance Monthly 11/8/17 | | 243.90 | | 2,682.90 |
| **Totals for Landscaping Contract** | | | **Beg Bal: 2,439.00** | **Activity: 243.90** | **243.90** | **0.00** | **2,682.90** |

| Date | Type | Reference | Description | Debit | Credit | Balance |
|---|---|---|---|---|---|---|
| 5400 Landscaping : 5420 Landscaping Improvements (Expense) | | | | | | 1,255.26 |
| 11/01/2017 | CHECK | 665 | Dennis Huston mulch, bark, plants | 460.78 | | 1,716.04 |
| **Totals for Landscaping Improvements** | | | **Beg Bal: 1,255.26 Activity: 460.78** | **460.78** | **0.00** | **1,716.04** |
| 5600 Insurance : 5610 Insurance (Expense) | | | | | | 3,711.80 |
| 11/10/2017 | CHECK | 668 | American Family Insurance Policy #019-860-226-37 | 388.83 | | 4,100.63 |
| **Totals for Insurance** | | | **Beg Bal: 3,711.80 Activity: 388.83** | **388.83** | **0.00** | **4,100.63** |
| 6700 Reserve Contribution (Expense) | | | | | | 8,820.20 |
| 11/01/2017 | CHECK | 667 | Lakeview COA Monthly Reserve Contribution | 882.02 | | 9,702.22 |
| 11/10/2017 | CHECK | 671 | Lakeview COA VOID: Monthly Reserve Contribution | 0.00 | | 9,702.22 |
| **Totals for Reserve Contribution** | | | **Beg Bal: 8,820.20 Activity: 882.02** | **882.02** | **0.00** | **9,702.22** |
| | | | **Totals:** | **3,876.18** | **2,735.11** | |

# Profit & Loss 12 Month Recap

Properties: Lakeview COA

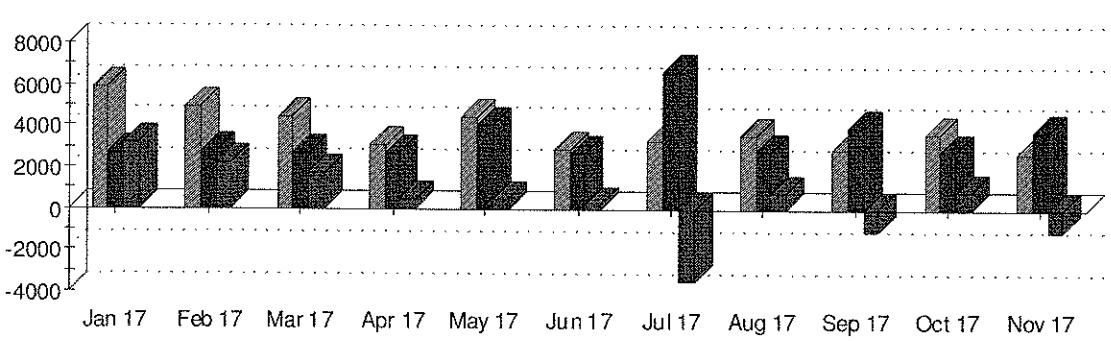
*Monthly recap 1/1/2017-11/30/2017 (cash basis)*

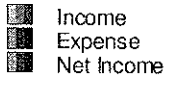
| | JAN 17 | FEB 17 | MAR 17 | APR 17 | MAY 17 | JUN 17 | JUL 17 | AUG 17 | SEP 17 | OCT 17 | NOV 17 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **INCOME** | | | | | | | | | | | | |
| 4000 HOA Dues | 4,369.61 | 3,272.30 | 3,013.48 | 1,796.11 | 3,060.17 | 1,994.33 | 2,510.45 | 2,700.21 | 2,078.88 | 2,709.24 | 1,945.47 | 29,450.25 |
| 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 | 9,023.73 |
| 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 | 75.00 |
| 4232 Delinquent Collections Income | 0.00 | 25.00 | 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 | 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 | 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 | 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 | 3,001.12 |
| **TOTAL 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** | **41,475.10** |
| **EXPENSE** | | | | | | | | | | | | |
| 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 | 4,600.00 |
| 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 | 60.35 |
| 5065 Website | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 94.50 | 0.00 | 0.00 | 0.00 | 94.50 |
| 5000 Total Association Expenses | 400.00 | 460.35 | 440.00 | 420.00 | 420.00 | 420.00 | 420.00 | 514.50 | 420.00 | 420.00 | 420.00 | 4,754.85 |
| 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 | 580.00 |
| 5100 Other Repairs & Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 1,716.10 | 0.00 | 0.00 | 0.00 | 1,200.00 | 0.00 | 67.73 | 2,983.83 |
| 5100 Total Repairs & Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 1,716.10 | 0.00 | 0.00 | 0.00 | 1,200.00 | 40.00 | 607.73 | 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 | 175.88 |
| 5240 Sewer | 494.00 | 494.00 | 494.00 | 494.00 | 494.00 | 494.00 | 494.00 | 494.00 | 494.00 | 494.00 | 494.00 | 5,434.00 |
| 5260 Garbage | 276.02 | 275.42 | 275.42 | 275.42 | 275.42 | 275.42 | 275.42 | 275.42 | 275.42 | 275.42 | 275.42 | 3,030.22 |
| 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 | 8,640.10 |
| 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 | 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 | 1,750.00 |
| 5300 Total General Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,760.00 | 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 | 2,682.90 |
| 5420 Landscaping Improvements | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,255.26 | 0.00 | 0.00 | 0.00 | 460.78 | 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 | 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 | 4,978.05 |
| 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 | 4,100.63 |
| 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 | 4,100.63 |

