

# Financial Statement

Properties: Lakeview COA

Dates from 2/1/2018 to 2/28/2018 (cash basis)

## ASSETS

### Bank

1000 Operating Accounts	
1092 Lakeview Condo Owners Association	<u>27,477.32</u>
1000 Total Operating Accounts	27,477.32

1111 Reserve Account	
1093 Lakeview Condo Reserve	<u>28,054.37</u>
1111 Total Reserve Account	28,054.37

Total Bank	<u>55,531.69</u>
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<b>TOTAL ASSETS</b>	<b><u>55,531.69</u></b>
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## LIABILITIES & EQUITY

### Equity

#### Equity

3001 Retained Earnings	23,481.56
3040 Reserve Account Equity	<u>28,054.37</u>
Total Equity	51,535.93

<b>Net Income (1/1/2018 - 1/31/2018)</b>	804.40
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#### Income

4000 HOA Dues	4,451.36
4050 Reserve Income	1,199.18
4200 Income	
4210 Late Fees	25.00
4250 Violation Fees Income	<u>753.88</u>
4200 Total Income	778.88

Total Income	<u>6,429.42</u>
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#### Expense

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

5200 Utilities	
5210 Electric	15.97
5240 Sewer	988.00
5260 Garbage	<u>286.36</u>
5200 Total Utilities	1,290.33

5400 Landscaping	
5410 Landscaping Contract	<u>243.90</u>
5400 Total Landscaping	243.90

5600 Insurance	
5610 Insurance	<u>388.83</u>
5600 Total Insurance	388.83

6700 Reserve Contribution	<u>882.00</u>
Total Expense	3,238.06

<b>Net Income (2/1/2018 - 2/28/2018)</b>	3,191.36
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<b>Total Equity</b>	<b><u>55,531.69</u></b>
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**TOTAL LIABILITIES & EQUITY**

**55,531.69**

# General Ledger

Properties: Lakeview COA  
Detail From 2/1/2018 to 2/28/2018 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						2,742.94
02/01/2018	CHPAID	275	David & Jana Har #12		147.60	2,890.54
02/01/2018	CHPAID	275	David & Jana Har #10		147.60	3,038.14
02/01/2018	CHPAID	2478931867	Jared Benedict #1		29.62	3,067.76
02/01/2018	CHPAID	2478931867	Jared Benedict #1		114.01	3,181.77
02/01/2018	PPALOC	28653	Daniel & Heather #5	43.83		3,137.94
02/01/2018	PPALOC	995045	Juan Piedra #18	46.60		3,091.34
02/05/2018	CHPAID	70468544	Matthew Cook #17		15.09	3,106.43
02/05/2018	CHPAID	70468544	Matthew Cook #17		103.41	3,209.84
02/05/2018	CHPAID	69271229	Davovia Marith #6		18.34	3,228.18
02/05/2018	CHPAID	69271229	Davovia Marith #6		125.76	3,353.94
02/05/2018	CHPAID	4483828	Rhodes Investme #16		15.60	3,369.54
02/05/2018	CHPAID	4483828	Rhodes Investme #16		106.94	3,476.48
02/05/2018	CHPAID	4483828	Rhodes Investme #19		19.30	3,495.78
02/05/2018	CHPAID	4483828	Rhodes Investme #19		86.22	3,582.00
02/06/2018	CHPAID	275	David & Jana Har #3		162.44	3,744.44
02/06/2018	CHPAID	275	David & Jana Har #10		1.46	3,745.90
02/09/2018	CHPAID	546871188	Heonia Chaschin #2		18.34	3,764.24
02/09/2018	CHPAID	546871188	Heonia Chaschin #2		125.76	3,890.00
02/09/2018	CHPAID	6002	Israel Moshkovits #14		18.37	3,908.37
02/09/2018	CHPAID	6002	Israel Moshkovits #14		162.64	4,071.01
02/12/2018	CHPAID	1140	Carmen Sonnes #4		162.44	4,233.45
02/12/2018	CHPAID	71647524	Ed & Denny LLC. #21		20.53	4,253.98
02/12/2018	CHPAID	71647524	Ed & Denny LLC. #21		140.75	4,394.73
02/12/2018	CHPAID	71733853	Davovia Marith #6		18.34	4,413.07
02/12/2018	CHPAID	71647523	Ed & Denny LLC #20		19.46	4,432.53
02/12/2018	CHPAID	71647523	Ed & Denny LLC #20		133.40	4,565.93
02/12/2018	CHPAID	72284868	Davovia Marith #6		18.34	4,584.27
02/12/2018	CHPAID	1020	Rhodes Investme #19		84.72	4,668.99
02/12/2018	CHPAID	1020	Rhodes Investme #16		31.20	4,700.19
02/12/2018	CHPAID	1001	Kathy McClung #8		166.39	4,866.58
02/12/2018	CHPAID	1002	Kathy McClung #8		166.39	5,032.97
02/12/2018	PPALOC	1002	Kathy McClung #8		1,663.90	6,696.87
02/15/2018	CHPAID	714	Ed & Denny LLC #20		38.92	6,735.79
02/15/2018	CHPAID	714	Ed & Denny LLC. #21		41.06	6,776.85
02/24/2018	CHPAID	74964667	Matthew Cook #17		30.18	6,807.03
02/26/2018	UNALOC	995048	Juan Piedra #18		199.81	7,006.84
02/26/2018	UNALOC	2481756994	Jared Benedict #1		187.46	7,194.30
<b>Totals for HOA Dues</b>				<b>90.43</b>	<b>4,541.79</b>	<b>7,194.30</b>
				<b>Beg Bal: 2,742.94</b>	<b>Activity: 4,451.36</b>	

