

# Financial Statement

Properties: Lakeview COA  
Dates from 7/1/2018 to 7/31/2018 (cash basis)

## ASSETS

### Bank

1000 Operating Accounts	
1092 Lakeview Condo Owners Association	<u>32,560.08</u>
1000 Total Operating Accounts	32,560.08

1111 Reserve Account	
1093 Lakeview Condo Reserve	<u>49,464.37</u>
1111 Total Reserve Account	<u>49,464.37</u>

Total Bank	<u>82,024.45</u>
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<b>TOTAL ASSETS</b>	<b><u>82,024.45</u></b>
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## LIABILITIES & EQUITY

### Equity

#### Equity

3001 Retained Earnings	23,481.56
3040 Reserve Account Equity	<u>47,464.37</u>
Total Equity	70,945.93

<b>Net Income (1/1/2018 - 6/30/2018)</b>	7,599.39
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#### Income

4000 HOA Dues	4,296.71
4050 Reserve Income	1,152.65
4200 Income	
4210 Late Fees	134.37
4250 Violation Fees Income	<u>200.00</u>
4200 Total Income	334.37
4626 SA18 Special Assessment	<u>1,000.00</u>
Total Income	6,783.73

#### Expense

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

5200 Utilities	
5210 Electric	13.98
5240 Sewer	494.00
5260 Garbage	<u>575.58</u>
5200 Total Utilities	1,083.56

5400 Landscaping	
5410 Landscaping Contract	<u>487.80</u>
5400 Total Landscaping	487.80

5600 Insurance	
5610 Insurance	<u>418.24</u>
5600 Total Insurance	418.24

6700 Reserve Contribution	<u>882.00</u>
Total Expense	3,304.60

<b>Net Income (7/1/2018 - 7/31/2018)</b>	<b><u>3,479.13</u></b>
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Total Equity	82,024.45
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>82,024.45</b>

# General Ledger

Properties: Lakeview COA  
Detail From 7/1/2018 to 7/31/2018 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						17,103.48
07/01/2018	PPALOC	995062	Juan Piedra #18	46.60		17,056.88
07/02/2018	CHPAID	5132207264	Daniel O'Neal #11		166.39	17,223.27
07/02/2018	CHPAID	13408738	Matthew Cook #17		133.59	17,356.86
07/02/2018	CHPAID	11859206	Davovia Marith #6		162.44	17,519.30
07/02/2018	CHPAID	2494377964	Jared Benedict #1		143.63	17,662.93
07/02/2018	CHPAID	291	David & Jana Har #3		162.44	17,825.37
07/02/2018	CHPAID	291	David & Jana Har #10		166.39	17,991.76
07/02/2018	CHPAID	291	David & Jana Har #12		166.39	18,158.15
07/02/2018	PPALOC	2494377964	Jared Benedict #1		18.81	18,176.96
07/06/2018	CHPAID	36133	Daniel & Heather #5		162.44	18,339.40
07/06/2018	CHPAID	36133	Daniel & Heather #5		162.44	18,501.84
07/06/2018	CHPAID	1201	Carmen Sonnes #4		26.54	18,528.38
07/06/2018	CHPAID	1201	Carmen Sonnes #4		162.44	18,690.82
07/06/2018	CHPAID	26456316	Rhodes Investme #16		138.14	18,828.96
07/06/2018	CHPAID	26456316	Rhodes Investme #19		170.94	18,999.90
07/06/2018	PPALOC	36133	Daniel & Heather #5		25.00	19,024.90
07/10/2018	CHPAID	600	Ed & Denny LLC #20		172.32	19,197.22
07/10/2018	CHPAID	724	Ed & Denny LLC. #21		181.81	19,379.03
07/10/2018	CHPAID	570783742	Heonia Chaschin #2		110.04	19,489.07
07/10/2018	CHPAID	570783742	Heonia Chaschin #2		146.13	19,635.20
07/10/2018	CHPAID	6630	Israel Moshkovits #14		162.64	19,797.84
07/17/2018	CHPAID	571615433	Michael Hammett #9		147.60	19,945.44
07/17/2018	CHPAID	571615433	Michael Hammett #9		147.60	20,093.04
07/17/2018	CHPAID	571615433	Michael Hammett #9		147.60	20,240.64
07/24/2018	PPALOC	1023	Kathy McClung #8		820.44	21,061.08
07/24/2018	PPALOC	5132207097	Daniel O'Neal #11		166.39	21,227.47
07/24/2018	PPALOC	995063	Juan Piedra #18		172.72	21,400.19
<b>Totals for HOA Dues</b>				<b>46.60</b>	<b>4,343.31</b>	<b>21,400.19</b>
				<b>Activity: 4,296.71</b>		
4050 Reserve Income (Income)						4,760.63
07/01/2018	PYALOC	995062	Juan Piedra #18		46.60	4,807.23
07/02/2018	CHPAID	5132207264	Daniel O'Neal #11		44.89	4,852.12
07/02/2018	CHPAID	13408738	Matthew Cook #17		36.04	4,888.16
07/02/2018	CHPAID	11859206	Davovia Marith #6		43.83	4,931.99
07/02/2018	CHPAID	2494377964	Jared Benedict #1		43.83	4,975.82
07/02/2018	CHPAID	291	David & Jana Har #3		43.83	5,019.65
07/02/2018	CHPAID	291	David & Jana Har #10		44.89	5,064.54
07/02/2018	CHPAID	291	David & Jana Har #12		44.89	5,109.43
07/06/2018	CHPAID	36133	Daniel & Heather #5		43.83	5,153.26
07/06/2018	CHPAID	36133	Daniel & Heather #5		25.00	5,178.26
07/06/2018	CHPAID	36133	Daniel & Heather #5		18.83	5,197.09
07/06/2018	CHPAID	1201	Carmen Sonnes #4		43.83	5,240.92
07/06/2018	CHPAID	26456316	Rhodes Investme #16		37.27	5,278.19
07/06/2018	CHPAID	26456316	Rhodes Investme #19		46.12	5,324.31
07/10/2018	CHPAID	600	Ed & Denny LLC #20		46.49	5,370.80
07/10/2018	CHPAID	724	Ed & Denny LLC. #21		49.05	5,419.85
07/10/2018	CHPAID	570783742	Heonia Chaschin #2		43.83	5,463.68
07/10/2018	CHPAID	6630	Israel Moshkovits #14		43.88	5,507.56
07/17/2018	CHPAID	571615433	Michael Hammett #9		44.89	5,552.45
07/17/2018	CHPAID	571615433	Michael Hammett #9		44.89	5,597.34
07/17/2018	CHPAID	571615433	Michael Hammett #9		44.89	5,642.23
07/24/2018	PPALOC	1023	Kathy McClung #8		179.56	5,821.79
07/24/2018	PPALOC	5132207097	Daniel O'Neal #11		44.89	5,866.68
07/24/2018	PPALOC	995063	Juan Piedra #18		46.60	5,913.28
<b>Totals for Reserve Income</b>				<b>0.00</b>	<b>1,152.65</b>	<b>5,913.28</b>
				<b>Activity: 1,152.65</b>		