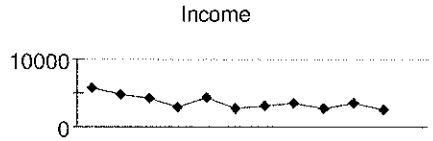
| | JAN 17 | FEB 17 | MAR 17 | APR 17 | MAY 17 | JUN 17 | JUL 17 | AUG 17 | SEP 17 | OCT 17 | NOV 17 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6700 Reserve Contribution | 882.02 | 882.02 | 882.02 | 882.02 | 882.02 | 882.02 | 882.02 | 882.02 | 882.02 | 882.02 | 882.02 | 9,702.22 |
| **TOTAL 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** | **37,499.68** |
| **NET INCOME** | **3,178.13** | **2,212.82** | **1,682.86** | **404.76** | **415.68** | **130.52** | **-3,468.44** | **783.67** | **-1,092.34** | **868.83** | **-1,141.07** | **3,975.42** |

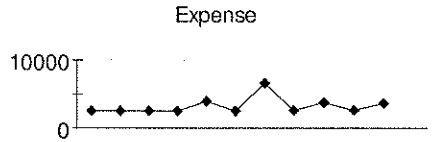
**NET INCOME SUMMARY**

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 41,475.10 |
| 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 | -37,499.68 |
| 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 |
| **NET INCOME** | **3,178.13** | **2,212.82** | **1,682.86** | **404.76** | **415.68** | **130.52** | **-3,468.44** | **783.67** | **-1,092.34** | **868.83** | **-1,141.07** | **3,975.42** |



# Budget Comparison

Properties: Lakeview COA

*Comparison Periods: 11/1/17 - 11/30/17 and 1/1/17 - 12/31/17 (cash basis)*

| | Actual 11/1/17 - 11/30/17 | Budget 11/17 | $ Change | % Change | Actual YTD 1/1/17 - 12/31/17 | Budget YTD 1/17 - 12/17 | $ Change | % Change |
|---|---|---|---|---|---|---|---|---|
| **INCOME** | | | | | | | | |
| 4000 HOA Dues | 1,945.47 | 2,900.00 | -954.53 | -32.9% | 32,076.95 | 34,800.00 | -2,723.05 | -7.8% |
| 4050 Reserve Income | 700.92 | 882.00 | -181.08 | -20.5% | 9,816.14 | 10,584.00 | -767.86 | -7.3% |
| 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 | 0.00 | 0.00 | 0.00 | | 2,746.12 | 0.00 | 2,746.12 | |
| 4310 Maintenance & Repairs | 0.00 | 0.00 | 0.00 | | 80.00 | 0.00 | 80.00 | |
| 4320 Garage Income | 0.00 | 75.00 | -75.00 | -100.0% | 75.00 | 900.00 | -825.00 | -91.7% |
| 4200 Total Income | 0.00 | 75.00 | -75.00 | -100.0% | 3,001.12 | 900.00 | 2,101.12 | 233.5% |
| **TOTAL INCOME** | **2,646.39** | **3,857.00** | **-1,210.61** | **-31.4%** | **44,894.21** | **46,284.00** | **-1,389.79** | **-3.0%** |
| **EXPENSE** | | | | | | | | |
| 5000 Association Expenses | | | | | | | | |
| 5005 Association Operations | 0.00 | 25.00 | -25.00 | -100.0% | 0.00 | 300.00 | -300.00 | -100.0% |
| 5010 Management Fees | 420.00 | 420.00 | 0.00 | 0.0% | 5,020.00 | 5,040.00 | -20.00 | -0.4% |
| 5015 Misc. Management Services | 0.00 | 8.33 | -8.33 | -100.0% | 0.00 | 100.00 | -100.00 | -100.0% |
| 5020 Postage / Copies | 0.00 | 0.00 | 0.00 | | 60.35 | 0.00 | 60.35 | |
| 5065 Website | 0.00 | 0.00 | 0.00 | | 94.50 | 0.00 | 94.50 | |
| 5000 Total Association Expenses | 420.00 | 453.33 | -33.33 | -7.4% | 5,174.85 | 5,440.00 | -265.15 | -4.9% |
| 5100 Repairs & Maintenance | | | | | | | | |
| 5110 Roof Maint/Repair | 540.00 | 0.00 | 540.00 | | 580.00 | 0.00 | 580.00 | |
| 5190 Misc. Building Maint. | 0.00 | 416.67 | -416.67 | -100.0% | 0.00 | 5,000.00 | -5,000.00 | -100.0% |
| 5100 Other Repairs & Maintenance | 67.73 | 0.00 | 67.73 | | 2,983.83 | 0.00 | 2,983.83 | |
| 5100 Total Repairs & Maintenance | 607.73 | 416.67 | 191.06 | 45.9% | 3,563.83 | 5,000.00 | -1,436.17 | -28.7% |
| 5200 Utilities | | | | | | | | |
| 5210 Electric | 14.78 | 20.83 | -6.05 | -29.0% | 175.88 | 250.00 | -74.12 | -29.6% |
| 5240 Sewer | 494.00 | 433.33 | 60.67 | 14.0% | 5,434.00 | 5,200.00 | 234.00 | 4.5% |
| 5260 Garbage | 275.42 | 300.00 | -24.58 | -8.2% | 3,030.22 | 3,600.00 | -569.78 | -15.8% |
| 5200 Total Utilities | 784.20 | 754.16 | 30.04 | 4.0% | 8,640.10 | 9,050.00 | -409.90 | -4.5% |
| 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% | 10.00 | 10.00 | 0.00 | 0.0% |
| 5320 Audit | 0.00 | 0.00 | 0.00 | | 1,750.00 | 0.00 | 1,750.00 | |
| 5300 Total General Expenses | 0.00 | 100.83 | -100.83 | -100.0% | 1,760.00 | 1,210.00 | 550.00 | 45.5% |

