

Financial Statement

Properties: Lakeview COA
Dates from 9/1/2017 to 9/30/2017 (cash basis)

ASSETS

Bank	
1092 Lakeview Condo Owners Association	22,667.00
1111 Reserve Account	
1093 Lakeview Condo Reserve	<u>23,644.31</u>
1111 Total Reserve Account	<u>23,644.31</u>
Total Bank	<u>46,311.31</u>
TOTAL ASSETS	<u>46,311.31</u>

LIABILITIES & EQUITY

Equity

Equity	
3001 Retained Earnings	18,419.34
3040 Reserve Account Equity	<u>23,644.31</u>
Total Equity	42,063.65
Net Income (1/1/2017 - 8/31/2017)	5,340.00

Income

4000 HOA Dues	2,123.77
4050 Reserve Income	<u>702.63</u>
Total Income	2,826.40

Expense

5000 Association Expenses	
5010 Management Fees	<u>420.00</u>
5000 Total Association Expenses	420.00
5100 Repairs & Maintenance	1,200.00
5200 Utilities	
5210 Electric	14.57
5240 Sewer	494.00
5260 Garbage	<u>275.42</u>
5200 Total Utilities	783.99
5400 Landscaping	
5410 Landscaping Contract	<u>243.90</u>
5400 Total Landscaping	243.90
5600 Insurance	
5610 Insurance	<u>388.83</u>
5600 Total Insurance	388.83
6700 Reserve Contribution	<u>882.02</u>
Total Expense	3,918.74
Net Income (9/1/2017 - 9/30/2017)	-1,092.34

