

Financial Statement

Properties: Lakeview COA

Dates from 4/1/2018 to 4/30/2018 (cash basis)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview Condo Owners Association	39,664.61
1000 Total Operating Accounts	39,664.61

1111 Reserve Account	
1093 Lakeview Condo Reserve	29,818.37
1111 Total Reserve Account	29,818.37

Total Bank 69,482.98

TOTAL ASSETS 69,482.98

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	23,481.56
3040 Reserve Account Equity	29,818.37
Total Equity	53,299.93

Net Income (1/1/2018 - 3/31/2018) 8,814.95

Income

4000 HOA Dues	2,970.74
4050 Reserve Income	794.59
4626 SA18 Special Assessment	6,473.73
Total Income	10,239.06

Expense

5000 Association Expenses	
5010 Management Fees	433.00
5000 Total Association Expenses	433.00

5200 Utilities	
5210 Electric	17.87
5240 Sewer	494.00
5260 Garbage	286.36
5200 Total Utilities	798.23

5300 General Expenses	
5301 Accounting	125.00
5300 Total General Expenses	125.00

5400 Landscaping	
5410 Landscaping Contract	243.90
5400 Total Landscaping	243.90

5600 Insurance	
5610 Insurance	388.83
5600 Total Insurance	388.83

6700 Reserve Contribution	882.00
Total Expense	2,870.96

Net Income (4/1/2018 - 4/30/2018) 7,368.10

Total Equity 69,482.98

TOTAL LIABILITIES & EQUITY

69,482.98

General Ledger

Properties: Lakeview COA
Detail From 4/1/2018 to 4/30/2018 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance	
4000 HOA Dues (Income)						10,081.68	
04/01/2018	CHPAID	284	David & Jana Har #3		162.44	10,244.12	
04/01/2018	CHPAID	284	David & Jana Har #10		36.12	10,280.24	
04/01/2018	CHPAID	284	David & Jana Har #10		111.94	10,392.18	
04/01/2018	CHPAID	85989132	Davovia Marith #6		162.44	10,554.62	
04/01/2018	CHPAID	2484861495	Jared Benedict #1		143.63	10,698.25	
04/01/2018	CHPAID	285	David & Jana Har #3		162.44	10,860.69	
04/01/2018	CHPAID	285	David & Jana Har #10		17.33	10,878.02	
04/01/2018	CHPAID	285	David & Jana Har #12		15.31	10,893.33	
04/01/2018	PPALOC	2484861495	Jared Benedict #1		18.81	10,912.14	
04/01/2018	PPALOC	284	David & Jana Har #12	44.89		10,867.25	
04/01/2018	PPALOC	995054	Juan Piedra #18	46.60		10,820.65	
04/02/2018	CHPAID	29010	Daniel & Heather #5		162.44	10,983.09	
04/02/2018	PPALOC	2254	Debra Blizzard #7		332.78	11,315.87	
04/04/2018	CHPAID	87451862	Matthew Cook #17		133.59	11,449.46	