4050 Reserve Income (Income)						793.94
02/01/2018	CHPAID	275	David & Jana Har #12	Alloc to 'RI' Ch date: 2/1/18	44.89	838.83
02/01/2018	CHPAID	275	David & Jana Har #10	Alloc to 'RI' Ch date: 2/1/18	44.89	883.72
02/01/2018	CHPAID	2478931867	Jared Benedict #1	Alloc to 'RI' Ch date: 2/1/18	43.83	927.55
02/01/2018	PYALOC	28653	Daniel & Heather #5	Payment from previous pe	43.83	971.38
02/01/2018	PYALOC	995045	Juan Piedra #18	Payment from previous pe	46.60	1,017.98
02/05/2018	CHPAID	70468544	Matthew Cook #17	Alloc to 'RI' Ch date: 2/1/18	36.04	1,054.02
02/05/2018	CHPAID	69271229	Davovia Marith #6	Alloc to 'RI' Ch date: 2/1/18	43.83	1,097.85
02/05/2018	CHPAID	4483828	Rhodes Investme #16	Alloc to 'RI' Ch date: 2/1/18	37.27	1,135.12
02/05/2018	CHPAID	4483828	Rhodes Investme #19	Alloc to 'RI' Ch date: 10/1/17	46.12	1,181.24
02/05/2018	CHPAID	4483828	Rhodes Investme #19	Alloc to 'RI' Ch date: 2/1/18	46.12	1,227.36
02/06/2018	CHPAID	275	David & Jana Har #3	Alloc to 'RI' Ch date: 2/1/18	43.83	1,271.19
02/09/2018	CHPAID	546871188	Heonia Chaschin #2	Alloc to 'RI' Ch date: 2/1/18	43.83	1,315.02
02/09/2018	CHPAID	6002	Israel Moshkovits #14	Alloc to 'RI' Ch date: 2/1/18	43.88	1,358.90
02/12/2018	CHPAID	71647524	Ed & Denny LLC. #21	Alloc to 'RI' Ch date: 2/1/18	49.05	1,407.95
02/12/2018	CHPAID	71647523	Ed & Denny LLC #20	Alloc to 'RI' Ch date: 2/1/18	46.49	1,454.44