Total Equity	<u>46,311.31</u>
TOTAL LIABILITIES & EQUITY	<u>46,311.31</u>

General Ledger

Properties: Lakeview COA
Detail From 9/1/2017 to 9/30/2017 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						22,581.99
09/01/2017	CHPAID	20479496	Matthew Cook #17 Alloc to 'HOADUE' Ch date		118.50	22,700.49
09/01/2017	CHPAID	19860373	Davovia Marith #6 Alloc to 'HOADUE' Ch date		144.10	22,844.59
09/01/2017	CHPAID	2463852064	Jared Benedict #1 Alloc to 'HOADUE' Ch date		144.10	22,988.69
09/01/2017	PPALOC	995028	Juan Piedra #18 Prepay from previous period	46.60		22,942.09
09/01/2017	PPALOC	27733	Daniel & Heather #5 Prepay from previous period	43.83		22,898.26
09/05/2017	CHPAID	262	David & Jana Har #3 Alloc to 'HOADUE' Ch date		144.10	23,042.36
09/05/2017	CHPAID	262	David & Jana Har #10 Alloc to 'HOADUE' Ch date		147.60	23,189.96
09/05/2017	CHPAID	262	David & Jana Har #12 Alloc to 'HOADUE' Ch date		147.60	23,337.56
09/05/2017	PPALOC	5168	Robert Sonnes #4 Payment prealloc: HOADUE		144.10	23,481.66
09/07/2017	CHPAID	522079075	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date		144.10	23,625.76
09/08/2017	CHPAID	5291	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date		144.27	23,770.03
09/08/2017	CHPAID	5291	Joseph/Kerri Stoc #11 Alloc to 'HOADUE' Ch date		147.60	23,917.63
09/11/2017	CHPAID	22647889	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date		161.28	24,078.91
09/11/2017	CHPAID	22647888	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date		152.86	24,231.77
09/11/2017	CHPAID	38446500	Rhodes Investme #16 Alloc to 'HOADUE' Ch date		122.54	24,354.31
09/11/2017	CHPAID	38446500	Rhodes Investme #19 Alloc to 'HOADUE' Ch date		151.64	24,505.95
09/25/2017	UNALOC	995031	Juan Piedra #18 Unallocated prepay		199.81	24,705.76
Totals for HOA Dues				90.43	2,214.20	24,705.76
				Beg Bal: 22,581.99	Activity: 2,123.77	
4050 Reserve Income (Income)						6,831.96
09/01/2017	CHPAID	20479496	Matthew Cook #17 Alloc to 'RI' Ch date: 9/1/17		36.04	6,868.00
09/01/2017	CHPAID	19860373	Davovia Marith #6 Alloc to 'RI' Ch date: 9/1/17		43.83	6,911.83
09/01/2017	CHPAID	2463852064	Jared Benedict #1 Alloc to 'RI' Ch date: 8/1/17		8.93	6,920.76
09/01/2017	CHPAID	2463852064	Jared Benedict #1 Alloc to 'RI' Ch date: 9/1/17		34.43	6,955.19
09/01/2017	PYALOC	995028	Juan Piedra #18 Payment from previous period	46.60		7,001.79
09/01/2017	PYALOC	27733	Daniel & Heather #5 Payment from previous period	43.83		7,045.62
09/05/2017	CHPAID	262	David & Jana Har #3 Alloc to 'RI' Ch date: 9/1/17		43.83	7,089.45
09/05/2017	CHPAID	262	David & Jana Har #10 Alloc to 'RI' Ch date: 9/1/17		44.89	7,134.34
09/05/2017	CHPAID	262	David & Jana Har #12 Alloc to 'RI' Ch date: 9/1/17		44.89	7,179.23
09/05/2017	CHPAID	5168	Robert Sonnes #4 Alloc to 'RI' Ch date: 9/1/17		37.93	7,217.16
09/05/2017	PPALOC	5168	Robert Sonnes #4 Payment prealloc: RI		5.90	7,223.06
09/07/2017	CHPAID	522079075	Heonia Chaschin #2 Alloc to 'RI' Ch date: 9/1/17		43.83	7,266.89
09/08/2017	CHPAID	5291	Israel Moshkovits #14 Alloc to 'RI' Ch date: 9/1/17		43.88	7,310.77
09/08/2017	CHPAID	5291	Joseph/Kerri Stoc #11 Alloc to 'RI' Ch date: 9/1/17		44.89	7,355.66
09/11/2017	CHPAID	22647889	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 9/1/17		49.05	7,404.71
09/11/2017	CHPAID	22647888	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 9/1/17		46.49	7,451.20
09/11/2017	CHPAID	38446500	Rhodes Investme #16 Alloc to 'RI' Ch date: 9/1/17		37.27	7,488.47
09/11/2017	CHPAID	38446500	Rhodes Investme #19 Alloc to 'RI' Ch date: 9/1/17		46.12	7,534.59
Totals for Reserve Income				0.00	702.63	7,534.59
				Beg Bal: 6,831.96	Activity: 702.63	
4200 Income : 4210 Late Fees (Income)						75.00
No activity in the period						75.00
Totals for Late Fees				0.00	0.00	75.00
				Beg Bal: 75.00	Activity: 0.00	
4200 Income : 4232 Delinquent Collections Income (Income)						25.00
No activity in the period						25.00
Totals for Delinquent Collections Incc				0.00	0.00	25.00
				Beg Bal: 25.00	Activity: 0.00	
4200 Income : 4250 Violation Fees Income (Income)						2,746.12
No activity in the period						2,746.12
Totals for Violation Fees Income				0.00	0.00	2,746.12
				Beg Bal: 2,746.12	Activity: 0.00	

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
4200 Income : 4310 Maintenance & Repairs			(Income)			40.00
			No activity in the period			40.00
Totals for Maintenance & Repairs		Beg Bal: 40.00	Activity: 0.00	0.00	0.00	40.00
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)			3,340.00
09/01/2017 CHECK 650			RPM Services Inc, Monthly Management Fee -	420.00		3,760.00
Totals for Management Fees		Beg Bal: 3,340.00	Activity: 420.00	420.00	0.00	3,760.00
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)			1,716.10
09/19/2017 CHECK 656			Terri Tangalin-Piedra Reimburse for concrete pavemen	1,200.00		2,916.10
Totals for Repairs & Maintenance		Beg Bal: 1,716.10	Activity: 1,200.00	1,200.00	0.00	2,916.10
5200 Utilities : 5210 Electric			(Expense)			132.29
09/11/2017 CHECK 653			Clark Public Utilities Monthly Electricity Acct# 7236-175	14.57		146.86
Totals for Electric		Beg Bal: 132.29	Activity: 14.57	14.57	0.00	146.86
5200 Utilities : 5240 Sewer			(Expense)			3,952.00
09/11/2017 CHECK 652			Clark Regional Wastewater District Monthly Sewer Accl	494.00		4,446.00
Totals for Sewer		Beg Bal: 3,952.00	Activity: 494.00	494.00	0.00	4,446.00
5200 Utilities : 5260 Garbage			(Expense)			2,203.96
09/11/2017 CHECK 654			Waste Connections Monthly Garbage 2010-976517	275.42		2,479.38
Totals for Garbage		Beg Bal: 2,203.96	Activity: 275.42	275.42	0.00	2,479.38
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)			1,951.20
09/19/2017 CHECK 655			Jave Landscpae Maintenance Monthly 9.2.17	243.90		2,195.10
Totals for Landscaping Contract		Beg Bal: 1,951.20	Activity: 243.90	243.90	0.00	2,195.10
5400 Landscaping : 5420 Landscaping Improvements			(Expense)			1,255.26
			No activity in the period			1,255.26