04/04/2018	CHPAID	13148787	Rhodes Investme #16		138.14	11,587.60	
04/04/2018	CHPAID	13148787	Rhodes Investme #19		170.94	11,758.54	
04/09/2018	CHPAID	1149	Carmen Sonnes #4		143.93	11,902.47	
04/09/2018	CHPAID	286	David & Jana Har #10		37.12	11,939.59	
04/09/2018	CHPAID	286	David & Jana Har #12		35.12	11,974.71	
04/09/2018	CHPAID	556555520	Heonia Chaschin #2		55.02	12,029.73	
04/09/2018	CHPAID	556555520	Heonia Chaschin #2		89.08	12,118.81	
04/09/2018	CHPAID	6228	Israel Moshkovits #14		162.64	12,281.45	
04/09/2018	CHPAID	88479177	Ed & Denny LLC #20		172.32	12,453.77	
04/09/2018	CHPAID	88479178	Ed & Denny LLC. #21		181.81	12,635.58	
04/19/2018	CHPAID	91793086	Juan Piedra #18		19.51	12,655.09	
04/24/2018	PPALOC	995057	Juan Piedra #18		172.72	12,827.81	
04/26/2018	CHPAID	29155	Daniel & Heather #5		18.34	12,846.15	
04/26/2018	UNALOC	29155	Daniel & Heather #5		206.27	13,052.42	
Totals for HOA Dues			Beg Bal: 10,081.68	Activity: 2,970.74	91.49	3,062.23	13,052.42
4050 Reserve Income (Income)						2,784.94	
04/01/2018	CHPAID	284	David & Jana Har #3		43.83	2,828.77	
04/01/2018	CHPAID	284	David & Jana Har #10		44.89	2,873.66	
04/01/2018	CHPAID	85989132	Davovia Marith #6		43.83	2,917.49	
04/01/2018	CHPAID	2484861495	Jared Benedict #1		43.83	2,961.32	
04/01/2018	CHPAID	285	David & Jana Har #3		43.83	3,005.15	
04/01/2018	PYALOC	284	David & Jana Har #12		44.89	3,050.04	
04/01/2018	PYALOC	995054	Juan Piedra #18		46.60	3,096.64	
04/02/2018	CHPAID	29010	Daniel & Heather #5		43.83	3,140.47	
04/02/2018	PPALOC	2254	Debra Blizzard #7		89.78	3,230.25	
04/04/2018	CHPAID	87451862	Matthew Cook #17		36.04	3,266.29	
04/04/2018	CHPAID	13148787	Rhodes Investme #16		37.27	3,303.56	
04/04/2018	CHPAID	13148787	Rhodes Investme #19		46.12	3,349.68	
04/09/2018	CHPAID	556555520	Heonia Chaschin #2		43.83	3,393.51	
04/09/2018	CHPAID	6228	Israel Moshkovits #14		43.88	3,437.39	
04/09/2018	CHPAID	88479177	Ed & Denny LLC #20		46.49	3,483.88	
04/09/2018	CHPAID	88479178	Ed & Denny LLC. #21		49.05	3,532.93	
04/24/2018	PPALOC	995057	Juan Piedra #18		46.60	3,579.53	
Totals for Reserve Income			Beg Bal: 2,784.94	Activity: 794.59	0.00	794.59	3,579.53
4200 Income : 4210 Late Fees (Income)						25.00	
No activity in the period						25.00	
Totals for Late Fees			Beg Bal: 25.00	Activity: 0.00	0.00	0.00	25.00