Date	Type	Reference	Description	Debit	Credit	Balance
02/12/2018	CHPAID	1001	Kathy McClung #8 Alloc to 'RI' Ch date: 1/1/1:		44.89	1,499.33
02/12/2018	CHPAID	1002	Kathy McClung #8 Alloc to 'RI' Ch date: 2/1/1:		44.89	1,544.22
02/12/2018	PPALOC	1002	Kathy McClung #8 Payment prealloc: RI		448.90	1,993.12
<b>Totals for Reserve Income</b>			<b>Beg Bal: 793.94</b>	<b>Activity: 1,199.18</b>	<b>0.00</b>	<b>1,199.18</b>
4200 Income : 4210 Late Fees (Income) 0.00						
02/12/2018	CHPAID	1142	Carmen Sonnes #4 Alloc to 'LC' Ch date: 1/12:		25.00	25.00
<b>Totals for Late Fees</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 25.00</b>	<b>0.00</b>	<b>25.00</b>
4200 Income : 4250 Violation Fees Income (Income) 0.00						
02/12/2018	CHPAID	1020	Rhodes Investme #19 Alloc to 'VF' Ch date: 12/2:		453.88	453.88
02/12/2018	CHPAID	1020	Rhodes Investme #19 Alloc to 'VF' Ch date: 8/23:		100.00	553.88
02/12/2018	CHPAID	1001	Kathy McClung #8 Alloc to 'VF' Ch date: 2/9/1		200.00	753.88
<b>Totals for Violation Fees Income</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 753.88</b>	<b>0.00</b>	<b>753.88</b>
5000 Association Expenses : 5010 Management Fees (Expense) 433.00						
02/01/2018	CHECK	689	RPM Services Inc, Monthly Management Fee -	433.00		866.00
<b>Totals for Management Fees</b>			<b>Beg Bal: 433.00</b>	<b>Activity: 433.00</b>	<b>433.00</b>	<b>0.00</b>
5200 Utilities : 5210 Electric (Expense) 15.33						
02/13/2018	CHECK	693	Clark Public Utilities Monthly Electricity Acct# 7236-175	15.97		31.30
<b>Totals for Electric</b>			<b>Beg Bal: 15.33</b>	<b>Activity: 15.97</b>	<b>15.97</b>	<b>0.00</b>
5200 Utilities : 5240 Sewer (Expense) 494.00						
02/13/2018	CHECK	692	Clark Regional Wastewater District Monthly Sewer Accl	988.00		1,482.00
<b>Totals for Sewer</b>			<b>Beg Bal: 494.00</b>	<b>Activity: 988.00</b>	<b>988.00</b>	<b>0.00</b>
5200 Utilities : 5260 Garbage (Expense) 275.42						
02/13/2018	CHECK	694	Waste Connections Monthly Garbage 2010-976517	286.36		561.78
<b>Totals for Garbage</b>			<b>Beg Bal: 275.42</b>	<b>Activity: 286.36</b>	<b>286.36</b>	<b>0.00</b>
5400 Landscaping : 5410 Landscaping Contract (Expense) 243.90						
02/26/2018	CHECK	695	Jave Landscpae Maintenance Monthly 2.12.18	243.90		487.80
<b>Totals for Landscaping Contract</b>			<b>Beg Bal: 243.90</b>	<b>Activity: 243.90</b>	<b>243.90</b>	<b>0.00</b>
5600 Insurance : 5610 Insurance (Expense) 388.83						
02/13/2018	CHECK	691	American Family Insurance Policy #019-860-226-37	388.83		777.66
<b>Totals for Insurance</b>			<b>Beg Bal: 388.83</b>	<b>Activity: 388.83</b>	<b>388.83</b>	<b>0.00</b>
6700 Reserve Contribution (Expense) 882.00						
02/01/2018	CHECK	690	Lakeview COA Monthly Reserve Contribution	882.00		1,764.00
<b>Totals for Reserve Contribution</b>			<b>Beg Bal: 882.00</b>	<b>Activity: 882.00</b>	<b>882.00</b>	<b>0.00</b>
				<b>Totals:</b>	<b>3,328.49</b>	<b>6,519.85</b>