<u>Date</u>	<u>Type</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>	
Totals for Landscaping Improvement:			Beg Bal: 1,255.26	Activity: 0.00	0.00	0.00	1,255.26
5600 Insurance : 5610 Insurance (Expense)							
09/11/2017	CHECK	651	American Family Insurance Policy #019-860-226-37	388.83			2,934.14
Totals for Insurance			Beg Bal: 2,934.14	Activity: 388.83	388.83	0.00	3,322.97
6700 Reserve Contribution (Expense)							
09/01/2017	CHECK	649	Lakeview COA Monthly Reserve Contribution	882.02			7,056.16
Totals for Reserve Contribution			Beg Bal: 7,056.16	Activity: 882.02	882.02	0.00	7,938.18
				Totals:	4,009.17	2,916.83	

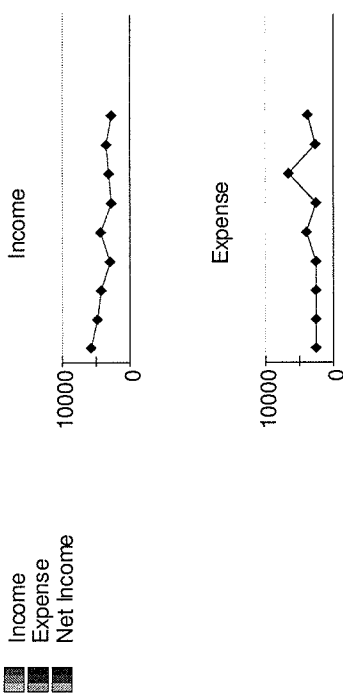
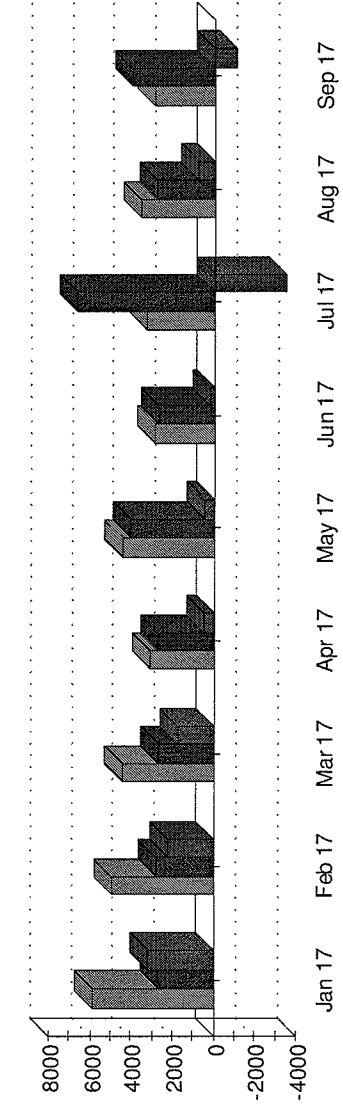
Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2017-9/30/2017 (cash basis)

