

Financial Statement

Properties: Lakeview COA

Dates from 8/1/2018 to 8/31/2018 (cash basis)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview Condo Owners Association	<u>32,868.59</u>
1000 Total Operating Accounts	32,868.59

1111 Reserve Account

1093 Lakeview Condo Reserve	<u>50,346.37</u>
1111 Total Reserve Account	<u>50,346.37</u>

Total Bank 83,214.96

TOTAL ASSETS 83,214.96

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	23,481.56
3040 Reserve Account Equity	<u>48,346.37</u>
Total Equity	71,827.93

Net Income (1/1/2018 - 7/31/2018) 11,078.52

Income

4000 HOA Dues	2,986.90
4050 Reserve Income	701.39
4200 Income	
4210 Late Fees	25.00
4310 Maintenance & Repairs	<u>55.00</u>
4200 Total Income	<u>80.00</u>

Total Income 3,768.29

Expense

5000 Association Expenses	
5010 Management Fees	<u>433.00</u>
5000 Total Association Expenses	433.00

5100 Repairs & Maintenance 758.80

5200 Utilities

5210 Electric	14.86
5240 Sewer	494.00
5260 Garbage	<u>286.36</u>
5200 Total Utilities	795.22

5300 General Expenses

5315 State Filing Fee	<u>10.00</u>
5300 Total General Expenses	10.00

5400 Landscaping

5410 Landscaping Contract	108.40
5400 Other Landscaping	<u>54.20</u>
5400 Total Landscaping	162.60

5600 Insurance

5610 Insurance	<u>418.16</u>
5600 Total Insurance	418.16

6700 Reserve Contribution	<u>882.00</u>
Total Expense	3,459.78
Net Income (8/1/2018 - 8/31/2018)	308.51
Total Equity	<u>83,214.96</u>
TOTAL LIABILITIES & EQUITY	<u><u>83,214.96</u></u>

General Ledger

Properties: Lakeview COA
Detail From 8/1/2018 to 8/31/2018 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						21,400.19
08/01/2018	CHPAID	20910924	Davovia Marith #6		162.44	21,562.63
08/01/2018	CHPAID	2497906911	Jared Benedict #1		143.63	21,706.26
08/01/2018	CHPAID	292	David & Jana Har #3		162.44	21,868.70
08/01/2018	CHPAID	292	David & Jana Har #10		166.39	22,035.09
08/01/2018	CHPAID	292	David & Jana Har #12		166.39	22,201.48
08/01/2018	PPALOC	2497906911	Jared Benedict #1		18.81	22,220.29
08/01/2018	CRALOC	2969	Karen & Brian Du #5	25.00		22,195.29
08/06/2018	CHPAID	521	Carmen Sonnes #4		162.44	22,357.73
08/06/2018	CHPAID	30923790	Rhodes Investme #16		138.14	22,495.87
08/06/2018	CHPAID	30923790	Rhodes Investme #19		170.94	22,666.81
08/06/2018	CHPAID	22416284	Matthew Cook #17		133.59	22,800.40
08/06/2018	PPALOC	126	Debra Blizzard #7		332.78	23,133.18
08/07/2018	CHPAID	22924531	Ed & Denny LLC #20		172.32	23,305.50
08/07/2018	CHPAID	22924532	Ed & Denny LLC #21		181.81	23,487.31
08/09/2018	CHPAID	6734	Israel Moshkovits #14		162.64	23,649.95
08/09/2018	CHPAID	575939524	Heonia Chaschin #2		16.31	23,666.26
08/09/2018	CHPAID	575939524	Heonia Chaschin #2		102.79	23,769.05
08/13/2018	CHPAID	9092	Karen & Brian Du #5		162.44	23,931.49
08/13/2018	PPALOC	9092	Karen & Brian Du #5		25.00	23,956.49
08/27/2018	UNALOC	5132207378	Daniel O'Neal #11		211.28	24,167.77
08/27/2018	UNALOC	995065	Juan Piedra #18		219.32	24,387.09
Totals for HOA Dues				25.00	3,011.90	24,387.09
Beg Bal: 21,400.19				Activity: 2,986.90		
4050 Reserve Income (Income)						5,913.28
08/01/2018	CHPAID	20910924	Davovia Marith #6		43.83	5,957.11
08/01/2018	CHPAID	2497906911	Jared Benedict #1		43.83	6,000.94
08/01/2018	CHPAID	292	David & Jana Har #3		43.83	6,044.77
08/01/2018	CHPAID	292	David & Jana Har #10		44.89	6,089.66
08/01/2018	CHPAID	292	David & Jana Har #12		44.89	6,134.55
08/01/2018	CRALOC	2969	Karen & Brian Du #5		25.00	6,159.55
08/06/2018	CHPAID	521	Carmen Sonnes #4		43.83	6,203.38
08/06/2018	CHPAID	30923790	Rhodes Investme #16		37.27	6,240.65
08/06/2018	CHPAID	30923790	Rhodes Investme #19		46.12	6,286.77
08/06/2018	CHPAID	22416284	Matthew Cook #17		36.04	6,322.81
08/06/2018	PPALOC	126	Debra Blizzard #7		89.78	6,412.59
08/07/2018	CHPAID	22924531	Ed & Denny LLC #20		46.49	6,459.08
08/07/2018	CHPAID	22924532	Ed & Denny LLC #21		49.05	6,508.13
08/09/2018	CHPAID	6734	Israel Moshkovits #14		43.88	6,552.01
08/09/2018	CHPAID	575939524	Heonia Chaschin #2		43.83	6,595.84
08/13/2018	CHPAID	9092	Karen & Brian Du #5		18.83	6,614.67
Totals for Reserve Income				0.00	701.39	6,614.67
Beg Bal: 5,913.28				Activity: 701.39		
4200 Income : 4210 Late Fees (Income)						159.37
08/09/2018	CHPAID	575939524	Heonia Chaschin #2		25.00	184.37
Totals for Late Fees				0.00	25.00	184.37
Beg Bal: 159.37				Activity: 25.00		
4200 Income : 4250 Violation Fees Income (Income)						953.88
No activity in the period						953.88
Totals for Violation Fees Income				0.00	0.00	953.88
Beg Bal: 953.88				Activity: 0.00		
4200 Income : 4310 Maintenance & Repairs (Income)						0.00
08/06/2018	PPALOC	127	Debra Blizzard #7		55.00	55.00
Totals for Maintenance & Repairs				0.00	55.00	55.00
Beg Bal: 0.00				Activity: 55.00		