# Profit & Loss 12 Month Recap

Properties: Lakeview COA

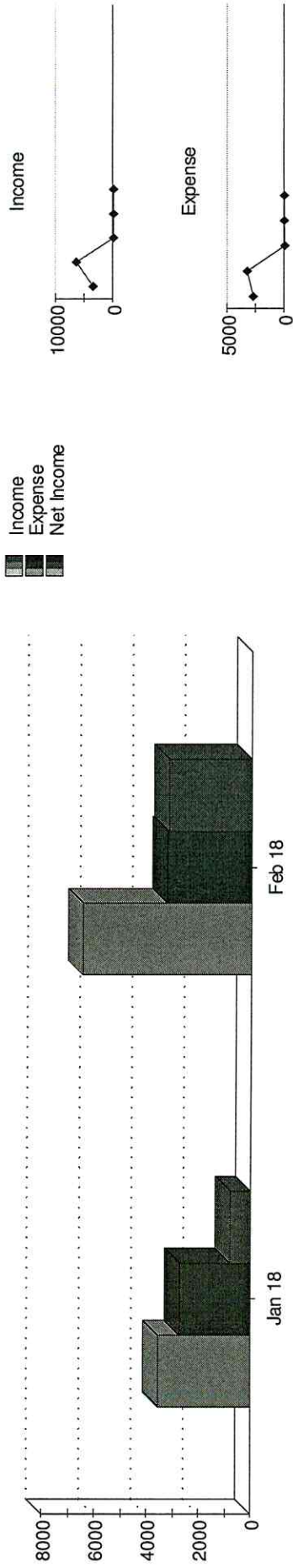
Monthly recap 1/1/2018-2/28/2018 (cash basis)

	JAN 18	FEB 18	TOTAL
<b>INCOME</b>			
4000 HOA Dues	2,742.94	4,451.36	7,194.30
4050 Reserve Income	793.94	1,199.18	1,993.12
4200 Income			
4210 Late Fees	0.00	25.00	25.00
4250 Violation Fees Income	0.00	753.88	753.88
4200 Total Income	0.00	778.88	778.88
<b>TOTAL INCOME</b>	<b>3,536.88</b>	<b>6,429.42</b>	<b>9,966.30</b>
<b>EXPENSE</b>			
5000 Association Expenses			
5010 Management Fees	433.00	433.00	866.00
5000 Total Association Expenses	433.00	433.00	866.00
5200 Utilities			
5210 Electric	15.33	15.97	31.30
5240 Sewer	494.00	988.00	1,482.00
5260 Garbage	275.42	286.36	561.78
5200 Total Utilities	784.75	1,290.33	2,075.08
5400 Landscaping			
5410 Landscaping Contract	243.90	243.90	487.80
5400 Total Landscaping	243.90	243.90	487.80
5600 Insurance			
5610 Insurance	388.83	388.83	777.66
5600 Total Insurance	388.83	388.83	777.66
6700 Reserve Contribution	882.00	882.00	1,764.00
<b>TOTAL EXPENSE</b>	<b>2,732.48</b>	<b>3,238.06</b>	<b>5,970.54</b>
<b>NET INCOME</b>	<b>804.40</b>	<b>3,191.36</b>	<b>3,995.76</b>

	JAN 18	FEB 18	TOTAL
Income	3,536.88	6,429.42	9,966.30
Expense	-2,732.48	-3,238.06	-5,970.54
Other Inc/Exp	0.00	0.00	0.00
<b>NET INCOME</b>	<b>804.40</b>	<b>3,191.36</b>	<b>3,995.76</b>

**NET INCOME SUMMARY**

Income  
Expense  
Other Inc/Exp  
**NET INCOME**



# Budget Comparison

Properties: Lakeview COA

Comparison Periods: 2/1/18 - 2/28/18 and 1/1/18 - 12/31/18 (cash basis)