Date	Type	Reference	Description	Debit	Credit	Balance
4200 Income : 4250 Violation Fees Income			(Income)			753.88
			No activity in the period			753.88
Totals for Violation Fees Income			Beg Bal: 753.88 Activity: 0.00	0.00	0.00	753.88
5000 Association Expenses : 5010 Management Fees			(Expense)			1,299.00
04/01/2018 CHECK 703			RPM Services Inc, Monthly Management Fee -	433.00		1,732.00
Totals for Management Fees			Beg Bal: 1,299.00 Activity: 433.00	433.00	0.00	1,732.00
5200 Utilities : 5210 Electric			(Expense)			46.63
04/10/2018 CHECK 707			Clark Public Utilities Monthly Electricity Acct# 7236-175	17.87		64.50
Totals for Electric			Beg Bal: 46.63 Activity: 17.87	17.87	0.00	64.50
5200 Utilities : 5240 Sewer			(Expense)			1,976.00
04/10/2018 CHECK 706			Clark Regional Wastewater District Monthly Sewer Acct	494.00		2,470.00
Totals for Sewer			Beg Bal: 1,976.00 Activity: 494.00	494.00	0.00	2,470.00
5200 Utilities : 5260 Garbage			(Expense)			851.00
04/10/2018 CHECK 708			Waste Connections VOID: Monthly Garbage 2010-9765	0.00		851.00
04/10/2018 CHECK 709			Waste Connections Monthly Garbage 2010-976517	286.36		1,137.36
Totals for Garbage			Beg Bal: 851.00 Activity: 286.36	286.36	0.00	1,137.36
5300 General Expenses : 5301 Accounting			(Expense)			0.00
04/18/2018 CHECK 710			Wayne Rivers, CPA 2017 1120H tax return	125.00		125.00
Totals for Accounting			Beg Bal: 0.00 Activity: 125.00	125.00	0.00	125.00
5400 Landscaping : 5410 Landscaping Contract			(Expense)			731.70
04/18/2018 CHECK 711			Jave Landscapae Maintenance Monthly 4.9.18	243.90		975.60
Totals for Landscaping Contract			Beg Bal: 731.70 Activity: 243.90	243.90	0.00	975.60
5600 Insurance : 5610 Insurance			(Expense)			1,166.49
04/10/2018 CHECK 705			American Family Insurance Policy #019-860-226-37	388.83		1,555.32
Totals for Insurance			Beg Bal: 1,166.49 Activity: 388.83	388.83	0.00	1,555.32
6700 Reserve Contribution			(Expense)			2,646.00
04/01/2018 CHECK 704			Lakeview COA Monthly Reserve Contribution	882.00		3,528.00
Totals for Reserve Contribution			Beg Bal: 2,646.00 Activity: 882.00	882.00	0.00	3,528.00
Totals:				2,962.45	3,856.82	

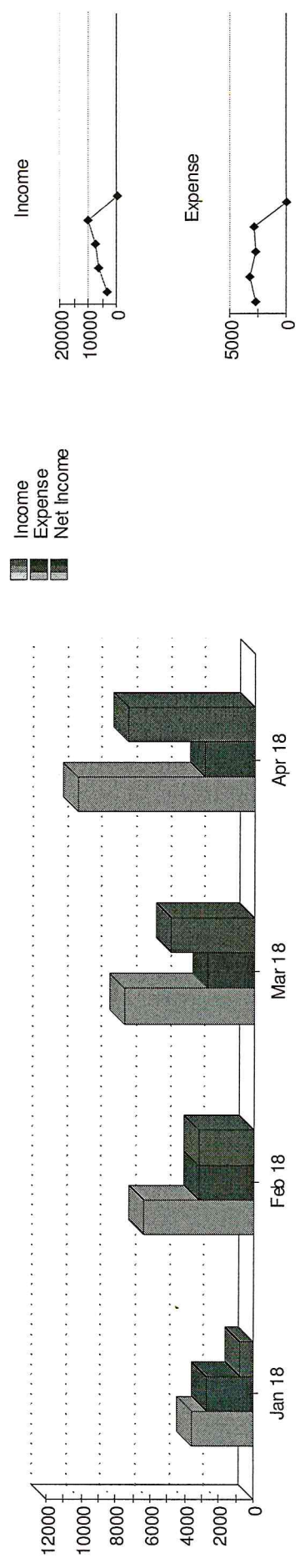
Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2018-4/30/2018 (cash basis)