	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17	JUL 17	AUG 17	SEP 17	TOTAL
INCOME										
4000 HOA Dues	3,920.71	3,317.19	3,058.37	1,841.00	3,105.06	2,039.22	2,555.34	2,745.10	2,123.77	24,705.76
4050 Reserve Income	1,215.57	927.08	831.35	757.92	814.21	784.89	658.80	842.14	702.63	7,534.59
4200 Income										
4210 Late Fees	0.00	75.00	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	25.00
4250 Violation Fees Income	600.00	600.00	500.00	500.00	546.12	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
4320 Garage Income	75.00	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	2,961.12
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	35,201.47
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	3,760.00
5020 Postage / Copies	0.00	60.35	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	94.50
5000 Total Association Expenses	400.00	460.35	440.00	420.00	420.00	420.00	420.00	514.50	420.00	3,914.85
5100 Repairs & Maintenance	0.00	0.00	0.00	0.00	1,716.10	0.00	0.00	0.00	1,200.00	2,916.10
5200 Utilities										
5210 Electric	17.47	16.02	11.78	19.08	18.27	18.51	16.26	14.90	14.57	146.86
5240 Sewer	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	4,446.00
5260 Garbage	276.02	275.42	275.42	275.42	275.42	275.42	275.42	275.42	275.42	2,479.38
5200 Total Utilities	787.49	785.44	781.20	788.50	787.69	787.93	785.68	784.32	783.99	7,072.24
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	10.00
5320 Audit	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	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	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	2,195.10
5420 Landscaping Improvements	0.00	0.00	0.00	0.00	0.00	0.00	1,255.26	0.00	0.00	1,255.26
5400 Other Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	579.11	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	4,029.47
5600 Insurance										
5610 Insurance	359.74	359.74	359.74	359.74	0.00	359.74	756.61	378.83	388.83	3,322.97
5600 Total Insurance	359.74	359.74	359.74	359.74	0.00	359.74	756.61	378.83	388.83	3,322.97
6700 Reserve Contribution	882.02	882.02	882.02	882.02	882.02	882.02	882.02	882.02	882.02	7,938.18
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	30,953.81

	JAN 17	FEB 17	MAR 17	APR 17	MAY 17	JUN 17	JUL 17	AUG 17	SEP 17	TOTAL
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	4,247.66
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	35,201.47
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	-30,953.81
Other Inc/Exp	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	4,247.66



Budget Comparison

Properties: Lakeview COA

Comparison Periods: 9/1/17 - 9/30/17 and 1/1/17 - 12/31/17 (cash basis)

	Actual 9/1/17 - 9/30/17	Budget 9/17	\$ Change	% Change	Actual YTD 1/1/17 - 12/31/17	Budget YTD 1/17 - 12/17	\$ Change	% Change
INCOME								
4000 HOA Dues	2,123.77	2,900.00	-776.23	-26.8%	25,944.46	34,800.00	-8,855.54	-25.4%
4050 Reserve Income	702.63	882.00	-179.37	-20.3%	7,971.64	10,584.00	-2,612.36	-24.7%
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		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	0.00	75.00	-75.00	-100.0%	2,961.12	900.00	2,061.12	229.0%
TOTAL INCOME	2,826.40	3,857.00	-1,030.60	-26.7%	36,877.22	46,284.00	-9,406.78	-20.3%
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%	4,180.00	5,040.00	-860.00	-17.1%
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	
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%	4,334.85	5,440.00	-1,105.15	-20.3%
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 Other Repairs & Maintenance	1,200.00	0.00	1,200.00	188.0%	2,916.10	0.00	2,916.10	
5100 Total Repairs & Maintenance	1,200.00	416.67	783.33	188.0%	2,916.10	5,000.00	-2,083.90	-41.7%
5200 Utilities								
5210 Electric	14.57	20.83	-6.26	-30.1%	146.86	250.00	-103.14	-41.3%
5240 Sewer	494.00	433.33	60.67	14.0%	4,446.00	5,200.00	-754.00	-14.5%
5260 Garbage	275.42	300.00	-24.58	-8.2%	2,479.38	3,600.00	-1,120.62	-31.1%
5200 Total Utilities	783.99	754.16	29.83	4.0%	7,072.24	9,050.00	-1,977.76	-21.9%
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%
5400 Landscaping								

	Actual 9/1/17 - 9/30/17	Budget 9/17	\$ Change	% Change	Actual YTD 1/1/17 - 12/31/17	Budget YTD 1/17 - 12/17	\$ Change	% Change
5410 Landscaping Contract	243.90	250.00	-6.10	-2.4%	2,439.00	3,000.00	-561.00	-18.7%
5420 Landscaping Improvements	0.00	0.00	0.00		1,255.26	0.00	1,255.26	
5400 Other Landscaping	0.00	0.00	0.00		579.11	0.00	579.11	
5400 Total Landscaping	243.90	250.00	-6.10	-2.4%	4,273.37	3,000.00	1,273.37	42.4%
5600 Insurance								
5610 Insurance	388.83	291.67	97.16	33.3%	3,322.97	3,500.00	-177.03	-5.1%
5600 Total Insurance	388.83	291.67	97.16	33.3%	3,322.97	3,500.00	-177.03	-5.1%
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%	8,820.20	16,324.00	-7,503.80	-46.0%
TOTAL EXPENSE	3,918.74	3,876.99	41.75	1.1%	32,499.73	46,524.00	-14,024.27	-30.1%
NET INCOME	-1,092.34	-19.99	-1,072.35	-5364.4%	4,377.49	-240.00	4,617.49	1924.0%
NET INCOME SUMMARY								
Income	2,826.40	3,857.00	-1,030.60	-26.7%	36,877.22	46,284.00	-9,406.78	-20.3%
Expense	-3,918.74	-3,876.99	-41.75	1.1%	-32,499.73	-46,524.00	14,024.27	-30.1%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-1,092.34	-19.99	-1,072.35	5364.4%	4,377.49	-240.00	4,617.49	-1924.0%

