

# Financial Statement

Property: Lakeview COA

Date Range: 12/01/18 - 12/31/18 (cash)

## ASSETS

### Bank

1000 Operating Accounts	
1092 Lakeview Condo Owners Association	29,701.15
1000 Total Operating Accounts	<u>29,701.15</u>

1111 Reserve Account	
1093 Lakeview Condo Reserve	53,879.18
1111 Total Reserve Account	<u>53,879.18</u>

Total Bank 83,580.33

### Other Current Asset

1200 Undeposited Funds	21.24
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Total Other Current Asset 21.24

**TOTAL ASSETS 83,601.57**

## LIABILITIES & EQUITY

### Equity

#### Equity

3001 Retained Earnings	23,481.56
3040 Reserve Account Equity	<u>51,874.37</u>

Total Equity 75,355.93

**Net Income (1/1/2018 thru 11/30/2018) 7,482.47**

#### Income

4000 HOA Dues	2,592.96
4050 Reserve Income	792.88
4200 Income	
4310 Maintenance & Repairs	190.77
4200 Total Income	<u>190.77</u>

4263 Reserve Interest 1.38

Total Income 3,577.99

#### Expense

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

#### 5200 Utilities

5210 Electric	16.04
5240 Sewer	494.00
5260 Garbage	286.36
5200 Total Utilities	<u>796.40</u>

#### 5400 Landscaping

5410 Landscaping Contract	287.26
5400 Total Landscaping	<u>287.26</u>

#### 5600 Insurance

5610 Insurance	416.16
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5600 Total Insurance	416.16
6700 Reserve Contribution	882.00
Total Expense	2,814.82
Net Income (12/1/2018 thru 12/31/2018)	763.17
Total Equity	83,601.57
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>83,601.57</b>

# General Ledger

Property: Lakeview COA

Detail Date Range: 12/01/18 - 12/31/18 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance		
4000 HOA Dues (Income)						33,689.42		
12/01/18	CSTPAY	134	Debra Blizzard #7		332.78	34,022.20		
12/01/18	CHPAID	2511026761	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 11/		25.19	34,047.39		
12/01/18	CHPAID	2511026761	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 12/		93.95	34,141.34		
12/01/18	CHPAID	60049722	Davovia Marith #6 Alloc to 'HOADUE' Ch date: 12/		162.44	34,303.78		
12/01/18	PPALOC	995072	Juan Piedra #18 Prepay alloc to 'RI'	46.60		34,257.18		
12/05/18	CHPAID	0047859179	Justin Rhodes Inve #16 Alloc to 'HOADUE' Ch date: 12/		138.14	34,395.32		
12/05/18	CHPAID	0047859179	Rhodes Investment #19 Alloc to 'HOADUE' Ch date: 12/		170.94	34,566.26		
12/05/18	CHPAID	0061179296	Matthew Cook #17 Alloc to 'HOADUE' Ch date: 12/		133.59	34,699.85		
12/05/18	CHPAID	2511588952	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 12/		50.00	34,749.85		
12/05/18	CHPAID	300	David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 12/		119.14	34,868.99		
12/05/18	CHPAID	300	David & Jana Hart #10 Alloc to 'HOADUE' Ch date: 12/		123.09	34,992.08		
12/05/18	CHPAID	300	David & Jana Hart #12 Alloc to 'HOADUE' Ch date: 12/		166.39	35,158.47		
12/07/18	CHPAID	51266234474	Daniel O'Neal #11 Alloc to 'HOADUE' Ch date: 12/		166.39	35,324.86		
12/11/18	CHPAID	0061925769	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date: 12/		172.32	35,497.18		
12/11/18	CHPAID	0061925770	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date: 12/		84.31	35,581.49		
12/11/18	CHPAID	0061925770	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date: 11/		97.50	35,678.99		
12/11/18	CHPAID	543	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 10/		6.70	35,685.69		
12/11/18	CHPAID	543	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 11/		112.44	35,798.13		
12/11/18	CHPAID	594384184	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 12/		30.64	35,828.77		
12/11/18	CHPAID	594384184	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 11/		128.53	35,957.30		
12/11/18	CHPAID	7025	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 12/		162.64	36,119.94		
12/21/18	CHPAID	0064946598	Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 12/		162.44	36,282.38		
<b>4000 HOA Dues</b>				<b>Beg Bal: 33,689.42</b>	<b>Activity: 2,592.96</b>	<b>46.60</b>	<b>2,639.56</b>	<b>36,282.38</b>
4050 Reserve Income (Income)						9,150.36		
12/01/18	CHPAID	134	Debra Blizzard #7 Alloc to 'RI' Ch date: 12/1/2018		11.00	9,161.36		
12/01/18	CSTPAY	134	Debra Blizzard #7		78.78	9,240.14		
12/01/18	CHPAID	2511026761	Jared Benedict #1 Alloc to 'RI' Ch date: 12/1/2018		43.83	9,283.97		
12/01/18	CHPAID	60049722	Davovia Marith #6 Alloc to 'RI' Ch date: 12/1/2018		43.83	9,327.80		
12/01/18	PYALOC	995072	Juan Piedra #18 Payment alloc to 'RI'		46.60	9,374.40		
12/05/18	CHPAID	0047859179	Justin Rhodes Inve #16 Alloc to 'RI' Ch date: 12/1/2018		37.27	9,411.67		
12/05/18	CHPAID	0047859179	Rhodes Investment #19 Alloc to 'RI' Ch date: 12/1/2018		46.12	9,457.79		
12/05/18	CHPAID	0061179296	Matthew Cook #17 Alloc to 'RI' Ch date: 12/1/2018		36.04	9,493.83		
12/05/18	CHPAID	300	David & Jana Hart #3 Alloc to 'RI' Ch date: 12/1/2018		43.83	9,537.66		
12/05/18	CHPAID	300	David & Jana Hart #10 Alloc to 'RI' Ch date: 12/1/2018		44.89	9,582.55		
12/05/18	CHPAID	300	David & Jana Hart #12 Alloc to 'RI' Ch date: 12/1/2018		44.89	9,627.44		
12/07/18	CHPAID	51266234474	Daniel O'Neal #11 Alloc to 'RI' Ch date: 12/1/2018		44.89	9,672.33		
12/11/18	CHPAID	0061925769	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 12/1/2018		46.49	9,718.82		
12/11/18	CHPAID	0061925770	Ed & Denny LLC #21 Alloc to 'RI' Ch date: 12/1/2018		49.05	9,767.87		
12/11/18	CHPAID	543	Carmen Sonnes #4 Alloc to 'RI' Ch date: 11/1/2018		43.83	9,811.70		
12/11/18	CHPAID	594384184	Heonia Chaschin #2 Alloc to 'RI' Ch date: 12/1/2018		43.83	9,855.53		
12/11/18	CHPAID	7025	Israel Moshkovits #14 Alloc to 'RI' Ch date: 12/1/2018		43.88	9,899.41		
12/21/18	CHPAID	0064946598	Karen & Brian Dun #5 Alloc to 'RI' Ch date: 12/1/2018		43.83	9,943.24		
<b>4050 Reserve Income</b>				<b>Beg Bal: 9,150.36</b>	<b>Activity: 792.88</b>	<b>0.00</b>	<b>792.88</b>	<b>9,943.24</b>
4210 Late Fees (Income)						300.00		
No activity in the period						300.00		
<b>4210 Late Fees</b>				<b>Beg Bal: 300.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>300.00</b>
4232 Delinquent Collections Income (Income)						25.00		
No activity in the period						25.00		
<b>4232 Delinquent Collections Income</b>				<b>Beg Bal: 25.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25.00</b>