Date	Type	Reference	Description	Debit	Credit	Balance		
4200 Income : 4210 Late Fees (Income)						25.00		
07/06/2018	CHPAID	36133	Daniel & Heather #5 Alloc to 'LC' Ch date: 5/14,		25.00	50.00		
07/06/2018	CHPAID	36133	Daniel & Heather #5 Alloc to 'LC' Ch date: 6/8/1		25.00	75.00		
07/06/2018	CHPAID	36133	Daniel & Heather #5 Alloc to 'LC' Ch date: 6/14,		25.00	100.00		
07/17/2018	CHPAID	571615433	Michael Hammett #9 Alloc to 'LC' Ch date: 3/14,		25.00	125.00		
07/17/2018	CHPAID	571615433	Michael Hammett #9 Alloc to 'LC' Ch date: 4/11,		25.00	150.00		
07/17/2018	CHPAID	571615433	Michael Hammett #9 Alloc to 'LC' Ch date: 5/16,		9.37	159.37		
<b>Totals for Late Fees</b>				<b>Beg Bal: 25.00</b>	<b>Activity: 134.37</b>	<b>0.00</b>	<b>134.37</b>	<b>159.37</b>
4200 Income : 4250 Violation Fees Income (Income)						753.88		
07/17/2018	CHPAID	571615433	Michael Hammett #9 Alloc to 'VF' Ch date: 4/19,		200.00	953.88		
<b>Totals for Violation Fees Income</b>				<b>Beg Bal: 753.88</b>	<b>Activity: 200.00</b>	<b>0.00</b>	<b>200.00</b>	<b>953.88</b>
5000 Association Expenses : 5010 Management Fees (Expense)						2,598.00		
07/02/2018	CHECK	726	RPM Services Inc, Monthly Management Fee -	433.00		3,031.00		
<b>Totals for Management Fees</b>				<b>Beg Bal: 2,598.00</b>	<b>Activity: 433.00</b>	<b>433.00</b>	<b>0.00</b>	<b>3,031.00</b>
5200 Utilities : 5210 Electric (Expense)						90.40		
07/16/2018	CHECK	730	Clark Public Utilities Monthly Electricity Acct# 7236-175	13.98		104.38		
<b>Totals for Electric</b>				<b>Beg Bal: 90.40</b>	<b>Activity: 13.98</b>	<b>13.98</b>	<b>0.00</b>	<b>104.38</b>
5200 Utilities : 5240 Sewer (Expense)						2,964.00		
07/13/2018	CHECK	727	Clark Regional Wastewater District Monthly Sewer Acct	494.00		3,458.00		
<b>Totals for Sewer</b>				<b>Beg Bal: 2,964.00</b>	<b>Activity: 494.00</b>	<b>494.00</b>	<b>0.00</b>	<b>3,458.00</b>
5200 Utilities : 5260 Garbage (Expense)						1,423.72		
07/02/2018	CHECK	724	Waste Connections Monthly Garbage 2010-976517	286.36		1,710.08		
07/13/2018	CHECK	729	Waste Connections Monthly Garbage 2010-976517	289.22		1,999.30		
<b>Totals for Garbage</b>				<b>Beg Bal: 1,423.72</b>	<b>Activity: 575.58</b>	<b>575.58</b>	<b>0.00</b>	<b>1,999.30</b>
5300 General Expenses : 5301 Accounting (Expense)						125.00		
No activity in the period						125.00		
<b>Totals for Accounting</b>				<b>Beg Bal: 125.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>125.00</b>
5400 Landscaping : 5410 Landscaping Contract (Expense)						1,219.50		
07/02/2018	CHECK	723	Jave Landscpae Maintenance Monthly 5/7/18	243.90		1,463.40		
07/13/2018	CHECK	728	Jave Landscpae Maintenance Monthly 7/9/18	243.90		1,707.30		
<b>Totals for Landscaping Contract</b>				<b>Beg Bal: 1,219.50</b>	<b>Activity: 487.80</b>	<b>487.80</b>	<b>0.00</b>	<b>1,707.30</b>
5600 Insurance : 5610 Insurance (Expense)						2,330.98		
07/19/2018	CHECK	731	American Family Insurance Policy #019-860-226-37	418.24		2,749.22		
<b>Totals for Insurance</b>				<b>Beg Bal: 2,330.98</b>	<b>Activity: 418.24</b>	<b>418.24</b>	<b>0.00</b>	<b>2,749.22</b>
6700 Reserve Contribution (Expense)						5,292.00		
07/02/2018	CHECK	725	Lakeview COA Monthly Reserve Contribution	882.00		6,174.00		
<b>Totals for Reserve Contribution</b>				<b>Beg Bal: 5,292.00</b>	<b>Activity: 882.00</b>	<b>882.00</b>	<b>0.00</b>	<b>6,174.00</b>
				<b>Totals:</b>	<b>3,351.20</b>	<b>5,830.33</b>		