Date	Type	Reference	Description	Debit	Credit	Balance
5000 Association Expenses : 5010 Management Fees (Expense)						3,031.00
08/01/2018	CHECK	732	RPM Services Inc, Monthly Management Fee -	433.00		3,464.00
Totals for Management Fees			Beg Bal: 3,031.00	Activity: 433.00	433.00	3,464.00
5100 Repairs & Maintenance (Expense)						0.00
08/10/2018	CHECK	739	All Around Maintenance, Inc. #7 chimney, mold in living	758.80		758.80
Totals for Repairs & Maintenance			Beg Bal: 0.00	Activity: 758.80	758.80	758.80
5200 Utilities : 5210 Electric (Expense)						104.38
08/10/2018	CHECK	737	Clark Public Utilities Monthly Electricity Acct# 7236-175	14.86		119.24
Totals for Electric			Beg Bal: 104.38	Activity: 14.86	14.86	119.24
5200 Utilities : 5240 Sewer (Expense)						3,458.00
08/10/2018	CHECK	736	Clark Regional Wastewater District Monthly Sewer Acct	494.00		3,952.00
Totals for Sewer			Beg Bal: 3,458.00	Activity: 494.00	494.00	3,952.00
5200 Utilities : 5260 Garbage (Expense)						1,999.30
08/10/2018	CHECK	735	Waste Connections Monthly Garbage 2010-976517	286.36		2,285.66
Totals for Garbage			Beg Bal: 1,999.30	Activity: 286.36	286.36	2,285.66
5300 General Expenses : 5301 Accounting (Expense)						125.00
No activity in the period						125.00
Totals for Accounting			Beg Bal: 125.00	Activity: 0.00	0.00	125.00
5300 General Expenses : 5315 State Filing Fee (Expense)						0.00
08/01/2018	CHECK	732	RPM Services Inc, reimb RPMS for renewal of sec of st	10.00		10.00
Totals for State Filing Fee			Beg Bal: 0.00	Activity: 10.00	10.00	10.00
5400 Landscaping (Expense)						0.00
08/01/2018	CHECK	733	Jave Landscpae Maintenance dirt to fill hole	54.20		54.20
Totals for Landscaping			Beg Bal: 0.00	Activity: 54.20	54.20	54.20
5400 Landscaping : 5410 Landscaping Contract (Expense)						1,707.30
08/01/2018	CHECK	733	Jave Landscpae Maintenance Monthly 7/27	108.40		1,815.70
Totals for Landscaping Contract			Beg Bal: 1,707.30	Activity: 108.40	108.40	1,815.70
5600 Insurance : 5610 Insurance (Expense)						2,749.22
08/10/2018	CHECK	738	American Family Insurance Policy #019-860-226-37	418.16		3,167.38
Totals for Insurance			Beg Bal: 2,749.22	Activity: 418.16	418.16	3,167.38
6700 Reserve Contribution (Expense)						6,174.00
08/01/2018	CHECK	734	Lakeview COA Monthly Reserve Contribution	882.00		7,056.00
Totals for Reserve Contribution			Beg Bal: 6,174.00	Activity: 882.00	882.00	7,056.00
				Totals:	3,484.78	3,793.29