Delinquency (Summary)

Properties: Lakeview COA

As Of Saturday September 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	9.40
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	40.00
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	1,747.43
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	1,459.00
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	553.88
Total delinquent for property:						29,357.38

Report Summary

Customers: 8
Percent Delinquent: 36.36%
Delinquent Amount: 29,357.38

Checks By Account

Properties: Lakeview COA

Checks between 9/1/2017 and 9/30/2017

<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>
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc,	9/1/2017	650	Monthly Management	9/1/2017	September	Lakev	420.00
							<u>420.00</u>
5100 Repairs & Maintenance							
Terri Tangalin-Piedra	9/19/2017	656	Reimburse for concrete	9/19/2017	09182017	Lakev	1200.00
							<u>1,200.00</u>
5200 Utilities : 5210 Electric							
Clark Public Utilities	9/11/2017	653	Monthly Electricity Acct#	9/21/2017	7236-175-1	Lakev	14.57
							<u>14.57</u>
5200 Utilities : 5240 Sewer							
Clark Regional	9/11/2017	652	Monthly Sewer	9/21/2017	016125-000	Lakev	494.00
							<u>494.00</u>
5200 Utilities : 5260 Garbage							
Waste Connections	9/11/2017	654	Monthly Garbage	9/21/2017	2010-976517	Lakev	275.42
							<u>275.42</u>
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscpae	9/19/2017	655	Monthly 9.2.17	8/25/2017	704019	Lakev	243.90
							<u>243.90</u>
5600 Insurance : 5610 Insurance							
American Family	9/11/2017	651	Policy #019-860-226-37	9/21/2017	019-860-226-37	Lakev	388.83
							<u>388.83</u>
6700 Reserve Contribution							
Lakeview COA	9/1/2017	649	Monthly Reserve	9/1/2017	September	Lakev	882.02
							<u>882.02</u>
						Total Amount:	3,918.74

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 10/9/2017

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
9/7/2017	D7975	Bank deposit Deposit	1,478.70
9/11/2017	D8012	Bank deposit Deposit	1,147.89
9/27/2017	D8044	Bank deposit Deposit	199.81
			2,826.40

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
7/19/2017	639	Joseph Vandal CPA PS Inc	1,750.00
8/11/2017	647	Terri Tangalin-Piedra	94.50
9/1/2017	649	Lakeview COA	882.02
9/1/2017	650	RPM Services Inc,	420.00
9/11/2017	651	American Family Insurance	388.83
9/11/2017	652	Clark Regional Wastewater District	494.00
9/11/2017	653	Clark Public Utilities	14.57
9/11/2017	654	Waste Connections	275.42
9/19/2017	655	Jave Landscpae Maintenance	243.90
9/19/2017	656	Terri Tangalin-Piedra	1,200.00
			5,763.24

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/6/2017	D8073	Bank deposit Deposit	1,675.75
			1,675.75

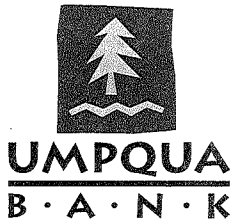
Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/2/2017	657	RPM Services Inc,	420.00
10/2/2017	658	Lakeview COA	882.02
10/4/2017	659	Jave Landscpae Maintenance	243.90
			1,545.92

Summary

Previous Cleared Balance:	25,603.84
Selected Payments:	5,763.24
Selected Deposits:	2,826.40
Reconciled Balance:	22,667.00
Goal:	22,667.00
Difference:	0.00

Reconciled Balance	22,667.00
+ Uncleared Deposits	1,675.75
- Outstanding Checks	1,545.92
Register Balance	22,796.83