	JAN 18	FEB 18	MAR 18	APR 18	TOTAL
INCOME					
4000 HOA Dues	2,742.94	4,451.36	2,887.38	2,970.74	13,052.42
4050 Reserve Income	793.94	1,199.18	791.82	794.59	3,579.53
4200 Income					
4210 Late Fees	0.00	25.00	0.00	0.00	25.00
4250 Violation Fees Income	0.00	753.88	0.00	0.00	753.88
4200 Total Income	0.00	778.88	0.00	0.00	778.88
4626 SA18 Special Assessment	0.00	0.00	3,886.27	6,473.73	10,360.00
TOTAL INCOME	3,536.88	6,429.42	7,565.47	10,239.06	27,770.83
EXPENSE					
5000 Association Expenses					
5010 Management Fees	433.00	433.00	433.00	433.00	1,732.00
5000 Total Association Expenses	433.00	433.00	433.00	433.00	1,732.00
5200 Utilities					
5210 Electric	15.33	15.97	15.33	17.87	64.50
5240 Sewer	494.00	988.00	494.00	494.00	2,470.00
5260 Garbage	275.42	286.36	289.22	286.36	1,137.36
5200 Total Utilities	784.75	1,290.33	798.55	798.23	3,671.86
5300 General Expenses					
5301 Accounting	0.00	0.00	0.00	125.00	125.00
5300 Total General Expenses	0.00	0.00	0.00	125.00	125.00
5400 Landscaping					
5410 Landscaping Contract	243.90	243.90	243.90	243.90	975.60
5400 Total Landscaping	243.90	243.90	243.90	243.90	975.60
5600 Insurance					
5610 Insurance	388.83	388.83	388.83	388.83	1,555.32
5600 Total Insurance	388.83	388.83	388.83	388.83	1,555.32
6700 Reserve Contribution	882.00	882.00	882.00	882.00	3,528.00
TOTAL EXPENSE	2,732.48	3,238.06	2,746.28	2,870.96	11,587.78
NET INCOME	804.40	3,191.36	4,819.19	7,368.10	16,183.05

	JAN 18	FEB 18	MAR 18	APR 18	TOTAL
NET INCOME SUMMARY					
Income	3,536.88	6,429.42	7,565.47	10,239.06	27,770.83
Expense	-2,732.48	-3,238.06	-2,746.28	-2,870.96	-11,587.78
Other Inc/Exp	0.00	0.00	0.00	0.00	0.00
NET INCOME	804.40	3,191.36	4,819.19	7,368.10	16,183.05



Budget Comparison

Properties: Lakeview COA

Comparison Periods: 4/1/18 - 4/30/18 and 1/1/18 - 12/31/18 (cash basis)

	Actual 4/1/18 - 4/30/18	Budget 4/18	\$ Change	% Change	Actual YTD 1/1/18 - 12/31/18	Budget YTD 1/18 - 12/18	\$ Change	% Change
INCOME								
4000 HOA Dues	2,970.74	3,269.17	-298.43	-9.1%	14,932.23	39,230.00	-24,297.77	-61.9%
4050 Reserve Income	794.59	882.00	-87.41	-9.9%	4,147.31	10,584.00	-6,436.69	-60.8%
4200 Income								
4210 Late Fees	0.00	0.00	0.00		25.00	0.00	25.00	
4250 Violation Fees Income	0.00	0.00	0.00		753.88	0.00	753.88	
4200 Total Income	0.00	0.00	0.00		778.88	0.00	778.88	
4626 SA18 Special Assessment	6,473.73	0.00	6,473.73		12,000.00	0.00	12,000.00	
TOTAL INCOME	10,239.06	4,151.17	6,087.89	146.7%	31,858.42	49,814.00	-17,955.58	-36.0%
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	433.00	433.00	0.00	0.0%	2,165.00	5,196.00	-3,031.00	-58.3%
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0%	0.00	100.00	-100.00	-100.0%
5065 Website	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0%
5000 Total Association Expenses	433.00	466.33	-33.33	-7.1%	2,165.00	5,611.00	-3,446.00	-61.4%
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	0.00	600.00	-600.00	-100.0%	0.00	1,200.00	-1,200.00	-100.0%
5170 Dryer Vent Cleaning	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0%
5100 Other Repairs & Maintenance	0.00	832.08	-832.08	-100.0%	0.00	9,985.00	-9,985.00	-100.0%
5100 Total Repairs & Maintenance	0.00	1,432.08	-1,432.08	-100.0%	0.00	12,085.00	-12,085.00	-100.0%
5200 Utilities								
5210 Electric	17.87	25.00	-7.13	-28.5%	64.50	300.00	-235.50	-78.5%
5240 Sewer	494.00	500.00	-6.00	-1.2%	2,470.00	6,000.00	-3,530.00	-58.8%
5260 Garbage	286.36	310.00	-23.64	-7.6%	1,137.36	3,720.00	-2,582.64	-69.4%
5200 Total Utilities	798.23	835.00	-36.77	-4.4%	3,671.86	10,020.00	-6,348.14	-63.4%
5300 General Expenses								
5301 Accounting	125.00	200.00	-75.00	-37.5%	125.00	200.00	-75.00	-37.5%
5305 Legal	0.00	83.33	-83.33	-100.0%	0.00	1,000.00	-1,000.00	-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	125.00	284.16	-159.16	-56.0%	125.00	1,210.00	-1,085.00	-89.7%
5400 Landscaping								
5410 Landscaping Contract	243.90	350.00	-106.10	-30.3%	975.60	4,200.00	-3,224.40	-76.8%
5400 Total Landscaping	243.90	350.00	-106.10	-30.3%	975.60	4,200.00	-3,224.40	-76.8%
5600 Insurance								