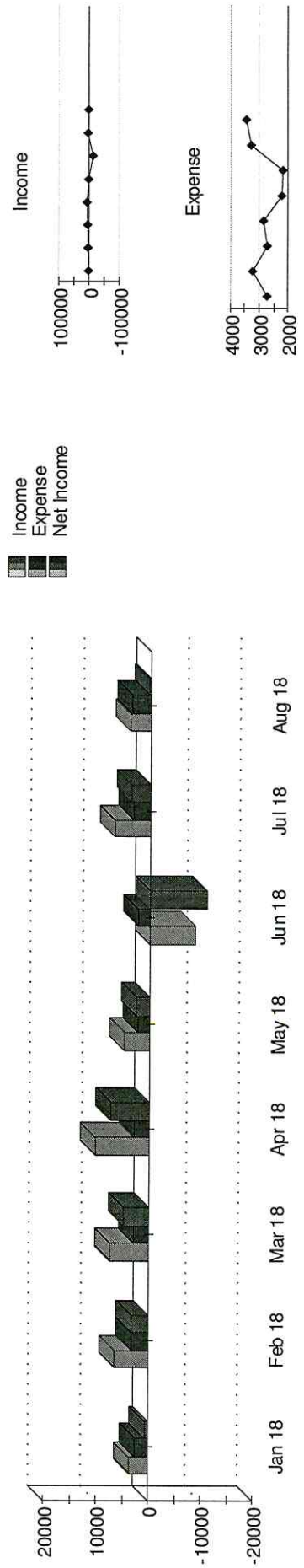
Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2018-8/31/2018 (cash basis)

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	TOTAL
INCOME									
4000 HOA Dues	2,742.94	3,855.37	2,842.49	2,925.85	2,409.68	2,327.15	4,296.71	2,986.90	24,387.09
4050 Reserve Income	793.94	795.17	836.71	839.48	656.50	838.83	1,152.65	701.39	6,614.67
4200 Income									
4210 Late Fees	0.00	25.00	0.00	0.00	0.00	0.00	134.37	25.00	184.37
4250 Violation Fees Income	0.00	753.88	0.00	0.00	0.00	0.00	200.00	0.00	953.88
4310 Maintenance & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	55.00
4200 Total Income	0.00	778.88	0.00	0.00	0.00	0.00	334.37	80.00	1,193.25
4626 SA18 Special Assessment	0.00	1,000.00	3,886.27	6,473.73	1,640.00	-12,000.00	1,000.00	0.00	2,000.00
TOTAL INCOME	3,536.88	6,429.42	7,565.47	10,239.06	4,706.18	-8,834.02	6,783.73	3,768.29	34,195.01
EXPENSE									
5000 Association Expenses									
5010 Management Fees	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	3,464.00
5000 Total Association Expenses	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	3,464.00
5100 Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	758.80	758.80
5200 Utilities									
5210 Electric	15.33	15.97	15.33	17.87	14.30	11.60	13.98	14.86	119.24
5240 Sewer	494.00	988.00	494.00	494.00	0.00	494.00	494.00	494.00	3,952.00
5260 Garbage	275.42	286.36	289.22	286.36	286.36	0.00	575.58	286.36	2,285.66
5200 Total Utilities	784.75	1,290.33	798.55	798.23	300.66	505.60	1,083.56	795.22	6,356.90
5300 General Expenses									
5301 Accounting	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	125.00
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
5300 Total General Expenses	0.00	0.00	0.00	125.00	0.00	0.00	0.00	10.00	135.00
5400 Landscaping									
5410 Landscaping Contract	243.90	243.90	243.90	243.90	243.90	0.00	487.80	108.40	1,815.70
5400 Other Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.20	54.20
5400 Total Landscaping	243.90	243.90	243.90	243.90	243.90	0.00	487.80	162.60	1,869.90
5600 Insurance									
5610 Insurance	388.83	388.83	388.83	388.83	388.83	386.83	418.24	418.16	3,167.38
5600 Total Insurance	388.83	388.83	388.83	388.83	388.83	386.83	418.24	418.16	3,167.38
6700 Reserve Contribution	882.00	882.00	882.00	882.00	882.00	882.00	882.00	882.00	7,056.00
TOTAL EXPENSE	2,732.48	3,238.06	2,746.28	2,870.96	2,248.39	2,207.43	3,304.60	3,459.78	22,807.98
NET INCOME	804.40	3,191.36	4,819.19	7,368.10	2,457.79	-11,041.45	3,479.13	308.51	11,387.03

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	TOTAL
NET INCOME SUMMARY									
Income	3,536.88	6,429.42	7,565.47	10,239.06	4,706.18	-8,834.02	6,783.73	3,768.29	34,195.01
Expense	-2,732.48	-3,238.06	-2,746.28	-2,870.96	-2,248.39	-2,207.43	-3,304.60	-3,459.78	-22,807.98
Other Inc/Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME	804.40	3,191.36	4,819.19	7,368.10	2,457.79	-11,041.45	3,479.13	308.51	11,387.03



Budget Comparison

Properties: Lakeview COA

Comparison Periods: 8/1/18 - 8/31/18 and 1/1/18 - 12/31/18 (cash basis)