| | Actual 11/1/17 - 11/30/17 | Budget 11/17 | $ Change | % Change | Actual YTD 1/1/17 - 12/31/17 | Budget YTD 1/17 - 12/17 | $ Change | % Change |
|---|---|---|---|---|---|---|---|---|
| 5400 Landscaping | | | | | | | | |
| 5410 Landscaping Contract | 243.90 | 250.00 | -6.10 | -2.4% | 2,682.90 | 3,000.00 | -317.10 | -10.6% |
| 5420 Landscaping Improvements | 460.78 | 0.00 | 460.78 | | 1,716.04 | 0.00 | 1,716.04 | |
| 5400 Other Landscaping | 0.00 | 0.00 | 0.00 | | 579.11 | 0.00 | 579.11 | |
| 5400 Total Landscaping | 704.68 | 250.00 | 454.68 | 181.9% | 4,978.05 | 3,000.00 | 1,978.05 | 65.9% |
| 5600 Insurance | | | | | | | | |
| 5610 Insurance | 388.83 | 291.67 | 97.16 | 33.3% | 4,100.63 | 3,500.00 | 600.63 | 17.2% |
| 5600 Total Insurance | 388.83 | 291.67 | 97.16 | 33.3% | 4,100.63 | 3,500.00 | 600.63 | 17.2% |
| 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% | 10,584.24 | 16,324.00 | -5,739.76 | -35.2% |
| **TOTAL EXPENSE** | **3,787.46** | **3,876.99** | **-89.53** | **-2.3%** | **38,801.70** | **46,524.00** | **-7,722.30** | **-16.6%** |
| **NET INCOME** | **-1,141.07** | **-19.99** | **-1,121.08** | **-5608.2%** | **6,092.51** | **-240.00** | **6,332.51** | **2638.5%** |

**NET INCOME SUMMARY**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Income | 2,646.39 | 3,857.00 | -1,210.61 | -31.4% | 44,894.21 | 46,284.00 | -1,389.79 | -3.0% |
| Expense | -3,787.46 | -3,876.99 | 89.53 | -2.3% | -38,801.70 | -46,524.00 | 7,722.30 | -16.6% |
| Other Income & Expense | 0.00 | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | |
| **NET INCOME** | **-1,141.07** | **-19.99** | **-1,121.08** | **5608.2%** | **6,092.51** | **-240.00** | **6,332.51** | **-2638.5%** |

# Delinquency (Summary)

Properties: Lakeview COA

*As Of Thursday November 30, 2017*

** indicates a past customer*

| Customer Name | | Account | Unit | Unit Type | Phone | Address | Amount |
|---|---|---|---|---|---|---|---|
| **Lakeview COA** | | | | | | | |
| Benedict, Jared | | 1912 | #1 | CONDO/HOA | | 2102 NW Kelly Dr. Unit #1 | 10.34 |
| Hammett, Michael | | 1920 | #9 | CONDO/HOA | | 2102 NW Kelly Dr. Unit #9 | 2,182.41 |
| 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 | 1,888.50 |
| 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 |
| **Total delinquent for property:** | | | | | | | **30,228.92** |

## Report Summary

| | |
|---|---|
| Customers: | 7 |
| Percent Delinquent: | 31.82% |
| Delinquent Amount: | 30,228.92 |