# Profit & Loss 12 Month Recap

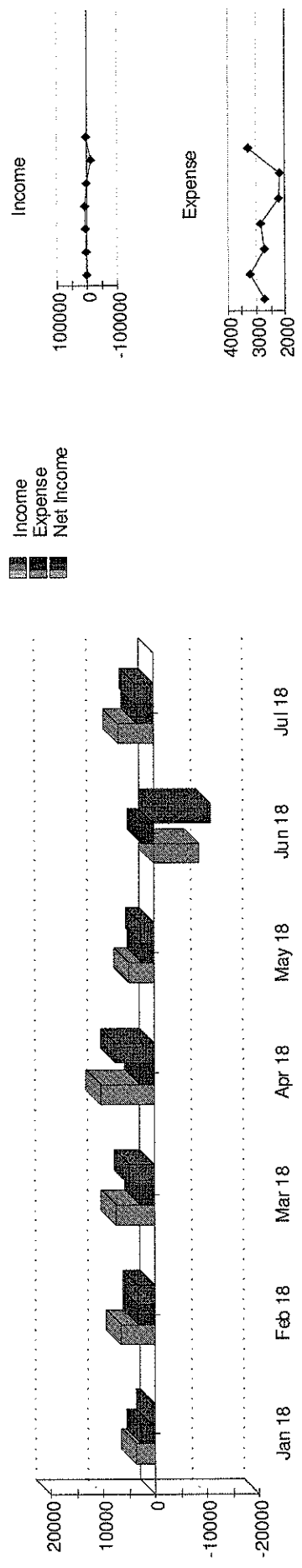
Properties: Lakeview COA

Monthly recap 1/1/2018-7/31/2018 (cash basis)

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 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	21,400.19
4050 Reserve Income	793.94	795.17	836.71	839.48	656.50	838.83	1,152.65	5,913.28
4200 Income								
4210 Late Fees	0.00	25.00	0.00	0.00	0.00	0.00	134.37	159.37
4250 Violation Fees Income	0.00	753.88	0.00	0.00	0.00	0.00	200.00	953.88
4200 Total Income	0.00	778.88	0.00	0.00	0.00	0.00	334.37	1,113.25
4626 SA18 Special Assessment	0.00	1,000.00	3,886.27	6,473.73	1,640.00	-12,000.00	1,000.00	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>30,426.72</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5010 Management Fees	433.00	433.00	433.00	433.00	433.00	433.00	433.00	3,031.00
5000 Total Association Expenses	433.00	433.00	433.00	433.00	433.00	433.00	433.00	3,031.00
5200 Utilities								
5210 Electric	15.33	15.97	15.33	17.87	14.30	11.60	13.98	104.38
5240 Sewer	494.00	988.00	494.00	494.00	0.00	494.00	494.00	3,458.00
5260 Garbage	275.42	286.36	289.22	286.36	286.36	0.00	575.58	1,999.30
5200 Total Utilities	784.75	1,290.33	798.55	798.23	300.66	505.60	1,083.56	5,561.68
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00	125.00	0.00	0.00	0.00	125.00
5300 Total General Expenses	0.00	0.00	0.00	125.00	0.00	0.00	0.00	125.00
5400 Landscaping								
5410 Landscaping Contract	243.90	243.90	243.90	243.90	243.90	0.00	487.80	1,707.30
5400 Total Landscaping	243.90	243.90	243.90	243.90	243.90	0.00	487.80	1,707.30
5600 Insurance								
5610 Insurance	388.83	388.83	388.83	388.83	388.83	386.83	418.24	2,749.22
5600 Total Insurance	388.83	388.83	388.83	388.83	388.83	386.83	418.24	2,749.22
6700 Reserve Contribution	882.00	882.00	882.00	882.00	882.00	882.00	882.00	6,174.00
<b>TOTAL EXPENSE</b>	<b>2,732.46</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>19,348.20</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>11,078.52</b>