	Actual 8/1/18 - 8/31/18	Budget 8/18	\$ Change	% Change	Actual YTD 1/1/18 - 12/31/18	Budget YTD 1/18 - 12/18	\$ Change	% Change
INCOME								
4000 HOA Dues	2,986.90	3,269.17	-282.27	-8.6%	25,558.37	39,230.00	-13,671.63	-34.8%
4050 Reserve Income	701.39	882.00	-180.61	-20.5%	7,046.86	10,584.00	-3,537.14	-33.4%
4200 Income								
4210 Late Fees	25.00	0.00	25.00		184.37	0.00	184.37	
4250 Violation Fees Income	0.00	0.00	0.00		953.88	0.00	953.88	
4310 Maintenance & Repairs	55.00	0.00	55.00		99.00	0.00	99.00	
4200 Total Income	80.00	0.00	80.00		1,237.25	0.00	1,237.25	
4626 SA18 Special Assessment	0.00	0.00	0.00		2,000.00	0.00	2,000.00	
TOTAL INCOME	3,768.29	4,151.17	-382.88	-9.2%	35,842.48	49,814.00	-13,971.52	-28.0%
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%	3,897.00	5,196.00	-1,299.00	-25.0%
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%	3,897.00	5,611.00	-1,714.00	-30.5%
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	0.00	0.00	0.00		0.00	1,200.00	-1,200.00	-100.0%
5170 Dryer Vent Cleaning	0.00	0.00	0.00		833.84	900.00	-66.16	-7.4%
5100 Other Repairs & Maintenance	758.80	832.08	-73.28	-8.8%	1,929.52	9,985.00	-8,055.48	-80.7%
5100 Total Repairs & Maintenance	758.80	832.08	-73.28	-8.8%	2,763.36	12,085.00	-9,321.64	-77.1%
5200 Utilities								
5210 Electric	14.86	25.00	-10.14	-40.6%	119.24	300.00	-180.76	-60.3%
5240 Sewer	494.00	500.00	-6.00	-1.2%	3,952.00	6,000.00	-2,048.00	-34.1%
5260 Garbage	286.36	310.00	-23.64	-7.6%	2,285.66	3,720.00	-1,434.34	-38.6%
5200 Total Utilities	795.22	835.00	-39.78	-4.8%	6,356.90	10,020.00	-3,663.10	-36.6%
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		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	10.00	0.83	9.17	1104.8%	10.00	10.00	0.00	0.0%
5300 Total General Expenses	10.00	84.16	-74.16	-88.1%	135.00	1,210.00	-1,075.00	-88.8%
5400 Landscaping								
5410 Landscaping Contract	108.40	350.00	-241.60	-69.0%	1,815.70	4,200.00	-2,384.30	-56.8%
5400 Other Landscaping	54.20	0.00	54.20		54.20	0.00	54.20	

	Actual 8/1/18 - 8/31/18	Budget 8/18	\$ Change	% Change	Actual YTD 1/1/18 - 12/31/18	Budget YTD 1/18 - 12/18	\$ Change	% Change
5400 Total Landscaping	162.60	350.00	-187.40	-53.5%	1,869.90	4,200.00	-2,330.10	-55.5%
5600 Insurance								
5610 Insurance	418.16	400.00	18.16	4.5%	3,167.38	4,800.00	-1,632.62	-34.0%
5600 Total Insurance	418.16	400.00	18.16	4.5%	3,167.38	4,800.00	-1,632.62	-34.0%
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%	7,938.00	10,584.00	-2,646.00	-25.0%
TOTAL EXPENSE	3,459.78	3,891.24	-431.46	-11.1%	26,127.54	49,010.00	-22,882.46	-46.7%
NET INCOME	308.51	259.93	48.58	18.7%	9,714.94	804.00	8,910.94	1108.3%
NET INCOME SUMMARY								
Income	3,768.29	4,151.17	-382.88	-9.2%	35,842.48	49,814.00	-13,971.52	-28.0%
Expense	-3,459.78	-3,891.24	431.46	-11.1%	-26,127.54	-49,010.00	22,882.46	-46.7%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	308.51	259.93	48.58	18.7%	9,714.94	804.00	8,910.94	1108.3%

Delinquency (Summary)

Properties: Lakeview COA

As Of Friday August 31, 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	44.00
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	103.65
Hart, David & Jana	1914	#3	CONDO/HOA		2102 NW Kelly Dr. Unit #3	44.00
Sonnes, Carmen	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	250.27
Dunlap, Karen & Brian	2969	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	44.00
Marith, Davovia	1917	#6	CONDO/HOA		2012 NW Kelly Dr. #6	44.00
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	44.00
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	3,572.30
Hart, David & Jana	1921	#10	CONDO/HOA		2102 NW Kelly Dr. Unit #10	44.00
O'Neal, Daniel	2956	#11	CONDO/HOA		2102 NW Kelly Dr. Unit #11	44.00
Hart, David & Jana	1923	#12	CONDO/HOA		2102 NW Kelly Dr. Unit #12	44.00
Moshkovits, Israel	1924	#14	CONDO/HOA		2102 NW Kelly Dr. Unit #14	44.00
King - CALAW, Bobbi	2923	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	1,918.62
Cook, Matthew	1927	#17	CONDO/HOA		2102 NW Kelly Dr. Unit #17	119.00
Piedra, Juan	1928	#18	CONDO/HOA		2102 NW Kelly Dr. Unit #18	44.00
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	44.00
Ed & Denny LLC	1930	#20	CONDO/HOA		2102 NW Kelly Dr. Unit #20	44.00
Ed & Denny LLC.	1931	#21	CONDO/HOA		2102 NW Kelly Dr. Unit #21	44.00
Total delinquent for property:						6,535.84

Report Summary

Customers:	18
Percent Delinquent:	90.00%
Delinquent Amount:	6,535.84

without
special
assessment

Delinquency (Summary)