	Actual 2/1/18 - 2/28/18	Budget 2/18	\$ Change	% Change	Actual YTD 1/1/18 - 12/31/18	Budget YTD 1/18 - 12/18	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	4,451.36	3,269.17	1,182.19	36.2%	8,099.31	39,230.00	-31,130.69	-79.4%
4050 Reserve Income	1,199.18	882.00	317.18	36.0%	2,474.47	10,584.00	-8,109.53	-76.6%
4200 Income								
4210 Late Fees	25.00	0.00	25.00		25.00	0.00	25.00	
4250 Violation Fees Income	753.88	0.00	753.88		753.88	0.00	753.88	
4200 Total Income	778.88	0.00	778.88		778.88	0.00	778.88	
4626 SA18 Special Assesment	0.00	0.00	0.00		598.74	0.00	598.74	
<b>TOTAL INCOME</b>	<b>6,429.42</b>	<b>4,151.17</b>	<b>2,278.25</b>	<b>54.9%</b>	<b>11,951.40</b>	<b>49,814.00</b>	<b>-37,862.60</b>	<b>-76.0%</b>
<b>EXPENSE</b>								
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%	1,299.00	5,196.00	-3,897.00	-75.0%
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%	1,299.00	5,611.00	-4,312.00	-76.8%
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		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	832.08	-832.08	-100.0%	0.00	12,085.00	-12,085.00	-100.0%
5200 Utilities								
5210 Electric	15.97	25.00	-9.03	-36.1%	46.63	300.00	-253.37	-84.5%
5240 Sewer	988.00	500.00	488.00	97.6%	1,976.00	6,000.00	-4,024.00	-67.1%
5260 Garbage	286.36	310.00	-23.64	-7.6%	851.00	3,720.00	-2,869.00	-77.1%
5200 Total Utilities	1,290.33	835.00	455.33	54.5%	2,873.63	10,020.00	-7,146.37	-71.3%
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0%
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	0.00	84.16	-84.16	-100.0%	0.00	1,210.00	-1,210.00	-100.0%
5400 Landscaping								
5410 Landscaping Contract	243.90	350.00	-106.10	-30.3%	487.80	4,200.00	-3,712.20	-88.4%
5400 Total Landscaping	243.90	350.00	-106.10	-30.3%	487.80	4,200.00	-3,712.20	-88.4%
5600 Insurance								



	Actual 2/1/18 - 2/28/18	Budget 2/18	\$ 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%	1,166.49	4,800.00	-3,633.51	-75.7%
5600 Total Insurance	388.83	400.00	-11.17	-2.8%	1,166.49	4,800.00	-3,633.51	-75.7%
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%	2,646.00	10,584.00	-7,938.00	-75.0%
<b>TOTAL EXPENSE</b>	<b>3,238.06</b>	<b>3,891.24</b>	<b>-653.18</b>	<b>-16.8%</b>	<b>8,472.92</b>	<b>49,010.00</b>	<b>-40,537.08</b>	<b>-82.7%</b>
<b>NET INCOME</b>	<b>3,191.36</b>	<b>259.93</b>	<b>2,931.43</b>	<b>1127.8%</b>	<b>3,478.48</b>	<b>804.00</b>	<b>2,674.48</b>	<b>332.6%</b>
<b>NET INCOME SUMMARY</b>								
Income	6,429.42	4,151.17	2,278.25	54.9%	11,951.40	49,814.00	-37,862.60	-76.0%
Expense	-3,238.06	-3,891.24	653.18	-16.8%	-8,472.92	-49,010.00	40,537.08	-82.7%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>3,191.36</b>	<b>259.93</b>	<b>2,931.43</b>	<b>1127.8%</b>	<b>3,478.48</b>	<b>804.00</b>	<b>2,674.48</b>	<b>332.6%</b>