	Actual 4/1/18 - 4/30/18	Budget 4/18	\$ Change	% Change	Actual YTD 1/1/18 - 12/31/18	Budget YTD 1/18 - 12/18	\$ Change	% Change
5610 Insurance	388.83	400.00	-11.17	-2.8%	1,555.32	4,800.00	-3,244.68	-67.6%
5600 Total Insurance	388.83	400.00	-11.17	-2.8%	1,555.32	4,800.00	-3,244.68	-67.6%
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0%	0.00	500.00	-500.00	-100.0%
6700 Reserve Contribution	882.00	882.00	0.00	0.0%	4,410.00	10,584.00	-6,174.00	-58.3%
TOTAL EXPENSE	2,870.96	4,691.24	-1,820.28	-38.8%	12,902.78	49,010.00	-36,107.22	-73.7%
NET INCOME	7,368.10	-540.07	7,908.17	1464.3%	18,955.64	804.00	18,151.64	2257.7%
NET INCOME SUMMARY								
Income	10,239.06	4,151.17	6,087.89	146.7%	31,858.42	49,814.00	-17,955.58	-36.0%
Expense	-2,870.96	-4,691.24	1,820.28	-38.8%	-12,902.78	-49,010.00	36,107.22	-73.7%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	7,368.10	-540.07	7,908.17	-1464.3%	18,955.64	804.00	18,151.64	2257.7%

Delinquency (Summary)

Properties: Lakeview COA

As Of Monday April 30, 2018

* indicates a past customer

<u>Customer Name</u>	<u>Account</u>	<u>Unit</u>	<u>Unit Type</u>	<u>Phone</u>	<u>Address</u>	<u>Amount</u>
Lakeview COA						
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	73.36
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	3,345.02
King - CALAW, Bobbi	2923	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	466.54
Sonnes, Carmen	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	206.27
Total delinquent for property:						4,091.19

Report Summary

Customers: 4
Percent Delinquent: 20.00%
Delinquent Amount: 4,091.19

Delinquency (Summary)

Properties: Lakeview COA

As Of Monday April 30, 2018

* 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	1,000.00
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	1,073.36
Cook, Matthew	1927	#17	CONDO/HOA		2102 NW Kelly Dr. Unit #17	1,000.00
Dickau, Daniel & Heather	1916	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	1,000.00
Ed & Denny LLC	1930	#20	CONDO/HOA		2102 NW Kelly Dr. Unit #20	320.00
Ed & Denny LLC.	1931	#21	CONDO/HOA		2102 NW Kelly Dr. Unit #21	320.00
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	4,345.02
King - CALAW, Bobbi	2923	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	1,466.54
King-old, Bobbi *	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	17,401.42
King-Post-VF, Bobbi *	2731	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	2,564.79
King-Prior, Bobbi *	2053	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	7,946.25
Marith, Davovia	1917	#6	CONDO/HOA		2012 NW Kelly Dr. #6	1,000.00
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	1,000.00
Sonnes, Carmen	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	206.27
Stockman, Joseph/Kerri	1922	#11	CONDO/HOA		2102 NW Kelly Dr. Unit #11	1,000.00
Total delinquent for property:						41,643.65