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	TOTAL
Income	3,536.88	6,429.42	7,565.47	10,239.06	4,706.18	-8,894.02	6,763.73	30,426.72
Expense	-2,732.48	-3,238.06	-2,746.28	-2,870.96	-2,248.39	-2,207.43	-3,304.60	-19,348.20
Other Inc/Exp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<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>11,078.52</b>

**NET INCOME SUMMARY**



# Budget Comparison

Properties: Lakeview COA

Comparison Periods: 7/1/18 - 7/31/18 and 1/1/18 - 12/31/18 (cash basis)

	Actual 7/1/18 - 7/31/18	Budget 7/18	\$ Change	% Change	Actual YTD 1/1/18 - 12/31/18	Budget YTD 1/18 - 12/18	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	4,296.71	3,269.17	1,027.54	31.4%	23,487.31	39,230.00	-15,742.69	-40.1%
4050 Reserve Income	1,152.65	882.00	270.65	30.7%	6,508.13	10,584.00	-4,075.87	-38.5%
4200 Income								
4210 Late Fees	134.37	0.00	134.37		159.37	0.00	159.37	
4250 Violation Fees Income	200.00	0.00	200.00		953.88	0.00	953.88	
4310 Maintenance & Repairs	0.00	0.00	0.00		55.00	0.00	55.00	
4200 Total Income	334.37	0.00	334.37		1,168.25	0.00	1,168.25	
4626 SA18 Special Assessment	1,000.00	0.00	1,000.00		2,000.00	0.00	2,000.00	
<b>TOTAL INCOME</b>	<b>6,783.73</b>	<b>4,151.17</b>	<b>2,632.56</b>	<b>63.4%</b>	<b>33,163.69</b>	<b>49,814.00</b>	<b>-16,650.31</b>	<b>-33.4%</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%	3,464.00	5,196.00	-1,732.00	-33.3%
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0%	0.00	100.00	-100.00	-100.0%
5065 Website	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0%
5000 Total Association Expenses	433.00	466.33	-33.33	-7.1%	3,464.00	5,611.00	-2,147.00	-38.3%
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	13.98	25.00	-11.02	-44.1%	104.38	300.00	-195.62	-65.2%
5240 Sewer	494.00	500.00	-6.00	-1.2%	3,458.00	6,000.00	-2,542.00	-42.4%
5260 Garbage	575.58	310.00	265.58	85.7%	1,999.30	3,720.00	-1,720.70	-46.3%
5200 Total Utilities	1,083.56	835.00	248.56	29.8%	5,561.68	10,020.00	-4,458.32	-44.5%
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	0.00	0.83	-0.83	-100.0%	10.00	10.00	0.00	0.0%
5300 Total General Expenses	0.00	84.16	-84.16	-100.0%	135.00	1,210.00	-1,075.00	-88.8%
5400 Landscaping								
5410 Landscaping Contract	487.80	350.00	137.80	39.4%	1,815.70	4,200.00	-2,384.30	-56.8%
5400 Other Landscaping	0.00	0.00	0.00		54.20	0.00	54.20	

	Actual 7/1/18 - 7/31/18	Budget 7/18	\$ Change	% Change	Actual YTD 1/1/18 - 12/31/18	Budget YTD 1/18 - 12/18	\$ Change	% Change
5400 Total Landscaping	487.80	350.00	137.80	39.4%	1,869.90	4,200.00	-2,330.10	-55.5%
5600 Insurance								
5610 Insurance	418.24	400.00	18.24	4.6%	2,749.22	4,800.00	-2,050.78	-42.7%
5600 Total Insurance	418.24	400.00	18.24	4.6%	2,749.22	4,800.00	-2,050.78	-42.7%
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%	7,056.00	10,584.00	-3,528.00	-33.3%
<b>TOTAL EXPENSE</b>	<b>3,304.60</b>	<b>3,891.24</b>	<b>-586.64</b>	<b>-15.1%</b>	<b>20,835.80</b>	<b>49,010.00</b>	<b>-28,174.20</b>	<b>-57.5%</b>
<b>NET INCOME</b>	<b>3,479.13</b>	<b>259.93</b>	<b>3,219.20</b>	<b>1238.5%</b>	<b>12,327.89</b>	<b>804.00</b>	<b>11,523.89</b>	<b>1433.3%</b>
<b>NET INCOME SUMMARY</b>								
Income	6,783.73	4,151.17	2,632.56	63.4%	33,163.69	49,814.00	-16,650.31	-33.4%
Expense	-3,304.60	-3,891.24	586.64	-15.1%	-20,835.80	-49,010.00	28,174.20	-57.5%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>3,479.13</b>	<b>259.93</b>	<b>3,219.20</b>	<b>1238.5%</b>	<b>12,327.89</b>	<b>804.00</b>	<b>11,523.89</b>	<b>1433.3%</b>



# Delinquency (Summary)

Properties: Lakeview COA

As Of Tuesday July 31, 2018

\* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
<b>Lakeview COA</b>						
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	41.31
Sonnes, Carmen	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	206.27
Hammitt, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	3,267.02
King - CALAW, Bobbi	2923	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	1,616.35
Cook, Matthew	1927	#17	CONDO/HOA		2102 NW Kelly Dr. Unit #17	50.00
<b>Total delinquent for property:</b>						<b>5,180.95</b>