Customer Service:
1-866-486-7782

LAKEVIEW CONDO ASSOCIATION UB
C/O R P M
5620 NE GHER RD SUITE H
VANCOUVER WA 98662-6165

Last statement: August 31, 2017
This statement: September 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	\$25,603.84
Low balance	\$22,667.00	Deposits/Additions	\$2,826.40
Average balance	\$24,360.65	Withdrawals/Subtractions	\$5,763.24
Interest earned	\$0.00	Ending balance	\$22,667.00

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-07	Remote Capture Dep	1,478.70
09-11	Remote Capture Dep	1,147.89
09-27	Remote Capture Dep	199.81
Total Other Deposits/ Additions		\$2,826.40

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	25,603.84	09-11	26,928.41	09-19	24,005.59
09-01	24,721.82	09-13	26,913.84	09-22	22,711.09
09-06	24,301.82	09-14	25,163.84	09-27	22,910.90
09-07	25,780.52	09-15	24,281.01	09-29	22,667.00
				09-30	22,667.00

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

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
639	\$1,750.00	09-14	652	\$494.00	09-15
*647	\$94.50	09-22	653	\$14.57	09-13
*649	\$882.02	09-01	654	\$275.42	09-19
650	\$420.00	09-06	655	\$243.90	09-29
651	\$388.83	09-15	656	\$1,200.00	09-22

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

Total Checks paid: 10 for **-\$5,763.24**

Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 10/9/2017

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
9/1/2017	J4049	Journal : Sept Reserve Contribution	882.02
			882.02

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/3/2017	J4089	Journal : October Reserve Contributio	882.02
			882.02

Summary

Previous Cleared Balance:	22,762.29	Reconciled Balance	23,644.31
Selected Payments:	0.00	+ Uncleared Deposits	882.02
Selected Deposits:	882.02	- Outstanding Checks	0.00
<hr/>		<hr/>	
Reconciled Balance:	23,644.31	Register Balance	24,526.33
Goal:	23,644.31		
<hr/>			
Difference:	0.00		



Customer Service:
1-866-486-7782

LAKEVIEW CONDO ASSOCIATION UB
C/O R P M
5620 NE GHER RD SUITE H
VANCOUVER WA 98662-6165

Last statement: August 31, 2017
This statement: September 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	\$22,762.29
Low balance	\$23,644.31	Deposits/Additions	\$882.02
Average balance	\$23,644.31	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$23,644.31

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-01	Remote Capture Dep	882.02
Total Other Deposits/ Additions		\$882.02

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	22,762.29	09-01	23,644.31	09-30	23,644.31

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)

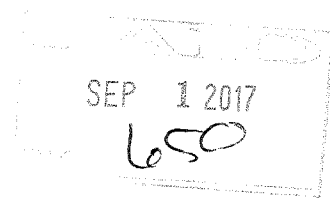
Total Checks paid: 0 for **-\$0.00**

**Lakeview Condo Owners Association
2017 Management Fee**

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

Monthly \$420.00

SEPTEMBER 2017

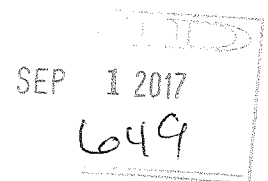


Lakeview Condo Owners Association

2017 Reserve Contribution

Monthly \$882.02

SEPTEMBER 2017





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

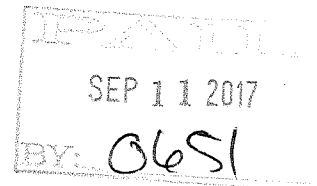


FOG00 001001 01178 0000 00000

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 Directors & Officers <i>American Family Mutual Insurance Company, S.I.</i>	08/01/2017 to 08/01/2018 Active	\$43.75	\$437.50
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy <i>American Family Mutual Insurance Company, S.I.</i>	08/01/2017 to 08/01/2018 Active	\$343.08	\$3,430.80
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
TOTALS		\$388.83	\$3,868.30

Payment is due by **10/01/2017**. To pay now, visit 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

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

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 8/1/2017 To 8/31/2017
BILLING DATE: 8/31/2017
DUE DATE: 9/29/2017

SPECIAL MESSAGE

Go Green! Sign up to receive your billing statement by email by going to 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

PA
 SEP 11 2017
 BY: *CLSD*



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

Your Electricity Use

Residential electric service meter 501493
 In 34 days you used 32 kwh
 Present reading - 09/06/17 12182
 Previous reading - 08/03/17 - 12150
Total electric usage 32
 Your charge for 32 kwh is:
 Basic service \$12.00
 32 kwh @ 8.16 cents each 2.61
 REP Credit @ 0.119 cents/kwh* -0.04
 Total electric service \$14.57
Your average daily cost was \$0.43

Total Cost This Billing

Total electric service \$14.57
Total charges this billing \$14.57

* Residential Exchange Program Credit via BPA
 Make sure you are prepared! Having an outage kit on hand will help you and your family stay safe, prepared, and comfortable during an outage or emergency. Visit our website for more info.