Properties: Lakeview COA

As Of Friday August 31, 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	44.00
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	103.65
Cook, Matthew	1927	#17	CONDO/HOA		2102 NW Kelly Dr. Unit #17	1,119.00
Dunlap, Karen & Brian	2969	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	44.00
Ed & Denny LLC	1930	#20	CONDO/HOA		2102 NW Kelly Dr. Unit #20	44.00
Ed & Denny LLC.	1931	#21	CONDO/HOA		2102 NW Kelly Dr. Unit #21	44.00
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	4,572.30
Hart, David & Jana	1914	#3	CONDO/HOA		2102 NW Kelly Dr. Unit #3	44.00
Hart, David & Jana	1921	#10	CONDO/HOA		2102 NW Kelly Dr. Unit #10	44.00
Hart, David & Jana	1923	#12	CONDO/HOA		2102 NW Kelly Dr. Unit #12	44.00
King - CALAW, Bobbi	2923	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	2,918.62
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	44.00
McClung, Kathy	1919	#8	CONDO/HOA		2102 NW Kelly Dr. Unit #8	44.00
Moshkovits, Israel	1924	#14	CONDO/HOA		2102 NW Kelly Dr. Unit #14	44.00
O'Neal, Daniel	2956	#11	CONDO/HOA		2102 NW Kelly Dr. Unit #11	44.00
Piedra, Juan	1928	#18	CONDO/HOA		2102 NW Kelly Dr. Unit #18	44.00
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	44.00
Sonnes, Carmen	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	250.27
Total delinquent for property:						37,448.30

Report Summary

Customers: 21
 Percent Delinquent: 84.00%
 Delinquent Amount: 37,448.30

with Special Assessment

Customer Prepays

Properties: Lakeview COA

Current customers as of Friday, August 31, 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	433.56
Dunlap, Karen & Brian	Lakev	#5	2969		2102 NW Kelly Dr. Unit	25.00
McClung, Kathy	Lakev	#8	1919		2102 NW Kelly Dr. Unit	845.12
O'Neal, Daniel	Lakev	#11	2956		2102 NW Kelly Dr. Unit	211.28
Piedra, Juan	Lakev	#18	1928		2102 NW Kelly Dr. Unit	219.32
Totals:						1,753.09

Checks By Account

Properties: Lakeview COA

Checks between 8/1/2018 and 8/31/2018

<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,	8/1/2018	732	Monthly Management	8/1/2018	August	Lakev	433.00
							<u>433.00</u>
5100 Repairs & Maintenance							
All Around	8/10/2018	739	#7 chimney, mold in	8/10/2018	2843	Lakev	758.80
							<u>758.80</u>
5200 Utilities : 5210 Electric							
Clark Public Utilities	8/10/2018	737	Monthly Electricity Acct#	8/1/2018	7236-175-1	Lakev	14.86
							<u>14.86</u>
5200 Utilities : 5240 Sewer							
Clark Regional	8/10/2018	736	Monthly Sewer	8/1/2018	016125-000	Lakev	494.00
							<u>494.00</u>
5200 Utilities : 5260 Garbage							
Waste Connections	8/10/2018	735	Monthly Garbage	8/1/2018	2010-976517	Lakev	286.36
							<u>286.36</u>
5300 General Expenses : 5315 State Filing Fee							
RPM Services Inc,	8/1/2018	732	reimb RPMS for	7/31/2018	Sec of State	Lakev	10.00
							<u>10.00</u>
5400 Landscaping							
Jave Landscpae	8/1/2018	733	dirt to fill hole	7/25/2018	279140	Lakev	54.20
							<u>54.20</u>
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscpae	8/1/2018	733	Monthly 7/27	7/25/2018	279140	Lakev	108.40
							<u>108.40</u>
5600 Insurance : 5610 Insurance							
American Family	8/10/2018	738	Policy #019-860-226-37	8/1/2018	019-860-226-37	Lakev	418.16
							<u>418.16</u>
6700 Reserve Contribution							
Lakeview COA	8/1/2018	734	Monthly Reserve	8/1/2018	August	Lakev	882.00
							<u>882.00</u>
						Total Amount:	3,459.78

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 9/5/2018

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
8/7/2018	D9146	Bank deposit Deposit	2,736.97
8/14/2018	D9178	Bank deposit Deposit	600.72
8/30/2018	D9233	Bank deposit Deposit	430.60
			3,768.29

Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
8/1/2018	732	RPM Services Inc,	443.00
8/1/2018	733	Jave Landscopae Maintenance	162.60
8/1/2018	734	Lakeview COA	882.00
8/10/2018	735	Waste Connections	286.36
8/10/2018	736	Clark Regional Wastewater District	494.00
8/10/2018	737	Clark Public Utilities	14.86
8/10/2018	738	American Family Insurance	418.16
8/10/2018	739	All Around Maintenance, Inc.	758.80
			3,459.78

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
9/1/2018	740	Lakeview COA	0.00
			0.00

Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
9/1/2018	741	RPM Services Inc,	433.00
9/1/2018	742	Quams Carpet Cleaning	833.84
9/1/2018	743	Mikhail I Makarenko	1,170.72
9/4/2018	J4602	Journal : Sept Reserve contribution	882.00
			3,319.56