## Report Summary

Customers: 5  
Percent Delinquent: 25.00%  
Delinquent Amount: 5,180.95

*does not reflect  
special assessments  
that are not paid*

# Delinquency (Summary)

Properties: Lakeview COA

As Of Tuesday July 31, 2018

\* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
<b>Lakeview COA</b>						
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	41.31
Cook, Matthew	1927	#17	CONDO/HOA		2102 NW Kelly Dr. Unit #17	1,050.00
Hammitt, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	4,267.02
King - CALAW, Bobbi	2923	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	2,616.35
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
Sonnes, Carmen	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	206.27
<b>Total delinquent for property:</b>						<b>36,093.41</b>

## Report Summary

Customers: 8  
 Percent Delinquent: 32.00%  
 Delinquent Amount: 36,093.41

*Includes  
 SA's HOA dues*

# Customer Prepays

Properties: Lakeview COA

Current customers as of Tuesday, July 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	211.28
Dunlap, Karen & Brian	Lakev	#5	2969		2102 NW Kelly Dr. Unit	25.00
McClung, Kathy	Lakev	#8	1919		2102 NW Kelly Dr. Unit	1,056.40
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
<b>Totals:</b>						<b>1,742.09</b>

# Checks By Account

Properties: Lakeview COA  
Checks between 7/1/2018 and 7/31/2018

Vendor	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc,	7/2/2018	726	Monthly Management	7/1/2018	July	Lakev	433.00
							<u>433.00</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilities	7/16/2018	730	Monthly Electricity Acct#	7/21/2018	7236-175-1	Lakev	13.98
							<u>13.98</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional	7/13/2018	727	Monthly Sewer	6/21/2018	016125-000	Lakev	494.00
							<u>494.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connections	7/2/2018	724	Monthly Garbage	6/21/2018	2010-976517	Lakev	286.36
Waste Connections	7/13/2018	729	Monthly Garbage	8/21/2018	2010-976517	Lakev	289.22
							<u>575.58</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscpae	7/2/2018	723	Monthly 5/7/18	6/11/2018	123184	Lakev	243.90
Jave Landscpae	7/13/2018	728	Monthly 7/9/18	6/25/2018	123147	Lakev	243.90
							<u>487.80</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family	7/19/2018	731	Policy #019-860-226-37	7/21/2018	019-860-226-37	Lakev	418.24
							<u>418.24</u>
<b>6700 Reserve Contribution</b>							
Lakeview COA	7/2/2018	725	Monthly Reserve	7/1/2018	July	Lakev	882.00
							<u>882.00</u>
						<b>Total Amount:</b>	<b>3,304.60</b>

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 8/9/2018

## Deposits

Date	Ref #	Details	Amount
7/7/2018	D9034	Bank deposit Deposit	3,560.10
7/19/2018	D9074	Bank deposit Deposit	1,793.03
7/27/2018	D9093	Bank deposit Deposit	1,430.60
			<b>6,783.73</b>

## Payments

Date	Ref #	Details	Amount
7/2/2018	723	Jave Landscpae Maintenance	243.90
7/2/2018	724	Waste Connections	286.36
7/2/2018	725	Lakeview COA	882.00
7/2/2018	726	RPM Services Inc,	433.00
7/13/2018	727	Clark Regional Wastewater District	494.00
7/13/2018	728	Jave Landscpae Maintenance	243.90
7/13/2018	729	Waste Connections	289.22
7/16/2018	730	Clark Public Utilities	13.98
7/19/2018	731	American Family Insurance	418.24
7/31/2018	J4552	Journal : Transfer of addtl special ass	2,000.00
			<b>5,304.60</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
8/7/2018	D9146	Bank deposit Deposit	2,736.97
			<b>2,736.97</b>

## Outstanding Payments

Date	Ref #	Details	Amount
8/1/2018	732	RPM Services Inc,	443.00
8/1/2018	733	Jave Landscpae Maintenance	162.60
8/1/2018	734	Lakeview COA	882.00
			<b>1,487.60</b>

## Summary

Previous Cleared Balance:	31,080.95	Reconciled Balance	32,560.08
Selected Payments:	5,304.60	+ Uncleared Deposits	2,736.97
Selected Deposits:	6,783.73	- Outstanding Checks	1,487.60
Reconciled Balance:	32,560.08	Register Balance	33,809.45
Goal:	32,560.08		
Difference:	0.00		



# UMPQUA BANK

July 31, 2018 Page: 1 of 2

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: June 30, 2018  
This statement: July 31, 2018

We have some changes to our Rules & Regulations that will go into effect on August 1, 2018. You can request a copy or find disclosures online at [umpquabank.com/disclosures](http://umpquabank.com/disclosures). Changes include an updated policy around how we handle accrued interest when you close your account, and definitions of relationship benefits, among other changes. If you have questions, please feel free to contact us at 1-866-486-7782.

## BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$31,080.95
Low balance	\$29,479.59	Deposits/Additions	\$6,783.73
Average balance	\$32,556.19	Withdrawals/Subtractions	\$5,304.60
Interest earned	\$0.00	Ending balance	\$32,560.08

### Other Deposits/ Additions

Date	Description	Additions
07-09	Remote Capture Dep	3,560.10
07-19	Remote Capture Dep	1,793.03
07-27	Remote Capture Dep	1,430.60

**Total Other Deposits/ Additions** **\$6,783.73**

### Other Withdrawals/Subtractions

Date	Description	Subtractions
07-31	Cash Mgmt Trsfr Dr Ref 21210561 Funds Transfer To Dep 9800551419 From Transfer Of Sa Inc Ome	2,000.00

**Total Other Withdrawals/Subtractions** **\$2,000.00**

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
06-30	31,080.95	07-09	33,039.69	07-23	33,373.38
07-03	30,647.95	07-10	32,795.79	07-24	33,129.48
07-05	29,765.95	07-18	32,287.81	07-27	34,560.08
07-06	29,479.59	07-19	34,080.84	07-31	32,560.08

**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**

Check #	Amount	Date	Check #	Amount	Date
723	\$243.90	07-10	728	\$243.90	07-24
724	\$286.36	07-06	729	\$289.22	07-23
725	\$882.00	07-05	730	\$13.98	07-18
726	\$433.00	07-03	731	\$418.24	07-23
727	\$494.00	07-18			

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

Total Checks paid: 9 for **-\$3,304.60**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 8/9/2018

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
7/4/2018	J4504	Journal : July Reserve contribution	882.00
7/31/2018	J4552	Journal : Transfer of addtl special ass	2,000.00
			<b>2,882.00</b>

## Outstanding Deposits

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

## Summary

Previous Cleared Balance:	46,582.37
Selected Payments:	0.00
Selected Deposits:	2,882.00
<b>Reconciled Balance:</b>	<b>49,464.37</b>
Goal:	49,464.37
Difference:	0.00

<b>Reconciled Balance</b>	49,464.37
<b>+ Uncleared Deposits</b>	882.00
<b>- Outstanding Checks</b>	0.00
<b>Register Balance</b>	<b>50,346.37</b>





# UMPQUA BANK

July 31, 2018 Page: 1 of 2

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: June 30, 2018  
This statement: July 31, 2018

We have some changes to our Rules & Regulations that will go into effect on August 1, 2018. You can request a copy or find disclosures online at [umpquabank.com/disclosures](http://umpquabank.com/disclosures). Changes include an updated policy around how we handle accrued interest when you close your account, and definitions of relationship benefits, among other changes. If you have questions, please feel free to contact us at 1-866-486-7782.

## BUSINESS FREE CHECKING

Account number	9800551419	Beginning balance	\$46,582.37
Low balance	\$46,582.37	Deposits/Additions	\$2,882.00
Average balance	\$47,415.08	Withdrawals/Subtractions	\$0.00
Interest earned	\$0.00	Ending balance	\$49,464.37

## Other Deposits/ Additions

Date	Description	Additions
07-05	Remote Capture Dep	882.00
07-31	Cash Mgmt Trsfr Cr Ref 21210561 Funds Transfer Frm Dep 9805844488 From Transfer Of Sa Inc Ome	2,000.00

**Total Other Deposits/ Additions** **\$2,882.00**

## Daily Balances

Date	Amount	Date	Amount	Date	Amount
06-30	46,582.37	07-05	47,464.37	07-31	49,464.37

**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**

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**UMPQUA BANK**

## Transfer Confirmation

The request below has been transmitted successfully.

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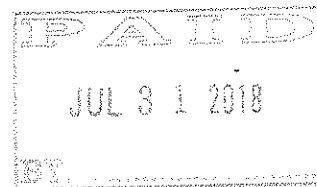
Confirmation:	1916537395
Approval status:	1 of 1 received
Transmitted:	07/31/2018 11:56:14 AM (ET)
Transmitted by:	CINDY

### Details

---

From account:	Lakeview 4488 - Checking - *4488 - \$34,560.08 (Balance as of: 07/31/2018 11:54:48 AM (ET) Not a guarantee of available funds.)
To account:	Lakeview Res 1419 - Checking - *1419 - \$47,464.37 (Balance as of: 07/31/2018 11:54:48 AM (ET) Not a guarantee of available funds.)
Amount:	\$2,000.00
Description:	Transfer of SA income
Send on:	07/31/2018 (today)