Report Summary

Customers: 15
 Percent Delinquent: 65.22%
 Delinquent Amount: 41,643.65

*includes
 Special Assessment
 still due*

Customer Prepays

Properties: Lakeview COA

Current customers as of Wednesday, April 18, 2018

<u>Customer Name</u>	<u>Property</u>	<u>Unit</u>	<u>Acc#</u>	<u>Phone</u>	<u>Address</u>	<u>Amount</u>
Benedict, Jared	Lakev	#1	1912		2102 NW Kelly Dr. Unit	18.81
Blizzard, Debra	Lakev	#7	1918		2102 NW Kelly Dr. Unit	422.56
McClung, Kathy	Lakev	#8	1919		2102 NW Kelly Dr. Unit	1,690.24
Stockman, Joseph/Kerri	Lakev	#11	1922		2102 NW Kelly Dr. Unit	332.78
Totals:						2,464.39

Checks By Account

Properties: Lakeview COA
Checks between 4/1/2018 and 4/30/2018

<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,	4/1/2018	703	Monthly Management	4/1/2018	April	Lakev	433.00
							<u>433.00</u>
5200 Utilities : 5210 Electric							
Clark Public Utilities	4/10/2018	707	Monthly Electricity Acct#	4/1/2018	7236-175-1	Lakev	17.87
							<u>17.87</u>
5200 Utilities : 5240 Sewer							
Clark Regional	4/10/2018	706	Monthly Sewer	4/1/2018	016125-000	Lakev	494.00
							<u>494.00</u>
5200 Utilities : 5260 Garbage							
Waste Connections	4/10/2018	709	Monthly Garbage	4/1/2018	2010-976517	Lakev	286.36
							<u>286.36</u>
5300 General Expenses : 5301 Accounting							
Wayne Rivers, CPA	4/18/2018	710	2017 1120H tax return	4/18/2018	752	Lakev	125.00
							<u>125.00</u>
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscpae	4/18/2018	711	Monthly 4.9.18	4/1/2018	123460	Lakev	243.90
							<u>243.90</u>
5600 Insurance : 5610 Insurance							
American Family	4/10/2018	705	Policy #019-860-226-37	4/1/2018	019-860-226-37	Lakev	388.83
							<u>388.83</u>
6700 Reserve Contribution							
Lakeview COA	4/1/2018	704	Monthly Reserve	4/1/2018	April	Lakev	882.00
							<u>882.00</u>
						Total Amount:	2,870.96

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 5/10/2018

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
4/4/2018	D8732	Bank deposit Deposit	6,228.82
4/10/2018	708	Waste Connections	0.00
4/11/2018	D8761	Bank deposit Deposit	2,740.29
4/19/2018	D8794	Bank deposit Deposit	1,019.51
4/26/2018	D8825	Bank deposit Deposit	443.93
			10,432.55

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/10/2018	685	Clark Regional Wastewater District	494.00
4/1/2018	703	RPM Services Inc,	433.00
4/1/2018	704	Lakeview COA	882.00
4/10/2018	705	American Family Insurance	388.83
4/10/2018	706	Clark Regional Wastewater District	494.00
4/10/2018	707	Clark Public Utilities	17.87
4/10/2018	709	Waste Connections	286.36
4/18/2018	710	Wayne Rivers, CPA	125.00
4/18/2018	711	Jave Landscpae Maintenance	243.90
			3,364.96

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
5/9/2018	D8859	Bank deposit Deposit	2,603.47
			2,603.47

Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
5/5/2018	712	RPM Services Inc,	433.00
5/5/2018	713	Lakeview COA	882.00
			1,315.00