Summary

Previous Cleared Balance:	32,560.08	Reconciled Balance	32,868.59
Selected Payments:	3,459.78	+ Uncleared Deposits	0.00
Selected Deposits:	3,768.29	- Outstanding Checks	3,319.56
Reconciled Balance:	32,868.59	Register Balance	29,549.03
Goal:	32,868.59		
Difference:	0.00		



Customer Service:
1-866-486-7782

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

Last statement: July 31, 2018
This statement: August 31, 2018

Save time and money on payroll with one of our full-service options. Business Online Payroll(R) is a cost-effective, online payroll solution with complete tax pay and file service. Paychex(R) is a full-service option which includes expert, one-on-one service. Visit our website to learn more about payroll services available through Umpqua Bank.

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$32,560.08
Low balance	\$31,235.08	Deposits/Additions	\$3,768.29
Average balance	\$32,684.68	Withdrawals/Subtractions	\$3,459.78
Interest earned	\$0.00	Ending balance	\$32,868.59

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-07	Remote Capture Dep	2,736.97
08-14	Remote Capture Dep	600.72
08-30	Remote Capture Dep	430.60
Total Other Deposits/ Additions		\$3,768.29

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07-31	32,560.08	08-08	33,809.45	08-17	32,437.99
08-01	31,678.08	08-14	34,410.17	08-30	32,868.59
08-02	31,235.08	08-15	33,977.15	08-31	32,868.59
08-07	33,972.05	08-16	32,724.35		

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

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
732	\$443.00	08-02	736	\$494.00	08-16
733	\$162.60	08-08	737	\$14.86	08-15
734	\$882.00	08-01	738	\$418.16	08-15
735	\$286.36	08-17	739	\$758.80	08-16

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

Total Checks paid: 8 for **-\$3,459.78**

Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 9/5/2018

Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
8/1/2018	J4558	Journal : August Reserve contribution	882.00
			882.00

Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
9/4/2018	J4602	Journal : Sept Reserve contribution	882.00
			882.00

Summary

Previous Cleared Balance:	49,464.37	Reconciled Balance	50,346.37
Selected Payments:	0.00	+ Uncleared Deposits	882.00
Selected Deposits:	882.00	- Outstanding Checks	0.00
Reconciled Balance:	50,346.37	Register Balance	51,228.37
Goal:	50,346.37		
Difference:	0.00		



Customer Service:
1-866-486-7782

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

Last statement: July 31, 2018
This statement: August 31, 2018

Save time and money on payroll with one of our full-service options. Business Online Payroll(R) is a cost-effective, online payroll solution with complete tax pay and file service. Paychex(R) is a full-service option which includes expert, one-on-one service. Visit our website to learn more about payroll services available through Umpqua Bank.

BUSINESS FREE CHECKING

Account number	9800551419	Beginning balance	\$49,464.37
Low balance	\$50,346.37	Deposits/Additions	\$882.00
Average balance	\$50,346.37	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$50,346.37

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-01	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>
07-31	49,464.37	08-01	50,346.37	08-31	50,346.37

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))

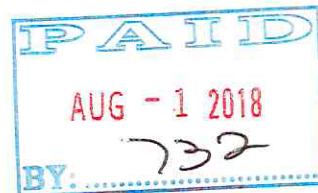
Total Checks paid: 0 for **-\$0.00**

**Lakeview Condo Owners Association
2018 Management Fee**

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

Monthly \$433.00

AUGUST 2018





Secretary of State
Tom Wyman

Washington Secretary of State
Corporations and Charities Division
801 Capitol Way South
PO Box 40234
Olympia, WA 98504-0234
(360) 725-0377
corps@sos.wa.gov

Customer Receipt

Payment Transaction:

Work Order #: 2018071600324920

Received Date: 07/16/2018

Total Paid: \$50.00

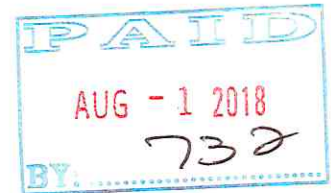
Payment Details:

Cardholder Name / Payer Name	Payment Type	Identifying Number	Payment Date	Amount
KENNETH OPP	AMERICAN EXPRESS	[REDACTED]	07/16/2018	\$50.00

Transaction Details:

Name	UBI # / Registration #	Service Type	Amount	Balance
ASSOCIATION LAKEVIEW CONDO OWNERS ASSOCIATION	602 635 673	ANNUAL REPORT	\$10.00	\$0.00

Reimburse RPN





Filed
Secretary of State
State of Washington
Date Filed: 07/16/2018
Effective Date: 07/16/2018
UBI #: 602 635 673

Annual Report

BUSINESS INFORMATION

Business Name:
LAKEVIEW CONDO OWNERS ASSOCIATION

UBI Number:
602 635 673

Business Type:
WA NONPROFIT CORPORATION

Business Status:
ACTIVE

Principal Office Street Address:
5620 NE GHER RD #H, VANCOUVER, WA, 98662, USA

Principal Office Mailing Address:
5620 NE GHER RD #H, VANCOUVER, WA, 98662, USA

Expiration Date:
07/31/2019

Jurisdiction:
UNITED STATES, WASHINGTON

Formation/Registration Date:
07/26/2006

Period of Duration:
PERPETUAL

Inactive Date:

Nature of Business:

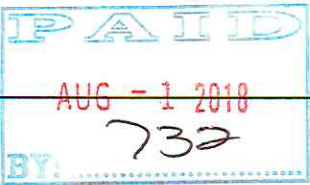
REGISTERED AGENT RCW 23.95.410

Registered Agent Name	Street Address	Mailing Address
KENNETH OPP	5620 NE GHER RD STE H, VANCOUVER, WA, 98662-6164, UNITED STATES	

PRINCIPAL OFFICE

Phone:
360-693-6260

Email:
RPMS@RPMSERVICE.NET



Street Address:

5620 NE GHER RD #H, VANCOUVER, WA, 98662, USA

Mailing Address:

5620 NE GHER RD #H, VANCOUVER, WA, 98662, USA

GOVERNORS

Title	Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		KENNETH	OPP
GOVERNOR	INDIVIDUAL		JUAN	PIEDRA
GOVERNOR	INDIVIDUAL		DENNY	HUSTON

NATURE OF BUSINESS

- CONDOMINIUM ASSOCIATION

EFFECTIVE DATE

Effective Date:

07/06/2018

CONTROLLING INTEREST

Does your company own real property (including leasehold interests) in Washington?

NO

RETURN ADDRESS FOR THIS FILING

Attention:

Email:

RPMS@RPMSERVICE.NET

Address:

5620 NE GHER RD STE H, VANCOUVER, WA, 98662-6164, USA

UPLOAD ADDITIONAL DOCUMENTS

Do you have additional documents to upload? **No**

EMAIL OPT-IN

By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I acknowledge that I will no longer receive paper notifications.

AUTHORIZED PERSON

I am an authorized person.

Person Type:

ENTITY

First Name:

KENNETH

Last Name:

OPP



BY: _____

RECEIVED
JUL 30 2018

RECEIVED
JUL 30 2018

BY: _____

Jave Landscape
8403 NE ST
Johns RD #38
Vancouver, WA 98665

279140

Jave Landscaping

CUSTOMER'S ORDER NO.	DATE
NAME	7-27-18
ADDRESS	Lakeview Condo Owners Association
CITY, STATE, ZIP	

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT
---------	------	--------	--------	-----------	-------------	----------

QUAN.	DESCRIPTION	PRICE	AMOUNT
1			
2			
3			
4	July	\$ 100.00	
5			
6	Dist. Infill hole	50.00	
7			
8		150.00	
9	TAX	12.60	
10			162.60
11			
12			

109.40
54.20

PAID
AUG - 1 2018
733

A-4705
T-46528

KEEP THIS SLIP FOR REFERENCE

BY: _____

Lakeview Condo Owners Association

2018 Reserve Contribution

Monthly \$882.00

AUGUST 2018





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

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

ACCOUNT NO. 2010-976517
 INVOICE NO. 14897240
 STATEMENT DATE 08/01/18
 DUE DATE 08/25/18
 BILLING PERIOD 07/01/18 - 07/31/18

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	
07/03/18	Payment Thank You!	\$ 575.58
07/19/18	Payment Thank You!	
	Total Payments And Credits	\$ -286.36
		\$ -289.22
		\$ -575.58
	Service Location	
	Acct #976517	
	4Yd Cont 1X Weekly	
07/31/18	07/01/18-07/31/18	
	1 Each @ \$220.22	\$ 220.22
07/31/18	Multi-Family Recycle	
	07/01/18-07/31/18	
	12 Each @ \$3.31	\$ 39.72
07/31/18	Perm Cont Rent 4Yd	
	07/01/18-07/31/18	
	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

Lakeview Condos Llc
 2102 Nw Kelley Dr
 1 Each @ \$220.22

12 Each @ \$3.31

1 Each @ \$17.06

PAID
 AUG 10 2018
 BY: 735

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.





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

Billing Statement

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 7/1/2018 To 7/31/2018
BILLING DATE: 7/31/2018
DUE DATE: 8/31/2018

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

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





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

Your Electricity Use

Residential electric service meter 501493
 In 29 days you used 36 kwh
 Present reading - 08/03/18 12644
 Previous reading - 07/05/18 - 12608
Total electric usage 36
 Your charge for 36 kwh is:
 Basic service \$12.00
 36 kwh @ 8.16 cents each 2.94
 REP Credit @ 0.229 cents/kwh* -0.08
 Total electric service \$14.86
Your average daily cost was \$0.51

Total Cost This Billing

Total electric service \$14.86
Total charges this billing \$14.86

* Residential Exchange Program Credit via BPA
 Become a Stream Steward and help protect the vibrant ecosystems
 in Clark County. Applications are due by September 15. Apply
 online or call 360-992-8585 to get involved.