Date	Type	Reference	Description	Debit	Credit	Balance
4250 Violation Fees Income (Income)						953.88
No activity in the period						953.88
<b>4250 Violation Fees Income</b>						<b>953.88</b>
Beg Bal: 953.88				Activity: 0.00	0.00	0.00
4310 Maintenance & Repairs (Income)						881.53
12/01/18	CHPAID	2511026761	Jared Benedict #1 Alloc to 'MR' Ch date: 10/1/2018		43.30	924.83
12/05/18	CHPAID	300	David & Jana Hart #3 Alloc to 'MR' Ch date: 10/1/2018		43.30	968.13
12/05/18	CHPAID	300	David & Jana Hart #10 Alloc to 'MR' Ch date: 10/1/2018		43.30	1,011.43
12/11/18	CHPAID	543	Carmen Sonnes #4 Alloc to 'MR' Ch date: 10/1/2018		43.30	1,054.73
12/21/18	CHPAID	0064946598	Karen & Brian Dun #5 Alloc to 'MR' Ch date: 10/1/2018		17.57	1,072.30
<b>4310 Maintenance &amp; Repairs</b>						<b>1,072.30</b>
Beg Bal: 881.53				Activity: 190.77	0.00	190.77
4263 Reserve Interest (Income)						3.43
12/31/18	JOURNL	J4856	December reserve interest		1.38	4.81
<b>4263 Reserve Interest</b>						<b>4.81</b>
Beg Bal: 3.43				Activity: 1.38	0.00	1.38
5010 Management Fees (Expense)						4,763.00
12/01/18	CHKITM	767	RPM Services Inc.: Monthly Management Fee -	433.00		5,196.00
<b>5010 Management Fees</b>						<b>5,196.00</b>
Beg Bal: 4,763.00				Activity: 433.00	433.00	0.00
5020 Postage / Copies (Expense)						21.28
No activity in the period						21.28
<b>5020 Postage / Copies</b>						<b>21.28</b>
Beg Bal: 21.28				Activity: 0.00	0.00	0.00
5100 Repairs & Maintenance (Expense)						2,287.11
No activity in the period						2,287.11
<b>5100 Repairs &amp; Maintenance</b>						<b>2,287.11</b>
Beg Bal: 2,287.11				Activity: 0.00	0.00	0.00
5105 Chimney Insp/Cleaning (Expense)						357.34
No activity in the period						357.34
<b>5105 Chimney Insp/Cleaning</b>						<b>357.34</b>
Beg Bal: 357.34				Activity: 0.00	0.00	0.00
5160 Electrical Repairs (Expense)						3,231.06
No activity in the period						3,231.06
<b>5160 Electrical Repairs</b>						<b>3,231.06</b>
Beg Bal: 3,231.06				Activity: 0.00	0.00	0.00
5170 Dryer Vent Cleaning (Expense)						833.84
No activity in the period						833.84
<b>5170 Dryer Vent Cleaning</b>						<b>833.84</b>
Beg Bal: 833.84				Activity: 0.00	0.00	0.00
5210 Electric (Expense)						170.78
12/19/18	CHKITM	772	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	16.04		186.82
<b>5210 Electric</b>						<b>186.82</b>
Beg Bal: 170.78				Activity: 16.04	16.04	0.00
5240 Sewer (Expense)						5,434.00
12/19/18	CHKITM	771	Clark Regional Wastewater District: Monthly Sewer Acct#016121	494.00		5,928.00
<b>5240 Sewer</b>						<b>5,928.00</b>
Beg Bal: 5,434.00				Activity: 494.00	494.00	0.00
5260 Garbage (Expense)						3,144.74
12/19/18	CHKITM	773	Waste Connections: Monthly Garbage 2010-976517	286.36		3,431.10
<b>5260 Garbage</b>						<b>3,431.10</b>
Beg Bal: 3,144.74				Activity: 286.36	286.36	0.00
5301 Accounting (Expense)						125.00
No activity in the period						125.00
<b>5301 Accounting</b>						<b>125.00</b>
Beg Bal: 125.00				Activity: 0.00	0.00	0.00
5305 Legal (Expense)						1,800.00
No activity in the period						1,800.00
<b>5305 Legal</b>						<b>1,800.00</b>
Beg Bal: 1,800.00				Activity: 0.00	0.00	0.00
5315 State Filing Fee (Expense)						10.00
No activity in the period						10.00
<b>5315 State Filing Fee</b>						<b>10.00</b>
Beg Bal: 10.00				Activity: 0.00	0.00	0.00
5400 Landscaping (Expense)						271.00