Summary

Previous Cleared Balance:	32,597.02	Reconciled Balance	39,664.61
Selected Payments:	3,364.96	+ Uncleared Deposits	2,603.47
Selected Deposits:	10,432.55	- Outstanding Checks	1,315.00
Reconciled Balance:	39,664.61	Register Balance	40,953.08
Goal:	39,664.61		
Difference:	0.00		



UMPQUA
B · A · N · K

Customer Service:
1-866-486-7782

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

Last statement: March 31, 2018
This statement: April 30, 2018

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

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$32,597.02
Low balance	\$31,282.02	Deposits/Additions	\$10,432.55
Average balance	\$38,477.19	Withdrawals/Subtractions	\$3,364.96
Interest earned	\$0.00	Ending balance	\$39,664.61

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-04	Remote Capture Dep	6,228.82
04-11	Remote Capture Dep	2,740.29
04-19	Remote Capture Dep	1,019.51
04-26	Remote Capture Dep	443.93
Total Other Deposits/ Additions		\$10,432.55

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	32,597.02	04-13	39,862.30	04-25	39,345.68
04-02	31,282.02	04-17	39,350.43	04-26	39,664.61
04-04	37,510.84	04-19	40,083.58	04-30	39,664.61
04-11	40,251.13	04-24	39,839.68		

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>
685	\$494.00	04-25	707	\$17.87	04-17
*703	\$433.00	04-02	*709	\$286.36	04-19
704	\$882.00	04-02	710	\$125.00	04-26
705	\$388.83	04-13	711	\$243.90	04-24
706	\$494.00	04-17			

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

Total Checks paid: 9 for **-\$3,364.96**

Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 5/10/2018

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
4/2/2018	J4379	Journal : April Reserve contribution	882.00
			882.00

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
5/9/2018	J4424	Journal : May Reserve contribution	882.00
			882.00

Summary

Previous Cleared Balance:	28,936.37	Reconciled Balance	29,818.37
Selected Payments:	0.00	+ Uncleared Deposits	882.00
Selected Deposits:	882.00	- Outstanding Checks	0.00
<hr/>		<hr/>	
Reconciled Balance:	29,818.37	Register Balance	30,700.37
Goal:	29,818.37		
<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 98662-6164

Last statement: March 31, 2018
This statement: April 30, 2018

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

BUSINESS FREE CHECKING

Account number	9800551419	Beginning balance	\$28,936.37
Low balance	\$29,818.37	Deposits/Additions	\$882.00
Average balance	\$29,788.97	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$29,818.37

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-02	Remote Capture Dep	882.00
Total Other Deposits/ Additions		\$882.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	28,936.37	04-02	29,818.37	04-30	29,818.37

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

2018 Reserve Contribution

Monthly \$882.00

APRIL 2018



**Lakeview Condo Owners Association
2018 Management Fee**

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

Monthly \$433.00

APRIL 2018





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: Daniel True
 Phone: (360) 823-5555
 Email: dttru1@amfam.com

For billing questions, call:

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



F03G00 001001 007984 0000 000000

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

Billed Item Description	Policy Term Policy Status	Minimum Due	Current Balance
Policy: 46X2-6104-02-76-CLDO-WA Directors & Officers <i>American Family Mutual Insurance Company, S.I.</i>	08/01/2017 to 08/01/2018 Active	\$43.75	\$131.25
Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy <i>American Family Mutual Insurance Company, S.I.</i>	08/01/2017 to 08/01/2018 Active	\$343.08	\$1,029.24
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
TOTALS		\$388.83	\$1,160.49

Payment is due by **05/01/2018**. 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.