# Checks By Account

Properties: Lakeview COA

*Checks between 11/1/2017 and 11/30/2017*

| Vendor | Check Date | Reference | Memo | Bill Date | Bill Reference | Property | Amount |
|---|---|---|---|---|---|---|---|
| **5000 Association Expenses : 5010 Management Fees** | | | | | | | |
| RPM Services Inc, | 11/1/2017 | 666 | Monthly Management | 11/1/2017 | November | Lakev | 420.00 |
| | | | | | | | 420.00 |
| **5100 Repairs & Maintenance** | | | | | | | |
| Terri Tangalin-Piedra | 11/10/2017 | 672 | reimb for concrete | 11/10/2017 | 11012017 | Lakev | 67.73 |
| | | | | | | | 67.73 |
| **5100 Repairs & Maintenance : 5110 Roof Maint/Repair** | | | | | | | |
| Dennis Huston | 11/1/2017 | 665 | gutters and roof - | 10/31/2017 | Reimb | Lakev | 540.00 |
| | | | | | | | 540.00 |
| **5200 Utilities : 5210 Electric** | | | | | | | |
| Clark Public Utilities | 11/10/2017 | 670 | Monthly Electricity Acct# | 11/21/2017 | 7236-175-1 | Lakev | 14.78 |
| | | | | | | | 14.78 |
| **5200 Utilities : 5240 Sewer** | | | | | | | |
| Clark Regional | 11/10/2017 | 669 | Monthly Sewer | 11/21/2017 | 016125-000 | Lakev | 494.00 |
| | | | | | | | 494.00 |
| **5200 Utilities : 5260 Garbage** | | | | | | | |
| Waste Connections | 11/10/2017 | 673 | Monthly Garbage | 11/21/2017 | 2010-976517 | Lakev | 275.42 |
| | | | | | | | 275.42 |
| **5400 Landscaping : 5410 Landscaping Contract** | | | | | | | |
| Jave Landscpae | 11/21/2017 | 674 | Monthly 11/8/17 | 11/8/2017 | 635587 | Lakev | 243.90 |
| | | | | | | | 243.90 |
| **5400 Landscaping : 5420 Landscaping Improvements** | | | | | | | |
| Dennis Huston | 11/1/2017 | 665 | mulch, bark, plants | 10/31/2017 | Reimb - | Lakev | 460.78 |
| | | | | | | | 460.78 |
| **5600 Insurance : 5610 Insurance** | | | | | | | |
| American Family | 11/10/2017 | 668 | Policy #019-860-226-37 | 11/21/2017 | 019-860-226-37 | Lakev | 388.83 |
| | | | | | | | 388.83 |
| **6700 Reserve Contribution** | | | | | | | |
| Lakeview COA | 11/1/2017 | 667 | Monthly Reserve | 11/1/2017 | November | Lakev | 882.02 |
| | | | | | | | 882.02 |
| | | | | | | **Total Amount:** | **3,787.46** |

# Bank Reconciliation Report

Lakeview Condo Owners Association

*Reconcile Date: 12/11/2017*

## Deposits

| Date | Ref # | Details | Amount |
|---|---|---|---|
| 11/11/2017 | D8264 | Bank deposit Deposit | 2,646.39 |
| | | | **2,646.39** |

## Payments

| Date | Ref # | Details | Amount |
|---|---|---|---|
| 11/1/2017 | 665 | Dennis Huston | 1,000.78 |
| 11/1/2017 | 666 | RPM Services Inc, | 420.00 |
| 11/1/2017 | 667 | Lakeview COA | 882.02 |
| 11/10/2017 | 668 | American Family Insurance | 388.83 |
| 11/10/2017 | 669 | Clark Regional Wastewater District | 494.00 |
| 11/10/2017 | 670 | Clark Public Utilities | 14.78 |
| 11/10/2017 | 672 | Terri Tangalin-Piedra | 67.73 |
| 11/10/2017 | 673 | Waste Connections | 275.42 |
| 11/21/2017 | 674 | Jave Landscpae Maintenance | 243.90 |
| | | | **3,787.46** |

## Outstanding Deposits

| Date | Ref # | Details | Amount |
|---|---|---|---|
| 12/7/2017 | D8286 | Bank deposit Deposit | 1,890.80 |
| | | | **1,890.80** |

## Outstanding Payments

| Date | Ref # | Details | Amount |
|---|---|---|---|
| 12/1/2017 | 675 | RPM Services Inc, | 420.00 |
| 12/1/2017 | 676 | Lakeview COA | 882.02 |
| | | | **1,302.02** |

## Summary

| | |
|---|---|
| **Previous Cleared Balance:** | 23,535.83 |
| **Selected Payments:** | 3,787.46 |
| **Selected Deposits:** | 2,646.39 |
| **Reconciled Balance:** | 22,394.76 |
| **Goal:** | 22,394.76 |
| **Difference:** | 0.00 |

| | |
|---|---|
| **Reconciled Balance** | 22,394.76 |
| **+ Uncleared Deposits** | 1,890.80 |
| **- Outstanding Checks** | 1,302.02 |
| **Register Balance** | 22,983.54 |

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: October 31, 2017
This statement: November 30, 2017

Manage your business funds remotely with online banking and bill pay. Whether you are traveling or working from home, you can track your banking activity with confidence. Visit umpquabank.com or stop by your neighborhood store to learn more about the benefits of Business Online Banking.