# Delinquency (Summary)

Properties: Lakeview COA

As Of Wednesday February 28, 2018

\* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
<b>Lakeview COA</b>						
Benedict, Jared	1912	#1	CONDO/HOA		2102 NW Kelly Dr. Unit #1	1,048.43
Blizzard, Debra	1918	#7	CONDO/HOA		2102 NW Kelly Dr. Unit #7	1,000.00
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	1,036.68
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	1,036.68
Ed & Denny LLC	1930	#20	CONDO/HOA		2102 NW Kelly Dr. Unit #20	1,000.00
Ed & Denny LLC.	1931	#21	CONDO/HOA		2102 NW Kelly Dr. Unit #21	1,000.00
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	3,872.46
Hart, David & Jana	1914	#3	CONDO/HOA		2102 NW Kelly Dr. Unit #3	1,000.00
Hart, David & Jana	1921	#10	CONDO/HOA		2102 NW Kelly Dr. Unit #10	1,017.33
Hart, David & Jana	1923	#12	CONDO/HOA		2102 NW Kelly Dr. Unit #12	1,015.31
King-old, Bobbi *	1925	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	17,401.42
King-Post, Bobbi	2731	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	3,569.79
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
Moshkovits, Israel	1924	#14	CONDO/HOA		2102 NW Kelly Dr. Unit #14	1,000.00
Piedra, Juan	1928	#18	CONDO/HOA		2102 NW Kelly Dr. Unit #18	1,039.02
Rhodes Investments	1926	#16	CONDO/HOA		2102 NW Kelly Dr. Unit #16	1,000.00
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	1,000.00
Sonnes, Carmen	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	1,100.10
Stockman, Joseph/Kerri	1922	#11	CONDO/HOA		2102 NW Kelly Dr. Unit #11	1,000.00
<b>Total delinquent for property:</b>						<b>51,083.47</b>

## Report Summary

Customers: 22  
 Percent Delinquent: 100.00%  
 Delinquent Amount: 51,083.47

# Checks By Account

Properties: Lakeview COA

Checks between 2/1/2018 and 2/28/2018

<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>
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc,	2/1/2018	689	Monthly Management	2/1/2018	February	Lakev	433.00
							<u>433.00</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilities	2/13/2018	693	Monthly Electricity Acct#	2/21/2018	7236-175-1	Lakev	15.97
							<u>15.97</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional	2/13/2018	692	Monthly Sewer	2/21/2018	016125-000	Lakev	988.00
							<u>988.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connections	2/13/2018	694	Monthly Garbage	2/21/2018	2010-976517	Lakev	286.36
							<u>286.36</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscpae	2/26/2018	695	Monthly 2.12.18	1/25/2018	681385	Lakev	243.90
							<u>243.90</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family	2/13/2018	691	Policy #019-860-226-37	2/21/2018	019-860-226-37	Lakev	388.83
							<u>388.83</u>
<b>6700 Reserve Contribution</b>							
Lakeview COA	2/1/2018	690	Monthly Reserve	3/1/2018	February	Lakev	882.00
							<u>882.00</u>
						<b>Total Amount:</b>	<b>3,238.06</b>

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 3/9/2018

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
2/6/2018	D8509	Bank deposit Deposit	1,480.21
2/13/2018	D8549	Bank deposit Deposit	4,451.78
2/27/2018	D8586	Bank deposit Deposit	497.43
			<b>6,429.42</b>

## Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
2/1/2018	689	RPM Services Inc,	433.00
2/1/2018	690	Lakeview COA	882.00
2/13/2018	691	American Family Insurance	388.83
2/13/2018	692	Clark Regional Wastewater District	988.00
2/13/2018	693	Clark Public Utilities	15.97
			<b>2,707.80</b>

## Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
3/7/2018	D8621	Bank deposit Deposit	1,985.10
			<b>1,985.10</b>

## Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
1/10/2018	685	Clark Regional Wastewater District	494.00
2/13/2018	694	Waste Connections	286.36
2/26/2018	695	Jave Landscpae Maintenance	243.90
3/1/2018	696	RPM Services Inc,	433.00
3/1/2018	697	Lakeview COA	882.00
3/8/2018	698	American Family Insurance	388.83
3/8/2018	699	Clark Public Utilities	15.33
3/9/2018	700	Clark Regional Wastewater District	494.00
3/9/2018	701	Waste Connections	289.22
			<b>3,526.64</b>

## Summary

Previous Cleared Balance:	24,779.96
Selected Payments:	2,707.80
Selected Deposits:	6,429.42
<b>Reconciled Balance:</b>	<b>28,501.58</b>
<b>Goal:</b>	<b>28,501.58</b>
<b>Difference:</b>	<b>0.00</b>