Account Summary

Previous balance \$14.90
 Payments - thank you August 10 14.90CR
 Balance forward 0.00
 Current charges 14.57
Current balance \$14.57

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
10/05/16	29	56	2
09/06/16	34	49	1
09/02/15	28	30	1

SEP 11 2017
 0653



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

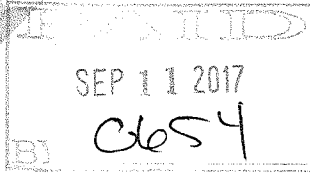
ACCOUNT NO. 2010-976517
 INVOICE NO. 14078665
 STATEMENT DATE 09/01/17
 DUE DATE 09/25/17
 BILLING PERIOD 08/01/17 - 08/31/17

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

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 275.42
08/14/17	Payment Thank You! 646	\$ -275.42
	Total Payments And Credits	\$ -275.42
	Service Location Lakeview Condos Llc	
	Acct #976517 2102 Nw Kelley Dr	
08/31/17	4Yd Cont 1X Weekly 08/01/17-08/31/17 1 Each @ \$211.39	\$ 211.39
08/31/17	Multi-Family Recycle 08/01/17-08/31/17 12 Each @ \$3.19	\$ 38.28
08/31/17	Perm Cont Rent 4Yd 08/01/17-08/31/17 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



"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.

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

#704019

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

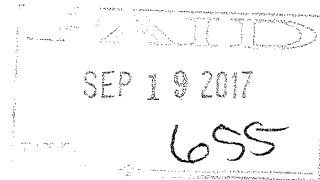
Date of service: Saturday 9/2/17

Month payment.....\$225

Sales tax.....18.90

Total.....\$243.90

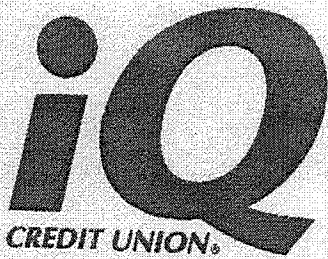
For any questions contact 360-771-46-91



Received 9/18/2017

Approved.

CPPRGU-19



Federally Insured by NCUA

VAN MALL BRANCH
7017 NE VANCOUVER MALL DRIVE
VANCOUVER WA 98661-3600
360-695-3441

Acct: XXXXXX080 PIEDRA, JUAN C
Eff: 091317 Date: 091317
Tlr: 0406 Time: 15:57

Withdrawl from INTELLIGENT CHECKING 80
Amount: 1,200.00-
New Balance:
Sequence: #397523

Cash Dispense Clearing: 1,200.00-
Reference 41

Locally Grown Mortgages
When it comes to working with a mortgage
loan officer, local is best. Each of our
home-grown experts is a natural with the
ins and outs of the local mortgage market

Talk to a locally sourced mortgage expert
at a branch that works for you or visit
iQcu.com/personal/mortgages.
Equal Housing Opportunity

Thank you, Rayshawn

SEP 19 2017
BY: *LSG*

Cindy Hammond

From: Juan n Terri Piedra <pedra970@hotmail.com>
Sent: Wednesday, September 13, 2017 8:23 PM
To: dmarith@gmail.com; jdthuston@aol.com; rpms@rpmservice.net
Subject: Fwd: Concrete Sidewalk Finished

Here are the two concrete slabs/sidewalks finished Terri paid him \$1200 cash for both \$600 each, she will be asking for reimbursement soon. As you can see his concrete work is excellent so please keep him in mind for your concrete jobs in the future. His name is Lorenzo and telephone number is 13605186852

Sent from my iPad

Begin forwarded message:

From: Dj Tito <pedra970@gmail.com>
Date: September 13, 2017 at 4:59:56 PM PDT
To: Juan Piedra <pedra970@hotmail.com>
Subject: Concrete Sidewalk Finished