## BUSINESS FREE CHECKING

| | | | |
|---|---|---|---|
| Account number | 9805844488 | Beginning balance | $23,535.83 |
| Low balance | $21,233.03 | Deposits/Additions | $2,646.39 |
| Average balance | $22,522.57 | Withdrawals/Subtractions | $3,787.46 |
| Interest earned | $0.00 | Ending balance | $22,394.76 |

### Other Deposits/ Additions

| Date | Description | Additions |
|---|---|---|
| 11-13 | Remote Capture Dep | 2,646.39 |
| **Total Other Deposits/ Additions** | | **$2,646.39** |

### Daily Balances

| Date | Amount |
|---|---|
| 10-31 | 23,535.83 |
| 11-01 | 22,653.81 |
| 11-06 | 21,233.03 |

| Date | Amount |
|---|---|
| 11-13 | 23,879.42 |
| 11-15 | 23,864.64 |
| 11-16 | 22,914.08 |

| Date | Amount |
|---|---|
| 11-28 | 22,394.76 |
| 11-30 | 22,394.76 |

### Overdraft Fee Summary

| | Total For This Period | Total Year-to-Date |
|---|---|---|
| Total Overdraft Fees | $0.00 | $0.00 |
| Total Returned Item Fees | $0.00 | $0.00 |

**Checks**

| Check # | Amount | Date | Check # | Amount | Date |
|---|---|---|---|---|---|
| 665 | $1,000.78 | 11-06 | 670 | $14.78 | 11-15 |
| 666 | $420.00 | 11-06 | *672 | $67.73 | 11-16 |
| 667 | $882.02 | 11-01 | 673 | $275.42 | 11-28 |
| 668 | $388.83 | 11-16 | 674 | $243.90 | 11-28 |
| 669 | $494.00 | 11-16 | | | |

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

Total Checks paid: 9 for **-$3,787.46**

# Bank Reconciliation Report

Lakeview Condo Reserve

*Reconcile Date: 12/11/2017*

## Deposits

| Date | Ref # | Details | Amount |
|---|---|---|---|
| 11/1/2017 | J4135 | Journal : November Reserve Contribut | 882.02 |
| | | | **882.02** |

## Outstanding Deposits

| Date | Ref # | Details | Amount |
|---|---|---|---|
| 12/1/2017 | J4177 | Journal : December Reserve contributi | 882.02 |
| | | | **882.02** |

## Summary

| | |
|---|---|
| **Previous Cleared Balance:** | 24,526.33 |
| **Selected Payments:** | 0.00 |
| **Selected Deposits:** | 882.02 |
| **Reconciled Balance:** | 25,408.35 |
| **Goal:** | 25,408.35 |
| **Difference:** | 0.00 |

| | |
|---|---|
| **Reconciled Balance** | 25,408.35 |
| **+ Uncleared Deposits** | 882.02 |
| **- Outstanding Checks** | 0.00 |
| **Register Balance** | 26,290.37 |

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: October 31, 2017
This statement: November 30, 2017

Manage your business funds remotely with online banking and bill pay. Whether you are traveling or working from home, you can track your banking activity with confidence. Visit umpquabank.com or stop by your neighborhood store to learn more about the benefits of Business Online Banking.

## BUSINESS FREE CHECKING

| | | | |
|---|---|---|---|
| Account number | 9800551419 | Beginning balance | $24,526.33 |
| Low balance | $25,408.35 | Deposits/Additions | $882.02 |
| Average balance | $25,408.35 | Withdrawals/Subtractions | $0.00 |
| Interest earned | $0.00 | Ending balance | $25,408.35 |

### Other Deposits/ Additions

| Date | Description | Additions |
|---|---|---|
| 11-01 | Remote Capture Dep | 882.02 |
| **Total Other Deposits/ Additions** | | **$882.02** |

### Daily Balances

| Date | Amount | Date | Amount | Date | Amount |
|---|---|---|---|---|---|
| 10-31 | 24,526.33 | 11-01 | 25,408.35 | 11-30 | 25,408.35 |

### Overdraft Fee Summary

| | Total For This Period | Total Year-to-Date |
|---|---|---|
| **Total Overdraft Fees** | $0.00 | $0.00 |
| **Total Returned Item Fees** | $0.00 | $0.00 |

**Checks**

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

10/30-L

## Cindy Hammond

**From:** dennisHuston <jdthuston@aol.com>
**Sent:** Monday, October 30, 2017 9:06 AM
**To:** Elizabeth Divers; dmarith@gmail.com; piedra970@hotmail.com
**Subject:** Revised reimbursement

1 I spent $235.78 on mulch,bark dust, and plants.

2 I found it necessary to hire a second individual to do the heavy work. The labor costs were $225.

I will forward the receipts to Elizabeth and I'm asking for the board to approve the expenditures.