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# General Ledger

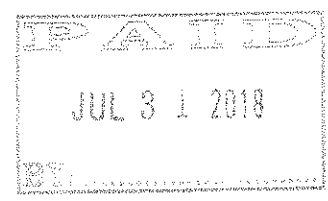
Properties: Lakeview COA  
Detail From 1/1/2018 to 7/31/2018 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4626 SA18 Special Assessment (Income)						0.00
02/13/2018	CHPAID	1002	Kathy McClung #8 Alloc to 'SA18' Ch date: 2/		1,000.00	1,000.00
03/06/2018	CHPAID	8939264	Rhodes Investme #16 Alloc to 'SA18' Ch date: 2/		175.41	1,175.41
03/06/2018	CHPAID	8939264	Rhodes Investme #19 Alloc to 'SA18' Ch date: 2/		217.06	1,392.47
03/06/2018	CHPAID	278	David & Jana Har #3 Alloc to 'SA18' Ch date: 2/		206.27	1,598.74
03/12/2018	CHPAID	6134	Israel Moshkovits #14 Alloc to 'SA18' Ch date: 2/		1,000.00	2,598.74
03/12/2018	CHPAID	1045	Rhodes Investme #16 Alloc to 'SA18' Ch date: 2/		824.59	3,423.33
03/12/2018	CHPAID	1045	Rhodes Investme #19 Alloc to 'SA18' Ch date: 2/		782.94	4,206.27
03/12/2018	CHPAID	79879686	Ed & Denny LLC. #21 Alloc to 'SA18' Ch date: 2/		340.00	4,546.27
03/12/2018	CHPAID	79879685	Ed & Denny LLC #20 Alloc to 'SA18' Ch date: 2/		340.00	4,886.27
04/01/2018	CHPAID	285	David & Jana Har #3 Alloc to 'SA18' Ch date: 2/		793.73	5,680.00
04/01/2018	CHPAID	285	David & Jana Har #10 Alloc to 'SA18' Ch date: 2/		1,000.00	6,680.00
04/01/2018	CHPAID	285	David & Jana Har #12 Alloc to 'SA18' Ch date: 2/		1,000.00	7,680.00
04/02/2018	CHPAID	2253	Debra Blizzard #7 Alloc to 'SA18' Ch date: 2/		1,000.00	8,680.00
04/09/2018	CHPAID	1149	Carmen Sonnes #4 Alloc to 'SA18' Ch date: 2/		1,000.00	9,680.00
04/09/2018	CHPAID	88479177	Ed & Denny LLC #20 Alloc to 'SA18' Ch date: 2/		340.00	10,020.00
04/09/2018	CHPAID	88479178	Ed & Denny LLC. #21 Alloc to 'SA18' Ch date: 2/		340.00	10,360.00
04/19/2018	CHPAID	91793086	Juan Piedra #18 Alloc to 'SA18' Ch date: 2/		1,000.00	11,360.00
05/07/2018	CHPAID	94530671	Davovia Marith #6 Alloc to 'SA18' Ch date: 2/		1,000.00	12,360.00
05/10/2018	CHPAID	721	Ed & Denny LLC. #21 Alloc to 'SA18' Ch date: 2/		320.00	12,680.00
05/10/2018	CHPAID	720	Ed & Denny LLC #20 Alloc to 'SA18' Ch date: 2/		320.00	13,000.00
06/01/2018	CHPAID	2005	Joseph/Kerri Stoc #11 Alloc to 'SA18' Ch date: 2/		1,000.00	14,000.00
06/01/2018	CHPAID	2491448638	Jared Benedict #1 Alloc to 'SA18' Ch date: 2/		1,000.00	15,000.00
06/08/2018	JOURNL	J4478	SA18 transfer from OPR to reserve for funds received	15,000.00		0.00
06/28/2018	CHPAID	568201435	Heonia Chaschin #2 Alloc to 'SA18' Ch date: 2/		1,000.00	1,000.00
07/06/2018	CHPAID	36133	Daniel & Heather #5 Alloc to 'SA18' Ch date: 2/		1,000.00	2,000.00
<b>Totals for SA18 Special Assessment Beg Bal: 0.00</b>						
				<b>Activity: 2,000.00</b>	<b>15,000.00</b>	<b>17,000.00</b>
				<b>Totals:</b>	<b>15,000.00</b>	<b>17,000.00</b>

17,000.00 Bal. 7/31/18  
 15,000.00 Transfer 6/18/18  


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 2,000.00 Transfer 7/31/18



Invoice # 123184

# Jave Landscape

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

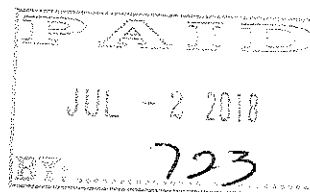
date: 6/11/18

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

Bill to: Lakeview Condo Owners Association

Quan.	Description	Price	Amount
	2102 NW Kelly Dr.	225.00	225.00
	Vancouver Wa. 98665		
1	Service 6/11/18		
		tax	18.90
		total	243.90

*Thank you!*





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

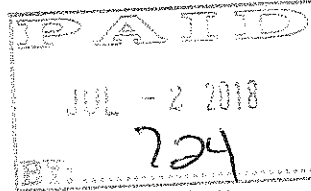
ACCOUNT NO. 2010-976517  
 INVOICE NO. 14748184  
 STATEMENT DATE 06/01/18  
 DUE DATE 06/25/18  
 BILLING PERIOD 05/01/18 - 05/31/18

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	\$ 286.36
05/24/18	Payment Thank You! 717	\$ -286.36
	<b>Total Payments And Credits</b>	<b>\$ -286.36</b>
	<b>Service Location Lakeview Condos Llc</b>	
	<b>Acct #976517 2102 Nw Kelley Dr</b>	
05/31/18	4Yd Cont 1X Weekly 05/01/18-05/31/18 1 Each @ \$220.22	\$ 220.22
05/31/18	Multi-Family Recycle 05/01/18-05/31/18 12 Each @ \$3.31	\$ 39.72
05/31/18	Perm Cont Rent 4Yd 05/01/18-05/31/18 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>



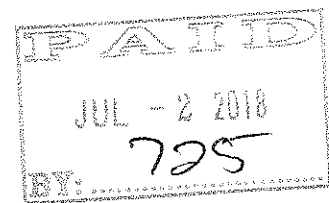
Please remit to the address below and return your remit stub with your payment or look on the reverse side to learn about on-line bill pay.