Date	Type	Reference	Description	Debit	Credit	Balance
			No activity in the period			271.00
<b>5400</b>	<b>Landscaping</b>		<b>Beg Bal: 271.00      Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>271.00</b>
5410	Landscaping Contract (Expense)					2,677.48
12/01/18	CHKITM 768		Jave Landscpae Maintenance: service 11/19	287.26		2,964.74
<b>5410</b>	<b>Landscaping Contract</b>		<b>Beg Bal: 2,677.48      Activity: 287.26</b>	<b>287.26</b>	<b>0.00</b>	<b>2,964.74</b>
5610	Insurance (Expense)					4,424.86
12/19/18	CHKITM 770		American Family Insurance: Policy #019-860-226-37	416.16		4,841.02
<b>5610</b>	<b>Insurance</b>		<b>Beg Bal: 4,424.86      Activity: 416.16</b>	<b>416.16</b>	<b>0.00</b>	<b>4,841.02</b>
6700	Reserve Contribution (Expense)					9,702.00
12/03/18	JOURNL J4772		December Reserve Contribution	882.00		10,584.00
<b>6700</b>	<b>Reserve Contribution</b>		<b>Beg Bal: 9,702.00      Activity: 882.00</b>	<b>882.00</b>	<b>0.00</b>	<b>10,584.00</b>
				<b>Totals:</b>	<b>2,861.42</b>	<b>3,624.59</b>

# Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/18 - 12/31/18 (cash basis)