<b>Reconciled Balance</b>	28,501.58
<b>+ Uncleared Deposits</b>	1,985.10
<b>- Outstanding Checks</b>	<b>3,526.64</b>
<b>Register Balance</b>	<b>26,960.04</b>



**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: January 31, 2018  
This statement: February 28, 2018

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

**BUSINESS FREE CHECKING**

Account number	9805844488	Beginning balance	\$24,779.96
Low balance	\$23,464.96	Deposits/Additions	\$6,429.42
Average balance	\$26,816.02	Withdrawals/Subtractions	\$2,707.80
Interest earned	\$0.00	Ending balance	\$28,501.58

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-06	Remote Capture Dep	1,480.21
02-13	Remote Capture Dep	4,451.78
02-27	Remote Capture Dep	497.43
<b>Total Other Deposits/ Additions</b>		<b>\$6,429.42</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	24,779.96	02-06	24,945.17	02-16	28,992.15
02-01	23,897.96	02-13	29,396.95	02-20	28,004.15
02-05	23,464.96	02-15	29,380.98	02-27	28,501.58
				02-28	28,501.58



**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>
689	\$433.00	02-05	692	\$988.00	02-20
690	\$882.00	02-01	693	\$15.97	02-15
691	\$388.83	02-16			

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

Total Checks paid: 5 for **-\$2,707.80**

# Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 3/9/2018

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
2/1/2018	J4282	Journal : February Reserve contributio	882.00
			<b>882.00</b>

## Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
3/1/2018	J4331	Journal : March Reserve contribution	882.00
			<b>882.00</b>

## Summary

Previous Cleared Balance:	27,172.37
Selected Payments:	0.00
Selected Deposits:	882.00
<b>Reconciled Balance:</b>	<b>28,054.37</b>
Goal:	28,054.37
<b>Difference:</b>	<b>0.00</b>

<b>Reconciled Balance</b>	28,054.37
<b>+ Uncleared Deposits</b>	882.00
<b>- Outstanding Checks</b>	0.00
<b>Register Balance</b>	<b>28,936.37</b>



**UMPQUA**  
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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: January 31, 2018  
This statement: February 28, 2018

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

**BUSINESS FREE CHECKING**

Account number	9800551419	Beginning balance	\$27,172.37
Low balance	\$28,054.37	Deposits/Additions	\$882.00
Average balance	\$28,054.37	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$28,054.37

**Other Deposits/ Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-01	Remote Capture Dep	882.00
<b>Total Other Deposits/ Additions</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>
01-31	27,172.37	02-01	28,054.37	02-28	28,054.37

**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**

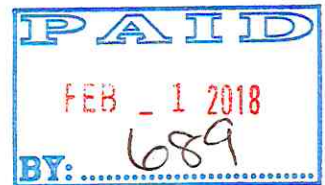


**Lakeview Condo Owners Association  
2018 Management Fee**

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

**Monthly \$433.00**

**FEBRUARY 2018**



# Lakeview Condo Owners Association

## 2018 Reserve Contribution

Monthly \$882.00

**FEBRUARY 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: dtru1@amfam.com

**For billing questions, call:**

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



H

FOG00 001001 008831 0000 00000

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

Billed Item Description	Policy Term Policy Status	Minimum Due	Current Balance
Policy: 46X2-6104-02-76-CLDO-WA Directors & Officers <i>American Family Mutual Insurance Company, S.I.</i>	08/01/2017 to 08/01/2018 Active	\$43.75	\$218.75
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	\$1,715.40
Administration Fee Charged for paying less than the account balance		\$2.00	\$0.00
<b>TOTALS</b>		<b>\$388.83</b>	<b>\$1,934.15</b>

Payment is due by **03/01/2018**. To pay now, visit [www.amfam.com](http://www.amfam.com) or call **1-866-424-8002**.

Printed on 30% recycled paper



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

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

Please do not paper clip or staple your payment to the stub.