The total amount is $460.78

Sent from my iPhone

Payable: D. Huston

approved
Jack
Dana

NOV 1 2017
BY: LOLS

Reimbursement Receipts for materials purchased to landscape flower bed by Upper parking area. Total Spent $235.78

Fax # - 360 693 6491

PAID
NOV 1 2017

Shorty's Vancouver

www.ShortysGardenCenter.com
Vancouver, WA 98664
360-892-7880
YOUR GARDENING SUCCESS
IS OUR PRIORITY!

Ticket #1-1476645 User: DAVE
Station:15 Sales Rep COLIN
10/25/2017 11:18:24 AM

| Item / Description | Qty | Price | Total |
|---|---|---|---|
| PGC4"-01013 Arctostaphylos u.u. Mass | 36 | 3.99 | 143.64 |
| Subtotal | | | 143.64 |
| Tax | | | 12.07 |
| Total | | | 155.71 |

Tender:
VISA 155.71
XXXXXXXXXXX1485
Swiped Auth: 84699G

Number of items purchased:36

Points earned 14
Points balance 14

JOAN HUSTON
3608352950

All Returns must have receipt and be in new condition within 14 days for refund, Exchanges or Store Credit within 30 days

*105398469838*

YARD N GARDEN LAND
1501 NE 102ND ST
VANCOUVER WA 98686

10/28/2017 2:10PM 0
000000#8644 CLERK01

4 @ $3.49
BULK $13.9
MDSE ST $13.9
TAX1 $1.1

ITEMS 4Q
CASH $15.1

360-573-7172
THANK YOU

YARD N GARDEN LAND
1501 NE 102ND ST
VANCOUVER WA 98686

10/28/2017 2:43PM 0
000000#8651 CLERK01

6 @ $3.49
BULK $20.9
MDSE ST $20.9
TAX1 $1.7

ITEMS 6Q
CASH $22.70

360-573-7172
THANK YOU

Shorty's Vancouver

www.ShortysGardenCenter.com
Vancouver, WA 98664
360-892-7880
YOUR GARDENING SUCCESS
IS OUR PRIORITY!

Ticket #1-1476702 User: ROB
Station:15 Sales Rep COLIN
10/26/2017 10:48:56 AM

| Item / Description | Qty | Price | Total |
|---|---|---|---|
| 200630 GB Soil Building Conditi 3cuft | 3 | 12.99 | 38.97 |
| Subtotal | | | 38.97 |
| Tax | | | 3.27 |
| Total | | | 42.24 |

Tender:
VISA 42.24
XXXXXXXXXXX1485
Swiped Auth: 87339G

Number of items purchased:3

All Returns must have receipt and be in new condition within 14 days for refund, Exchanges or Store Credit within 30 days

*105399449771*

RX Date/Time Nov 01 17 07:51a Huston 11/01/2017 09:14 360 835 2950 360-835-2950 p.1 P.001

>
>
>
>
>
> <image2.JPG>
>
>
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>
>
> <image3.JPG>
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>
> Total amount due for labor and materials $580
>
> <image1.JPG>
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>
>
>
>
>
> Sent from my iPhone
>
>
> Sent from my iPhone

D. Huston

190.
350
540 ea

NOV 1 2017
BY: 6665

approved 10/24
Dano
Juan

## Cindy Hammond

**From:** dennisHuston <jdthuston@aol.com>
**Sent:** Monday, October 23, 2017 4:47 PM
**To:** Elizabeth Divers; Juan n Terri Piedra; Danovia Marith
**Subject:** Re: Reimbursement for labor and materials

The check that you sent me was for $40. That was just for building one. As you can see the work for buildings two and three should be an additional $540 which also includes materials. This email contains all of that information

Sent from my iPhone

> On Oct 13, 2017, at 3:26 PM, dennisHuston <jdthuston@aol.com> wrote:
>
> I have included photos of work that was done on the roofs of buildings 1, 2 and 3 as well as the receipt for the materials that were used.
> Building 1
> Clean roof,and caulk around drains
> Labor $30
> Materials $10
> Total $40
> <image1.JPG>
>
>
>
>
>
>
> Building 2
> Clean roof and gutters, apply silver roof coating as needed, hammer down nails in flashing and caulk
>
> Labor $120
> Materials $70
> Total $190
> <image1.JPG>
>
>
>
>
>
> This photo is taken before the work was completed.
>
> Building 3
>
> Clean roof and gutters, tar all seems, use tar and mesh around vents
>
> Labor $200
> Materials $150
> Total $350
> <image1.JPG>