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	TOTAL
<b>INCOME</b>													
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	3,245.96	3,653.54	2,402.83	2,592.96	36,282.38
4050 Reserve Income	793.94	795.17	836.71	839.48	656.50	838.83	1,152.65	701.39	882.66	994.82	658.21	792.88	9,943.24
4200 Income													
4210 Late Fees	0.00	25.00	0.00	0.00	0.00	0.00	134.37	25.00	115.63	0.00	0.00	0.00	300.00
4232 Delinquent Collecti	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	25.00
4250 Violation Fees Incc	0.00	753.88	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	953.88
4310 Maintenance & Re	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	44.00	597.73	184.80	190.77	1,072.30
4200 Total Income	0.00	778.88	0.00	0.00	0.00	0.00	334.37	80.00	184.63	597.73	184.80	190.77	2,351.18
4263 Reserve Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80	1.33	1.30	1.38	4.81
4626 SA18 Special Asses	0.00	1,000.00	3,886.27	6,473.73	1,640.00	-12,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	2,000.00
<b>TOTAL INCOME</b>	<b>3,536.88</b>	<b>6,429.42</b>	<b>7,565.47</b>	<b>10,239.06</b>	<b>4,706.18</b>	<b>-8,834.02</b>	<b>6,783.73</b>	<b>3,768.29</b>	<b>4,314.05</b>	<b>5,247.42</b>	<b>3,247.14</b>	<b>3,577.99</b>	<b>50,581.61</b>
<b>EXPENSE</b>													
5000 Association Expense:													
5010 Management Fees	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	5,196.00
5020 Postage / Copies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.28	0.00	0.00	21.28
5000 Total Association E	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	454.28	433.00	433.00	5,217.28
5100 Repairs & Maintenan													
5105 Chimney Insp/Clea	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	357.34	0.00	0.00	357.34
5160 Electrical Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,231.06	0.00	0.00	0.00	3,231.06
5170 Dryer Vent Cleanir	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	833.84	0.00	0.00	0.00	833.84
5196 Lamp Replacemen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	267.66	0.00	0.00	0.00	267.66
5100 Other Repairs & M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	758.80	1,170.72	352.30	5.29	0.00	2,287.11
5100 Total Repairs & Mi	0.00	0.00	0.00	0.00	0.00	0.00	0.00	758.80	5,503.28	709.64	5.29	0.00	6,977.01
5200 Utilities													
5210 Electric	15.33	15.97	15.33	17.87	14.30	11.60	13.98	14.86	16.12	15.09	20.33	16.04	186.82
5240 Sewer	494.00	988.00	494.00	494.00	0.00	494.00	494.00	494.00	494.00	494.00	494.00	494.00	5,928.00
5260 Garbage	275.42	286.36	289.22	286.36	286.36	0.00	575.58	286.36	286.36	286.36	286.36	286.36	3,431.10
5200 Total Utilities	784.75	1,290.33	798.55	798.23	300.66	505.60	1,083.56	795.22	796.48	795.45	800.69	796.40	9,545.92
5300 General Expenses													
5301 Accounting	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
5305 Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00	0.00	1,800.00
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	10.00
5300 Total General Exp	0.00	0.00	0.00	125.00	0.00	0.00	0.00	10.00	0.00	0.00	1,800.00	0.00	1,935.00
5400 Landscaping													
5410 Landscaping Conti	243.90	243.90	243.90	243.90	243.90	0.00	487.80	108.40	287.26	287.26	287.26	287.26	2,964.74

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	DEC 18	TOTAL
5400 Other Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.20	108.40	108.40	0.00	0.00	271.00
5400 Total Landscaping	243.90	243.90	243.90	243.90	243.90	0.00	487.80	162.60	395.66	395.66	287.26	287.26	3,235.74
5600 Insurance													
5610 Insurance	388.83	388.83	388.83	388.83	388.83	386.83	418.24	418.16	418.16	418.16	421.16	416.16	4,841.02
5600 Total Insurance	388.83	388.83	388.83	388.83	388.83	386.83	418.24	418.16	418.16	418.16	421.16	416.16	4,841.02
6700 Reserve Contribution	882.00	882.00	882.00	882.00	882.00	882.00	882.00	882.00	882.00	882.00	882.00	882.00	10,584.00
<b>TOTAL EXPENSE</b>	<b>2,732.48</b>	<b>3,238.06</b>	<b>2,746.28</b>	<b>2,870.96</b>	<b>2,248.39</b>	<b>2,207.43</b>	<b>3,304.60</b>	<b>3,459.78</b>	<b>8,428.58</b>	<b>3,655.19</b>	<b>4,629.40</b>	<b>2,814.82</b>	<b>42,335.97</b>
<b>NET INCOME</b>	<b>804.40</b>	<b>3,191.36</b>	<b>4,819.19</b>	<b>7,368.10</b>	<b>2,457.79</b>	<b>-11,041.45</b>	<b>3,479.13</b>	<b>308.51</b>	<b>-4,114.53</b>	<b>1,592.23</b>	<b>-1,382.26</b>	<b>763.17</b>	<b>8,245.64</b>
<b>NET INCOME SUMMARY</b>													
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	4,314.05	5,247.42	3,247.14	3,577.99	50,581.61
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	-8,428.58	-3,655.19	-4,629.40	-2,814.82	-42,335.97
<b>NET INCOME</b>	<b>804.40</b>	<b>3,191.36</b>	<b>4,819.19</b>	<b>7,368.10</b>	<b>2,457.79</b>	<b>-11,041.45</b>	<b>3,479.13</b>	<b>308.51</b>	<b>-4,114.53</b>	<b>1,592.23</b>	<b>-1,382.26</b>	<b>763.17</b>	<b>8,245.64</b>