Account Summary

Previous balance \$13.98
 Payments - thank you July 16, 2018 13.98CR
 Balance forward 0.00
 Current charges 14.86
Current balance \$14.86

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
08/03/18	29	36	1
07/05/18	30	25	1
06/05/18	33	58	2
05/03/18	29	29	1
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
08/03/16	28	45	2

PAID
 AUG 10 2018
 BY 737

PAYMENT INFORMATION

Account Number: 019-860-226-37

MINIMUM DUE

\$418.16

Due Date: 09/01/2018

OR

ACCOUNT BALANCE

\$4,577.76

Due Date: 09/01/2018

TO MAKE A PAYMENT



Online
amfam.com



Mobile App
Download today
myamfam.com



Call
1-866-424-8002
24 hours a day
7 days a week



Mail
Mail payment by
using the return
stub below

Thanks for being our customer!

We're grateful for the opportunity to protect your hard-earned dreams.

QUESTIONS OR SERVICE



Agency
Daniel True
(360) 823-5555
dtru1@amfam.com



Call
1-800-MYAMFAM
(800-692-6326)
24 hours a day
7 days a week

Important Message About Paper Billing Fees

We believe our communities deserve healthy environments to pursue their dreams, so we're taking steps to reduce our footprint. If you receive paper billing statements and pay less than the full account balance, the fee will increase to \$5.00 on November 2, 2018. Want to avoid this fee? Go Paperless! Here are some options:

- Visit www.amfam.com to create a My Account and register to receive your bills electronically. My Account provides you the option to:
 - Set up automatic payments; or
 - Schedule one-time electronic payments
- Connect with your agent to set up Automated Funds Transfer (AFT); or
- Pay the account balance in full



Please see the following page(s) for additional account information.

Detach on the perforation and return the stub with your payment.

Indicate name, address, phone number changes or comments on back.



COG00 001002 008744 0000 00000 1002

Your Insurance Coverage Summary
AMERICAN FAMILY MUTUAL INSURANCE COMPANY
Advance Notice of Renewal Premium

May 30, 2018



008-362 8600000109A0002328 4
LAKEVIEW CONDO OWNERS ASSOCIATION
C/O REAL PROPERTY MANAGEMENT SERVICES INC
5620 NE GHER RD STE H
VANCOUVER, WA 98662-6164

LAKEVIEW CONDO OWNERS ASSOCIATION

Thank you for allowing American Family to insure your business. We appreciate your trust and confidence. Listed below are the principal coverages and limits that will apply for the renewal term shown on this coverage summary letter. Please take a minute to review them to be sure they are adequate for your needs. If you would like to discuss your policy coverages and limits, or if you have any questions, please don't hesitate to contact me.

Policy Period: 08-01-2018 TO 08-01-2019

Customer Billing Account: 019-860-226 37

Policy Type: Non-Profit Directors and Officers Liability Policy
Policy Number: 46X2610402
Total Flat Renewal Premium: \$552.00
PLEASE DO NOT SEND MONEY ** INFORMATIONAL ONLY

NON-PROFIT DIRECTORS & OFFICERS LIABILITY COVERAGE

Notice: This is a Claims Made Policy. See Section VI - Conditions, B. Extended Reporting Period of the Policy for information concerning the optional purchase of the Extended Reporting Period coverage for claims made after the cancellation or non-renewal of the policy.

LIMIT OF LIABILITY

Aggregate for Coverage A, B, and C including
"claims expenses" \$2,000,000

RETENTION AMOUNTS

Coverage A (each claim)	\$500
Coverage B (each claim)	\$500
Coverage C (each claim)	\$500

RETROACTIVE DATE

This insurance does not apply to a "Claim" arising out of a "Wrongful Act" which occurs before the Retroactive Date, If any, shown below

Retroactive Date (Coverages A and B):	08-01-2014
Retroactive Date (Coverages C):	08-01-2014

PENDING OR PRIOR LITIGATION DATE

Pending or Prior Date (Coverages A and B):	08-01-2014
Pending or Prior Date (Coverages C):	08-01-2014

EXTENDED REPORTING PERIOD

ADDITIONAL PERIOD (Number of Months)	NONE
--------------------------------------	------

This coverage summary does not represent contract terms.
Consult the policy for specific definitions and limitations.

00000 002003 000109 0109 00000 0000



All Around Maintenance INC.
 3502 NW 289th St.
 Ridgefield, WA 98642
 360-772-0224
 info@allaroundmaintenance.com
 www.allaroundmaintenance.com

RECEIVED
 JUL 31 2018

BY: _____



INVOICE

BILL TO

RPM Services
 5620 NE Gher Rd.
 Vancouver, WA 98662

INVOICE # 2843

DATE 07/31/2018

DUE DATE 08/30/2018

TERMS Net 30

SERVICE ADDRESS

2102 NW Kelly Rd. #7

ACTIVITY	QTY	RATE	AMOUNT
Maintenance * Check caulking on flashing and chimney. * Seal flashing and chimney where it is necessary. * Clean mold in the living room closet using bleach and apply Kilz primer to prevent further mold growth. * Remove and replace baseboard trim. (Approx. 12 In. ft.) * Caulk and seal baseboard trim.	1	700.00	700.00T

PAID
 AUG 10 2018
 BY: 239

SUBTOTAL 700.00
 TAX (8.4%) 58.80
 TOTAL 758.80
 BALANCE DUE **\$758.80**

*Approved
 - Liz
 Lakeview
 8-1-18*