NOV 1 2017
BY: 665

# Lakeview Condo Owners Association
# 2017 Management Fee

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

## Monthly $420.00

## NOVEMBER 2017

# Lakeview Condo Owners Association

## 2017 Reserve Contribution

## Monthly $882.02

## NOVEMBER 2017

AMERICAN FAMILY INSURANCE

# 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

F0G00 001001 009360 0000 00000

### 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<br>Directors & Officers<br>*American Family Mutual Insurance Company, S.I.* | 08/01/2017 to 08/01/2018<br>Active | $43.75 | $350.00 |
| Policy: 46X2-6104-03-74-CLBP-WA<br>Businessowner Policy<br>*American Family Mutual Insurance Company, S.I.* | 08/01/2017 to 08/01/2018<br>Active | $343.08 | $2,744.64 |
| Administration Fee<br>Charged for paying less than the account balance | | $2.00 | $0.00 |
| **TOTALS** | | **$388.83** | **$3,094.64** |

Payment is due by **12/01/2017.** To pay now, visit **www.amfam.com** or call **1-866-424-8002**.

PAID
NOV 10 2017
BY: 6068

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.*

Printed on 30% recycled paper

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

| | |
|---|---|
| ACCOUNT NO. | 2010-976517 |
| INVOICE NO. | 14226786 |
| STATEMENT DATE | 11/01/17 |
| DUE DATE | 11/25/17 |
| BILLING PERIOD | 10/01/17 - 10/31/17 |

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

FOR ASSISTANCE

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

## INVOICE STATEMENT

| Date | Description | | Amount |
|---|---|---|---|
| | **Previous Balance** | | $ 275.42 |
| 10/18/17 | Payment Thank You! | 663 | $ -275.42 |
| | **Total Payments And Credits** | | $ -275.42 |
| | **Service Location** | **Lakeview Condos Llc** | |
| | **Acct #976517** | **2102 Nw Kelley Dr** | |
| 10/31/17 | 4Yd Cont 1X Weekly<br>10/01/17-10/31/17 | 1 Each @ $211.39 | $ 211.39 |
| 10/31/17 | Multi-Family Recycle<br>10/01/17-10/31/17 | 12 Each @ $3.19 | $ 38.28 |
| 10/31/17 | Perm Cont Rent 4Yd<br>10/01/17-10/31/17 | 1 Each @ $16.73 | $ 16.73 |
| | Refuse Tax 3.6% | | $ 7.61 |
| | State Sales Tax 8.4% | | $ 1.41 |
| | **Current Charges And Fees** | | $ 275.42 |
| | **Total Due** | | $ 275.42 |

PAID
NOV 0 2017
BY: 673

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.

CLARK REGIONAL WASTEWATER DISTRICT
P.O. Box 8955
Vancouver, WA 98668-8955
(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: | 10/1/2017 To 10/31/2017 |
| BILLING DATE: | 10/31/2017 |
| **DUE DATE:** | **11/30/2017** |

## SPECIAL MESSAGE

PLEASE TAKE NOTE, PO BOX 3855, Seattle, WA 98124 is the Distrtict'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 |
| **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** |

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NOV 10 2017
BY: 669

Clark Public Utilities
Customer-owned, customer-focused

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

## Your Electricity Use

Residential electric service meter 501493
In 30 days you used 35 kwh

| | |
|---|---|
| Present reading - 11/03/17 | 12245 |
| Previous reading - 10/04/17 | - 12210 |
| **Total electric usage** | **35** |
| Your charge for 35 kwh is: | |
| Basic service | $12.00 |
| 35 kwh @ 8.16 cents each | 2.86 |
| REP Credit @ 0.229 cents/kwh* | -0.08 |
| Total electric service | $14.78 |
| **Your average daily cost was $0.49** | |

### Total Cost This Billing

| | |
|---|---|
| Total electric service | $14.78 |
| **Total charges this billing** | **$14.78** |

* Residential Exchange Program Credit via BPA

Customers are being targeted by illegal scams. If you receive a call from someone claiming to be from Clark Public Utilities asking for a payment, HANG UP then call us at 360-992-3000 to check your account.

## Account Summary

| | |
|---|---|
| Previous balance | $14.24 |
| Payments - thank you | |
| October 16 | 14.24CR |
| Balance forward | 0.00 |
| Current charges | 14.78 |
| **Current balance** | **$14.78** |

## Compare Your Use

**ELECTRIC METER 501493**

| SERVICE TO | DAYS | KWH USED | KWH/DAY |
|---|---|---|---|
| **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 |
| **11/03/16** | **29** | **59** | **2** |
| **11/03/15** | **29** | **44** | **2** |

PAID
NOV 1 0 2017
BY: 670

**Terri Tangalin-Piedra**

# INVOICE

PO Box 935
Kalama WA 98625
Phone 971-230-8070
Email: piedra970@hotmail.com

INVOICE #11012017
DATE: 11/1/2017

**TO:**
Lakeview Condo Homeowner's Association
c/o RPMS
5620 NE Gher Rd. Suite H
Vancouver WA 98662

## NOTICE DEMAND FOR PAYMENT

Property: 2102 NW Kelly Dr.