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 12/01/18 - 12/31/18 and 01/01/19 - 12/31/19 (cash basis)

	Actual 12/01/18 - 12/31/18	Budget 12/18 - 12/18	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	2,592.96	3,269.17	-676.21	-20.7 %	2,440.26	0.00	2,440.26	
4050 Reserve Income	792.88	882.00	-89.12	-10.1 %	659.27	0.00	659.27	
4200 Income								
4310 Maintenance & Repairs	190.77	0.00	190.77		0.00	0.00	0.00	
4200 Total Income	190.77	0.00	190.77		0.00	0.00	0.00	
4263 Reserve Interest	1.38	0.00	1.38		0.00	0.00	0.00	
<b>TOTAL INCOME</b>	<b>3,577.99</b>	<b>4,151.17</b>	<b>-573.18</b>	<b>-13.8 %</b>	<b>3,099.53</b>	<b>0.00</b>	<b>3,099.53</b>	
<b>EXPENSE</b>								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0 %	0.00	0.00	0.00	
5010 Management Fees	433.00	433.00	0.00	0.0 %	433.00	0.00	433.00	
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0 %	0.00	0.00	0.00	
5020 Postage / Copies	0.00	0.00	0.00		32.94	0.00	32.94	
5000 Total Association Expenses	433.00	466.33	-33.33	-7.1 %	465.94	0.00	465.94	
5100 Repairs & Maintenance	0.00	832.08	-832.08	-100.0 %	0.00	0.00	0.00	
5200 Utilities								
5210 Electric	16.04	25.00	-8.96	-35.8 %	0.00	0.00	0.00	
5240 Sewer	494.00	500.00	-6.00	-1.2 %	0.00	0.00	0.00	
5260 Garbage	286.36	310.00	-23.64	-7.6 %	0.00	0.00	0.00	
5200 Total Utilities	796.40	835.00	-38.60	-4.6 %	0.00	0.00	0.00	
5300 General Expenses	0.00	83.33	-83.33	-100.0 %	0.00	0.00	0.00	
5305 Legal	0.00	0.83	-0.83	-100.0 %	0.00	0.00	0.00	
5315 State Filing Fee	0.00	84.16	-84.16	-100.0 %	0.00	0.00	0.00	
5300 Total General Expenses	0.00	84.16	-84.16	-100.0 %	0.00	0.00	0.00	
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	287.26	0.00	287.26	
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	287.26	0.00	287.26	
5600 Insurance								
5610 Insurance	416.16	400.00	16.16	4.0 %	0.00	0.00	0.00	
5600 Total Insurance	416.16	400.00	16.16	4.0 %	0.00	0.00	0.00	
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0 %	0.00	0.00	0.00	
6700 Reserve Contribution	882.00	882.00	0.00	0.0 %	882.00	0.00	882.00	
<b>TOTAL EXPENSE</b>	<b>2,814.82</b>	<b>3,891.24</b>	<b>-1,076.42</b>	<b>-27.7 %</b>	<b>1,635.20</b>	<b>0.00</b>	<b>1,635.20</b>	



	Actual 12/01/18 - 12/31/18	Budget 12/18 - 12/18	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
<b>NET INCOME</b>	763.17	259.93	503.24	193.6 %	1,464.33	0.00	1,464.33	
<b>NET INCOME SUMMARY</b>								
Income	3,577.99	4,151.17	-573.18	-13.8 %	3,099.53	0.00	3,099.53	
Expense	-2,814.82	-3,891.24	1,076.42	27.7 %	-1,635.20	0.00	-1,635.20	
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>763.17</b>	<b>259.93</b>	<b>503.24</b>	<b>193.6 %</b>	<b>1,464.33</b>	<b>0.00</b>	<b>1,464.33</b>	

# Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 12/31/18

\* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
<b>Lakeview COA</b>				
Benedict, Jared	1912	#1	CONDO/HOA	18.49
Chaschin, Heonia	1913	#2	CONDO/HOA	131.80
Cook, Matthew	1927	#17	CONDO/HOA	1,194.00
Ed & Denny LLC.	1931	#21	CONDO/HOA	97.50
Hammett, Michael	1920	#9	CONDO/HOA	4,469.90
Hart, David & Jana	1914	#3	CONDO/HOA	43.30
Hart, David & Jana	1921	#10	CONDO/HOA	43.30
King - CALAW, Bobbi	2923	#15	CONDO/HOA	3,826.70
King-old, Bobbi *	1925	#15	CONDO/HOA	17,401.42
King-Post-VF, Bobbi *	2731	#15	CONDO/HOA	2,564.79
King-Prior, Bobbi *	2053	#15	CONDO/HOA	7,946.25
Sonnes, Carmen	1915	#4	CONDO/HOA	256.27
<b>Total Delinquent for Property:</b>	<b>37,993.72</b>			