Printed on 30% recycled paper





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

Billing Statement

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

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 3/1/2018 To 3/31/2018
BILLING DATE: 3/30/2018

DUE DATE: 4/30/2018

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 548.34
 PAYMENTS -494.00
 ADJUSTMENTS 0.00
 MISCELLANEOUS 0.00
 FINANCE CHARGE -54.34
 LIEN INTEREST 0.00
 CURRENT CHARGES 494.00

TOTAL AMOUNT DUE 494.00





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 74 kwh
 Present reading - 04/04/18 12496
 Previous reading - 03/05/18 - 12422
Total electric usage 74
 Your charge for 74 kwh is:
 Basic service \$12.00
 74 kwh @ 8.16 cents each 6.04
 REP Credit @ 0.229 cents/kwh* -0.17
 Total electric service \$17.87
Your average daily cost was \$0.60

Total Cost This Billing

Total electric service \$17.87
Total charges this billing \$17.87

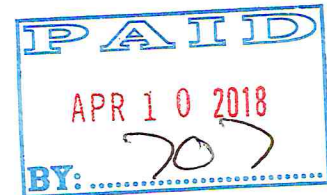
* Residential Exchange Program Credit via BPA
 Recycle your burned out screw-in CFLs safely at any Clark Public Utilities customer service location and we'll trade you two free LEDs per household, per day.

Account Summary

Previous balance \$15.33
 Payments - thank you
 March 12 15.33CR
 Balance forward 0.00
 Current charges 17.87
Current balance \$17.87

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
04/04/18	30	74	2
03/05/18	28	42	2
02/05/18	32	50	2
01/04/18	30	42	1
12/05/17	32	43	1
11/03/17	30	35	1
10/04/17	28	28	1
09/06/17	34	32	1
08/03/17	28	36	1
07/06/17	31	53	2
06/05/17	33	81	2
05/03/17	28	78	3
04/05/17	33	88	3
04/05/16	33	47	1





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. 14601170
 STATEMENT DATE 04/01/18
 DUE DATE 04/25/18
 BILLING PERIOD 03/01/18 - 03/31/18

LAKEVIEW CONDOS LLC
 RPM SERVICES
 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	\$ 575.58
03/05/18	Payment Thank You! 694	\$ -286.36
03/12/18	Payment Thank You! 701	\$ -289.22
	Total Payments And Credits	\$ -575.58
	Service Location	
	Acct #976517	
	Lakeview Condos Llc	
	2102 Nw Kelley Dr	
03/31/18	4Yd Cont 1X Weekly 03/01/18-03/31/18 1 Each @ \$220.22	\$ 220.22
03/31/18	Multi-Family Recycle 03/01/18-03/31/18 12 Each @ \$3.31	\$ 39.72
03/31/18	Perm Cont Rent 4Yd 03/01/18-03/31/18 1 Each @ \$17.06	\$ 17.06
	Refuse Tax 3.6%	\$ 7.93
	State Sales Tax 8.4%	\$ 1.43
	Current Charges And Fees	\$ 286.36
	Total Due	\$ 286.36

PAID
 APR 10 2018
 BY: 708-709



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.

Wayne Rivers, CPA
616 East Main Street, Box 1735
Battle Ground, WA 98604
3606873089

Client 752
April 11, 2018

Lake View Condominiums
c/o RPM Services Inc
5620 NE Gher Rd Ste H
Vancouver, WA 98662
(360) 693-6260

FEDERAL FORMS

Form 1120-H

2017 U.S. Income Tax Return for HOA's

FEE SUMMARY

Preparation Fee

\$ 125.00

Amount Due

\$ 125.00

*approved
Dave
Denny*

PAID
APR 18 2018
BY: 0710

Invoice # 123460

Jave Landscape

date:04/9/18

Lawn service
8403 NE ST Johns RD #38
Vancouver, Wa 98665

Phone #: (360)771-4691
Email: javelandscape@gmail.com
WA state Lic: 603 152 491

Bill to: Elizabeth Divers

Lakeview

Quan.	Description	Price	Amount
1	Lawn Care (April) Monday 4/9/18	225	225
		tax	18.90
		total	243.90

Thank you!