P.O. Box 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:** 1/1/2018 To 1/31/2018  
**BILLING DATE:** 1/31/2018  
  
**DUE DATE:** 2/28/2018

## SPECIAL MESSAGE

Go green! Sign up to receive your billing statement by email by going to [www.crwwd.com](http://www.crwwd.com). Click on Pay Your Bill to register.

*Wastewater lost/never received check # 685.  
 They waived late fee -  
 payment fee -  
 Jan & Feb*

## CURRENT CHARGES

SEWER SERVICE 494.00  
  
**TOTAL CURRENT CHARGES 494.00**

## BILL SUMMARY

PREVIOUS BALANCE 494.00  
 PAYMENTS -0.00  
 ADJUSTMENTS 0.00  
 MISCELLANEOUS 0.00  
 FINANCE CHARGE ~~49.40~~  
 LIEN INTEREST 0.00  
 CURRENT CHARGES 494.00  
  
**TOTAL AMOUNT DUE 1,037.40**

**PAID**  
 FEB 13 2018  
 BY: *692*





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

**Your Electricity Use**

Residential electric service meter 501493  
 In 32 days you used 50 kwh  
 Present reading - 02/05/18 12380  
 Previous reading - 01/04/18 - 12330  
**Total electric usage 50**  
 Your charge for 50 kwh is:  
 Basic service \$12.00  
 50 kwh @ 8.16 cents each 4.08  
 REP Credit @ 0.229 cents/kwh\* -0.11  
 Total electric service \$15.97  
**Your average daily cost was \$0.50**

**Total Cost This Billing**  
 Total electric service \$15.97  
**Total charges this billing \$15.97**

\* Residential Exchange Program Credit via BPA  
 Knowledge is Power! Check out our free online Home Energy  
 Calculator and take control of electricity costs. This easy to use tool  
 helps evaluate your home's energy use and find ways to cut down  
 on wasted energy.

**Account Summary**

Previous balance \$15.33  
 Payments - thank you  
 January 16 15.33CR  
 Balance forward 0.00  
 Current charges 15.97  
**Current balance \$15.97**

**Compare Your Use**

**ELECTRIC METER 501493**

SERVICE TO	DAYS	KWH USED	KWH/DAY
<b>02/05/18</b>	<b>32</b>	<b>50</b>	<b>2</b>
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
03/03/17	28	47	2
<b>02/03/17</b>	<b>29</b>	<b>50</b>	<b>2</b>
<b>02/03/16</b>	<b>28</b>	<b>44</b>	<b>2</b>

**PAID**  
 FEB 13 2018  
 BY: *LAB*



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. 14454937  
 STATEMENT DATE 02/01/18  
 DUE DATE 02/25/18  
 BILLING PERIOD 01/01/18 - 01/31/18

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
	Previous Balance	\$ 275.42
01/19/18	Payment Thank You! 687	\$ -275.42
	<b>Total Payments And Credits</b>	<b>\$ -275.42</b>
	<b>Service Location</b> Lakeview Condos Llc	
	<b>Acct #976517</b> 2102 Nw Kelley Dr	
01/31/18	4Yd Cont 1X Weekly 01/01/18-01/31/18 1 Each @ \$220.22	\$ 220.22
01/31/18	Multi-Family Recycle 01/01/18-01/31/18 12 Each @ \$3.31	\$ 39.72
01/31/18	Perm Cont Rent 4Yd 01/01/18-01/31/18 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>	<b>\$ 286.36</b>
	<b>Total Due</b>	<b>\$ 286.36</b>

Lakeview Condos Llc  
 2102 Nw Kelley Dr  
 1 Each @ \$220.22  
 12 Each @ \$3.31  
 1 Each @ \$17.06

**PAID**  
 FEB 13 2018  
 BY: 694



Please remit to the address below and return your remit stub with your payment or look on the reverse side to learn about on-line bill pay.

Jave landscape  
8403 Ne St. Johns Rd #38  
Vancouver wa 98665  
# 681385

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

Date of service: Monday 2/12/18

Month payment.....\$225

Sales tax.....18.90

Total.....\$243.90

For any questions contact 360-771-46-91