## Report Summary

Detail	Value
Homeowners:	12
Percent Delinquent:	48.00 %
Delinquent Amount:	37,993.72

# Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 12/31/18

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
Blizzard, Debra	Lakev	#7	1918	(561)352-0824	PO BOX 65503	422.56
McClung, Kathy	Lakev	#8	1919	(360)573-8954	2606 NE 125th St.	1,000.00
<b>Totals:</b>						<b>1,422.56</b>

# Checks By Account

Property: Lakeview COA

Date Range: 12/01/18 - 12/31/18

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>1200 Undeposited Funds</b>							
RPM Services Inc	12/1/18	767	mailing for winteriz	11/28/18	Postage	Lakev	21.24
							<u>21.24</u>
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	12/1/18	767	Monthly Managem	12/1/18	December	Lakev	433.00
							<u>433.00</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utiliti	12/19/18	772	Monthly Electricity	12/1/18	7236-175-1	Lakev	16.04
							<u>16.04</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W:	12/19/18	771	Monthly Sewer Ac	12/1/18	016125-000	Lakev	494.00
							<u>494.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	12/19/18	773	Monthly Garbage :	12/1/18	2010-976517	Lakev	286.36
							<u>286.36</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscpae Iv	12/1/18	768	service 11/19	12/1/18	123399	Lakev	287.26
							<u>287.26</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	12/19/18	770	Policy #019-860-2	12/1/18	019-860-226-37	Lakev	416.16
							<u>416.16</u>
							<b>Total Amount: 1,954.06</b>

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconciled on: 01/08/19

## Deposits

Date	Ref #	Details	Amount
12/07/18	D9587	Bank Deposit: Deposit	2,287.31
12/14/18	D9613	Bank Deposit: Deposit	1,065.46
12/21/18	D9645	Bank Deposit	223.84
			<b>3,576.61</b>

## Payments

Date	Ref #	Details	Amount
12/01/18	767	RPM Services Inc,	454.24
12/01/18	768	Jave Landscpae Maintenance	287.26
12/03/18	J4772	Journal: December Reserve Contribution	882.00
12/19/18	770	American Family Insurance	416.16
12/19/18	771	Clark Regional Wastewater District	494.00
12/19/18	772	Clark Public Utilities	16.04
12/19/18	773	Waste Connections	286.36
			<b>2,836.06</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
01/07/19	D9694	Bank Deposit: Deposit	1,847.87
			<b>1,847.87</b>

## Outstanding Payments

Date	Ref #	Details	Amount
11/30/18	769	Debra Blizzard	5.29
01/02/19	774	RPM Services Inc,	465.94
01/02/19	775	Jave Landscpae Maintenance	287.26
01/04/19	J4839	Journal: January reserve contribution	882.00
			<b>1,640.49</b>

## Summary

Previous Cleared Balance:	28,965.89	Reconciled Balance	29,706.44
+ Selected Deposits	3,576.61	+ Uncleared Deposits	1,847.87
- Selected Payments	2,836.06	- Outstanding Checks	1,640.49
Reconciled Balance:	29,706.44	Register Balance	29,913.82
Goal:	29,706.44		
Difference:	0.00		



# UMPQUA BANK

December 31, 2018 Page: 1 of 2

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: November 30, 2018  
This statement: December 31, 2018

Get paid faster with next day funding and improve your cash flow with Umpqua Merchant Services. We have a full range of hardware and software available to fit your business needs. Visit our website to learn more about merchant services available through Umpqua Bank.

## BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$28,965.89
Low balance	\$27,342.39	Deposits/Additions	\$3,576.61
Average balance	\$29,859.99	Withdrawals/Subtractions	\$2,836.06
Interest earned	\$0.00	Ending balance	\$29,706.44

### Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-07	Deposit	2,287.31
12-14	Deposit	1,065.46
12-21	Deposit	223.84
<b>Total Additions</b>		<b>\$3,576.61</b>

### Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
12-03	Cash Mgmt Trsfr Dr Ref 3370706I Funds Transfer To Dep 9800551419 From December Reserve T Ransfer	882.00
<b>Total Other Withdrawals/Subtractions</b>		<b>\$882.00</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
11-30	28,965.89	12-06	27,342.39	12-21	30,902.96
12-03	28,083.89	12-07	29,629.70	12-26	30,486.80
12-05	27,629.65	12-14	30,695.16	12-28	29,706.44
				12-31	29,706.44

**Overdraft Fee Summary**

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

**Checks**

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
767	\$454.24	12-05	771	\$494.00	12-28
768	\$287.26	12-06	772	\$16.04	12-21
*770	\$416.16	12-26	773	\$286.36	12-28