# Lakeview Condo Owners Association

## 2018 Reserve Contribution

Monthly \$882.00

**JULY 2018**

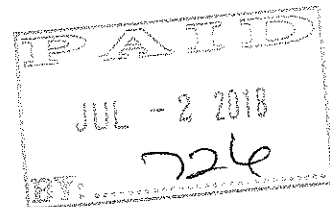


**Lakeview Condo Owners Association  
2018 Management Fee**

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

**Monthly \$433.00**

**JULY 2018**







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:** 6/1/2018 To 6/30/2018  
**BILLING DATE:** 6/29/2018  
  
**DUE DATE:** 7/31/2018

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](http://www.crwwd.com). Click on Pay Your Bill to register.

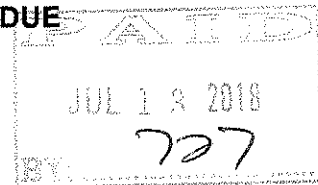
## CURRENT CHARGES

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



RECEIVED JUL 12 2018 REC'D

Invoice # 123147

# Jave Landscape

date:7/9/18

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

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

Bill : Lakeview Condo Owners Association

Quan.	Description	Price	Amount
1	2102 Nw Kelly Dr.	225.00	225.00
	Vancouver Wa. 98665		
	Service Monday 7/9/18		
		tax	18.90
		total	243.90

PAID  
JUL 12 2018  
728

*Thank you!*



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

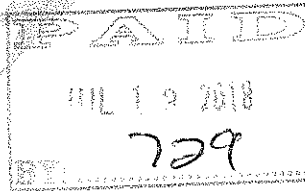
ACCOUNT NO. 2010-976517  
 INVOICE NO. 14815309  
 STATEMENT DATE 07/01/18  
 DUE DATE 07/25/18  
 BILLING PERIOD 06/01/18 - 06/30/18

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
	Previous Balance	\$ 286.36
	<b>Service Location</b> Acct #976517	<b>Lakeview Condos Lic</b> 2102 Nw Kelley Dr
06/30/18	4Yd Cont 1X Weekly 06/01/18-06/30/18	1 Each @ \$220.22 \$ 220.22
06/30/18	Multi-Family Recycle 06/01/18-06/30/18	12 Each @ \$3.31 \$ 39.72
06/30/18	Perm Cont Rent 4Yd 06/01/18-06/30/18	1 Each @ \$17.06 \$ 17.06
	Refuse Tax 3.6%	\$ 7.93
	State Sales Tax 8.4%	\$ 1.43
	Finance Charge	\$ 2.86
	<b>Current Charges And Fees</b>	<b>\$ 289.22</b>
	<b>Total Due</b>	<b>\$ 576.58</b>



**The only holidays your garbage and recycling drivers do not work are Thanksgiving, Christmas Day, and New Years Day. Regular service remains for Memorial Day, Independence Day and Labor Day. Please put your garbage and recycling out on your normal day for these holidays.**





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 25 kwh  
 Present reading - 07/05/18 12608  
 Previous reading - 06/05/18 - 12583  
**Total electric usage 25**  
 Your charge for 25 kwh is:  
 Basic service \$12.00  
 25 kwh @ 8.16 cents each 2.04  
 REP Credit @ 0.229 cents/kwh\* -0.06  
 Total electric service \$13.98  
**Your average daily cost was \$0.47**

**Total Cost This Billing**

Total electric service \$13.98  
**Total charges this billing \$13.98**

\* Residential Exchange Program Credit via BPA  
 Come see us at the Clark County Fair August 3-12. We will be there serving up free ice water and answering questions about local utility programs and services. Come say hello!

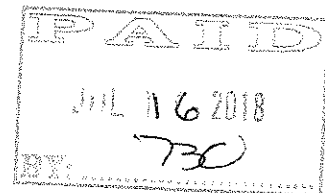
**Account Summary**

Previous balance \$11.60  
 Payments - thank you  
 June 14, 2018 11.60CR  
 Balance forward 0.00  
 Current charges 13.98  
**Current balance \$13.98**

**Compare Your Use**

**ELECTRIC METER 501493**

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
07/06/17	31	53	2
07/06/16	33	82	2



PAYMENT INFORMATION

Account Number: 019-860-226-37

MINIMUM DUE

\$418.24

Due Date: 08/01/2018

OR

ACCOUNT BALANCE

\$4,994.00

Due Date: 08/01/2018

TO MAKE A PAYMENT



Online  
amfam.com



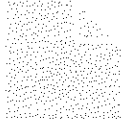
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myamfam.com



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



Mail  
Mail payment by  
using the return  
stub below



Dream of a cleaner environment? Us too.

Help us reduce our footprint by going paperless!  
Talk to your agent or log into My Account to  
make the switch.

QUESTIONS OR SERVICE



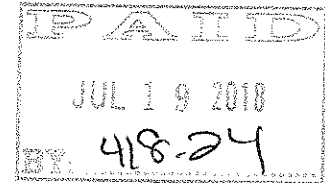
Agency  
Daniel True  
(360) 823-5555  
dtru1@amfam.com



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



**This policy is at renewal:** To prevent lapse of coverage, please pay the total minimum amount due to accept the renewal offer and maintain continuous coverage. Failure to pay at least this amount will cause your coverage to end at 12:01 a.m. on the policy renewal date.



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 010714 0000 00000 1002