***Request for reimbursement for property maintenance***

| DESCRIPTION | HOURS | RATE | AMOUNT |
|---|---|---|---|
| Concrete pavement installation in front of Unit 2 | | 56.97 | 56.97 |
| Staples – install non-skid tape on staircases | | 10.76 | 10.76 |
| | | | |
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| | | | |
| | | | |
| | | | |
| | | TOTAL | $67.73 |

PAID
NOV 10 2017
BY: 672

***Make check payable to Terri Tangalin-Piedra***

**Please remit to: Terri Tangalin-Piedra**
**PO Box 935**
**Kalama WA 98625**

**Payment due within 10 days from the date of the invoice.**

**Thank you!**

**Cindy Hammond**

| | |
|---|---|
| **From:** | Juan n Terri Piedra <piedra970@hotmail.com> |
| **Sent:** | Wednesday, November 1, 2017 9:14 AM |
| **To:** | Elizabeth Divers |
| **Cc:** | zz Denny kelly rd Huston; Danovia Marith |
| **Subject:** | Request for Reimbursement - NonSkid Tape for Exterior Stairway Steps Common Area |
| **Attachments:** | Invoice Demand for Payment LVC HOA - Nonslip Skid Stairs with docs -11-1-17.pdf |

Greetings!

Please find attached an invoice in the amount of $67.73 seeking reimbursement for non-skip tape installation on stairway steps in the common area at Lakeview Condos. Please feel free to contact me if you have any questions.

Thank you!

Terri Tangalin-Piedra

PAID
NOV 1 0 2017
BY: 672

Rcd 11/13/17

Jave landscape
8403 Ne St. Johns Rd #38
Vancouver wa. 98665

#635587

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

Date of service:Wednesday 11/8/17

Month payment.....$225

Sales tax.....18.90

Total.....$243.90

For any questions contact 360-771-46-91

PAID
NOV 21 2017
BY: 0674

More saving.
More doing.℠

LONGVIEW WA (360)578-1030
STORE MANAGER TAMARA RODEN

4725 00005 26293 10/26/17 03:05 PM
CASHIER ANDREANA

046396008466 RY HYBSWEP <A> <M> 99.00
RYOBI 18V LITHIUM-ION HYBRID BLOWER
MAX REFUND VALUE $89.10
783250859252 100KUBSPCNRD <A> <M>
CE RED/WHITE PHONE SPLICE CONNECT
2@4.50 9.00
MAX REFUND VALUE $8.10/2
858061006024 CAT5E 24/4G <A> <M> 58.83
24/4 CAT5E RISER GREY 500FT
MAX REFUND VALUE $52.95
079055515166 T50 5/16IN <A> <M> 10.76
ARROW 5/16" T50 PRO STAPLES 5000PK
MAX REFUND VALUE $9.68
-------10% off Military Discount--------
177.59 10% off Military Discount -17.76
MUST RETURN ALL ITEMS FOR A FULL REFUND

| | |
|---|---|
| SUBTOTAL | 159.83 |
| SALES TAX | 12.95 |
| TOTAL | $172.78 |

XXXXXXXXXXXX9554 MASTERCARD
USD$ 172.78
AUTH CODE 08526G/4050176 TA
Chip Read
AID A0000000041010 4348415345204D41535
4455243415244
TVR 0000008000
IAD 01106070032200000FD700000000000000F
TSI E800
ARC 00

P.O.#/JOB NAME: 25

PAID
NOV 10 2017
BY: 672

<M> = Military Appreciation

4725 05 26293 10/26/2017 9090

RETURN POLICY DEFINITIONS

| | POLICY ID | DAYS | POLICY EXPIRES ON |
|---|---|---|---|
| A | 1 | 90 | 01/24/2018 |

THE HOME DEPOT RESERVES THE RIGHT TO LIMIT / DENY RETURNS. PLEASE SEE THE RETURN POLICY SIGN IN STORES FOR DETAILS.

**********

ENTER FOR A CHANCE
TO WIN A $5,000
HOME DEPOT GIFT CARD*

| Item | Quantity | Price | Subtotal |
|---|---|---|---|
| 351801750728<br>6" x 30' Black Roll Safety Non Skid Tape Anti Slip Tape Sticker Grip Safe Grit | 3 | $18.99 USD | $56.97 USD |

Shipping & Handling: $0.00 USD
(includes any seller handling fees)

Shipping Insurance (not offered): --

Total: $56.97 USD

This charge will appear on your credit card statement as "PAYPAL *LOF INC".

Payment sent to mikejb@lofinc.net

## Business information

**Business:** LOF,Inc.
**Contact E-Mail:** customer_service@truckchamp.com
**Contact Phone Number:** 888-244-5908

## Shipping Information

Shipping Info: Juan Piedra
Terri Tangalin-Piedra
186 Fir St # 935
Kalama, WA 98625-3300
United States

Address status: Confirmed

Receipt Number: 2510-6850-5424-8379

If you have been unable to resolve your questions with the merchant, PayPal offers a free buyer complaint resolution service that offers a quick, easy resolution to your concerns. It covers