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

Total Checks paid: 6 for **-\$1,954.06**

# Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 01/08/19

## Deposits

Date	Ref #	Details	Amount
12/03/18	J4772	Journal: December Reserve Contribution	882.00
12/31/18	J4856	Journal: December reserve interest	1.38
			<b>883.38</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
01/04/19	J4839	Journal: January reserve contribution	882.00
			<b>882.00</b>

## Summary

Previous Cleared Balance:	52,995.80
+ Selected Deposits	883.38
- Selected Payments	0.00
<b>Reconciled Balance:</b>	<b>53,879.18</b>
<b>Goal:</b>	<b>53,879.18</b>
<b>Difference:</b>	<b>0.00</b>

<b>Reconciled Balance</b>	53,879.18
<b>+ Uncleared Deposits</b>	882.00
<b>- Outstanding Checks</b>	0.00
<b>Register Balance</b>	<b>54,761.18</b>





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: November 30, 2018  
This statement: December 31, 2018

Get paid faster with next day funding and improve your cash flow with Umpqua Merchant Services. We have a full range of hardware and software available to fit your business needs. Visit our website to learn more about merchant services available through Umpqua Bank.

### MAIN STREET MONEY MARKET

Account number	9800551419	Beginning balance	\$52,995.80
Low balance	\$53,877.80	Additions/Deposits	\$883.38
Average balance	\$53,820.90	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$4.81	Ending balance	\$53,879.18
Interest earned	\$1.38		

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-03	Cash Mgmt Trsfr Cr Ref 3370706I Funds Transfer Frm Dep 9805844488 From December Reserve T Ransfer	882.00
12-31	Interest Credit	1.38
<b>Total Other Deposits/ Additions</b>		<b>\$883.38</b>

### Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
11-30	52,995.80	12-03	53,877.80	12-31	53,879.18

### Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	31
Average balance for APY	\$53,820.90
Interest earned	\$1.38
Interest paid year to date	\$4.81
Statement period	12/01 to 12/31

**Overdraft Fee Summary**

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

**Checks**

(\* 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**

**DECEMBER 2018**





## Transfer Confirmation

The request below has been approved and added to the schedule successfully. On each scheduled date, the request will be transmitted.

### Schedule Information

---

Scheduled: 11/29/2018 02:32:09 PM (ET)  
Scheduled By: RPMHOA  
Approval status: 1 of 1 received

### Details

---

From account: Lakeview OPR - Checking - \*4488 - \$28,965.89  
(Balance as of: 11/29/2018 02:26:04 PM (ET) Not a guarantee of available funds.)  
To account: Lakeview RES - Checking - \*1419 - \$52,994.50  
(Balance as of: 11/29/2018 02:26:04 PM (ET) Not a guarantee of available funds.)  
Amount: \$882.00  
Description: December reserve transfer  
Frequency: Custom  
Send on: 12/03/2018

---

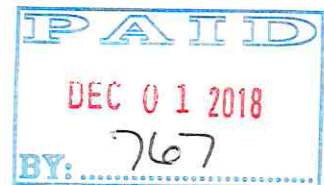


**Lakeview Condo Owners Association  
2018 Management Fee**

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

**Monthly \$433.00**

**DECEMBER 2018**



**RPM Services**  
**5620 NE Gher Rd., Suite H**  
**Vancouver, WA 98683**  
**360-693-6260**

**POSTAGE INVOICE**

**To: Lakeview**

Date: 11/12/2018

Regarding: Winterization / Board meeting.

<b>Copies:</b>	<b>Cost Per</b>		<b>Amount</b>	<b>Total</b>
Single Sided	\$0.15	x	0	\$0.00
Double Sided	\$0.20	x	18	\$3.60
Color Paper Copies	\$0.25	x	0	\$0.00
<b>Mailing supplies &amp; postage:</b>				
Envelopes	\$0.98	x	18	\$17.64
Return Envelopes	\$0.10	x	0	\$0.00
Postage	\$0.47	x		\$0.00

---

**Total Cost**

**\$21.24**



RECEIVED  
NOV 27 2018  
BY: \_\_\_\_\_

Invoice # 123399

# Jave Landscape

Date: 11/25/18

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

PAID  
DEC 01 2018  
768  
BY: \_\_\_\_\_

Bill to: Lakeview Condo Owners Association

Quan.	Description	Price	Amount
1	Service 11/19/18	265.00	265.00
		tax	22.26
		total	287.26

*Thank you!*

**Grace Monje**

---

**From:** AmericanFamilyInsurance@amfam.com  
**Sent:** Wednesday, December 5, 2018 3:03 AM  
**To:** rpms@rpmservice.net  
**Subject:** Your American Family Insurance Bill Is Ready to View Online

Hello cindy hammond,

A new statement for billing account number 019-860-226-37 (Lakeview Insurance) is now available online. View your bill and make a payment through My Account at [www.amfam.com](http://www.amfam.com).

Here's a summary of your current bill:

Due Date: 01/01/2019  
Minimum Due: \$416.16  
Account Balance: \$2,913.12



Thank you for choosing American Family Insurance - we're here to help you protect what matters most. If you have any questions, please call us at 1-800-MY AMFAM (692-6326).

American Family Mutual Insurance Company, S.I.  
American Standard Insurance Company Of Wisconsin American Family Life Insurance Company American Family Insurance Company American Standard Insurance Company Of Ohio Midvale Indemnity Company

Need to update your e-mail address? Log into My Account at [www.amfam.com](http://www.amfam.com) and select Profile.

If you would like to resume receiving paper billing statements for this billing account, log into My Account at [www.amfam.com](http://www.amfam.com) and go to Billing & Payments. Please know that by stopping electronic payments, you will no longer receive electronic notifications regarding this billing account.

As a result of the Conversion, American Family Mutual Insurance Company's name was changed to "American Family Mutual Insurance Company, S.I." Until all documents and published occurrences of the company name can be changed, please note that either name may appear on communications and documents you receive from American Family Mutual Insurance Company, S.I.

American Family Mutual Insurance Company, S.I. | American Family Insurance Company | American Family Life Insurance Company | American Standard Insurance Company of Ohio | American Standard Insurance Company of Wisconsin | Midvale Indemnity Company | Home Office - 6000 American Parkway | Madison, WI 53783

Permanent General Assurance Corporation | Permanent General Assurance Corporation of Ohio | The General Automobile Insurance Company, Inc. DBA The General® | Home Office - 2636 Elm Hill Pike | Nashville, TN 37214 wholly owned subsidiaries of American Family Mutual Insurance Company, S.I.

\*If you are not the intended recipient, please contact the sender and delete this e-mail, any attachments and all copies.





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:** 11/1/2018 To 11/30/2018  
**BILLING DATE:** 11/30/2018  
**DUE DATE:** 12/31/2018

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

## SPECIAL MESSAGE

Rate Change - Effective January 1, 2019, the monthly rate will be \$39.00 per Equivalent Residential Unit (ERU).

## CURRENT CHARGES

SEWER SERVICE	494.00
<b>TOTAL CURRENT CHARGES</b>	<b>494.00</b>

## 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
<b>TOTAL AMOUNT DUE</b>	<b>494.00</b>

**PAID**  
 DEC 19 2018  
 BY: 771





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 51 kwh  
 Present reading - 12/05/18 12891  
 Previous reading - 11/05/18 - 12840  
**Total electric usage 51**  
 Your charge for 51 kwh is:  
 Basic service \$12.00  
 51 kwh @ 8.16 cents each 4.16  
 REP Credit @ 0.229 cents/kwh\* -0.12  
 Total electric service \$16.04  
**Your average daily cost was \$0.53**

**Total Cost This Billing**

Total electric service \$16.04  
**Total charges this billing \$16.04**

\* Residential Exchange Program Credit via BPA  
 Race for Warmth with us on Sunday, January 27! The 5k walk/run  
 and 10k run benefits Operation Warm Heart. Register at  
 RaceforWarmth.com!

**Account Summary**

Previous balance \$20.33  
 Payments - thank you  
 November 16, 2018 20.33CR  
 Balance forward 0.00  
 Current charges 16.04  
**Current balance \$16.04**

**Compare Your Use**

**ELECTRIC METER 501493**

SERVICE TO	DAYS	KWH USED	KWH/DAY
12/05/18	30	51	2
11/05/18	33	105	3
10/03/18	27	39	1
09/06/18	34	52	2
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
12/05/16	32	61	2

PAID  
 DEC 19 2018  
 BY: 772



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. 15198893  
STATEMENT DATE 12/01/18  
DUE DATE 12/25/18  
BILLING PERIOD 11/01/18 - 11/30/18

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
	<b>Previous Balance</b>	\$ 286.36
11/19/18	Payment Thank You! 764	\$ -286.36
	<b>Total Payments And Credits</b>	\$ -286.36
	<b>Service Location</b> Lakeview Condos Llc	
	<b>Acct #976517</b> 2102 Nw Kelley Dr	
11/30/18	4Yd Cont 1X Weekly 11/01/18-11/30/18 1 Each @ \$220.22	\$ 220.22
11/30/18	Multi-Family Recycle 11/01/18-11/30/18 12 Each @ \$3.31	\$ 39.72
11/30/18	Perm Cont Rent 4Yd 11/01/18-11/30/18 1 Each @ \$17.06	\$ 17.06
	Refuse Tax 3.6%	\$ 7.93
	State Sales Tax 8.4%	\$ 1.43
	<b>Current Charges And Fees</b>	\$ 286.36
	<b>Total Due</b>	\$ 286.36



Our collection trucks run on schedule for all Holidays except - Thanksgiving Day, Christmas Day and New Years Day. Have a safe and Happy Holiday season!

1.6

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.

