

# Financial Statement

Property: Lakeview COA

Date Range: 11/01/18 - 11/30/18 (cash)

## ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview Condo Owners Association		28,960.60
1000 Total Operating Accounts		<u>28,960.60</u>
1111 Reserve Account		
1093 Lakeview Condo Reserve		52,995.80
1111 Total Reserve Account		<u>52,995.80</u>
Total Bank		<u>81,956.40</u>
<b>TOTAL ASSETS</b>		<b><u>81,956.40</u></b>

## LIABILITIES & EQUITY

### Equity

Equity		
3001 Retained Earnings		23,481.56
3040 Reserve Account Equity		50,992.37
Total Equity		<u>74,473.93</u>
Net Income (1/1/2018 thru 10/31/2018)		8,864.73

### Income

4000 HOA Dues		2,402.83
4050 Reserve Income		658.21
4200 Income		
4310 Maintenance & Repairs		179.51
4200 Total Income		<u>179.51</u>
4263 Reserve Interest		1.30
Total Income		<u>3,241.85</u>

### Expense

5000 Association Expenses		
5010 Management Fees		433.00
5000 Total Association Expenses		<u>433.00</u>
5200 Utilities		
5210 Electric		20.33
5240 Sewer		494.00
5260 Garbage		286.36
5200 Total Utilities		<u>800.69</u>
5300 General Expenses		
5305 Legal		1,800.00
5300 Total General Expenses		<u>1,800.00</u>
5400 Landscaping		
5410 Landscaping Contract		287.26
5400 Total Landscaping		<u>287.26</u>
5600 Insurance		
5610 Insurance		421.16

5600 Total Insurance	421.16
6700 Reserve Contribution	882.00
Total Expense	4,624.11
Net Income (11/1/2018 thru 11/30/2018)	-1,382.26
<b>Total Equity</b>	<b>81,956.40</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>81,956.40</b>

# General Ledger

Property: Lakeview COA

Detail Date Range: 11/01/18 - 11/30/18 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						31,286.59
11/01/18	CHPAID	299	David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 11/		162.44	31,449.03
11/01/18	CHPAID	299	David & Jana Hart #10 Alloc to 'HOADUE' Ch date: 11/		166.39	31,615.42
11/01/18	CHPAID	299	David & Jana Hart #12 Alloc to 'HOADUE' Ch date: 11/		166.39	31,781.81
11/01/18	PPALOC	995069	Juan Piedra #18 Prepay alloc to 'RI'	46.60		31,735.21
11/05/18	CHPAID	2507887265	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 10/		25.19	31,760.40
11/05/18	CHPAID	2507887265	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 11/		137.25	31,897.65
11/05/18	CHPAID	43683742	Rhodes Investment #16 Alloc to 'HOADUE' Ch date: 11/		138.14	32,035.79
11/05/18	CHPAID	43683742	Rhodes Investment #19 Alloc to 'HOADUE' Ch date: 11/		170.94	32,206.73
11/05/18	CHPAID	52334608	Davovia Marith #6 Alloc to 'HOADUE' Ch date: 11/		162.44	32,369.17
11/05/18	CHPAID	53460036	Matthew Cook #17 Alloc to 'HOADUE' Ch date: 11/		133.59	32,502.76
11/08/18	CHPAID	538	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 10/		155.74	32,658.50
11/08/18	CHPAID	589866384	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 11/		33.91	32,692.41
11/08/18	CHPAID	589866384	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 10/		125.26	32,817.67
11/12/18	CHPAID	54568402	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date: 11/		172.32	32,989.99
11/12/18	CHPAID	54568403	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date: 11/		84.31	33,074.30
11/12/18	CHPAID	6960	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 11/		162.64	33,236.94
11/13/18	CHPAID	55774723	Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 11/		162.44	33,399.38
11/15/18	BNKDEP	D9529	Lakeview Condo Owners Association for Romo - paid thru VF (		70.72	33,470.10
11/26/18	UNALOC	995072	Juan Piedra #18 Unallocated prepay		219.32	33,689.42
<b>4000 HOA Dues</b>				<b>Beg Bal: 31,286.59</b>	<b>Activity: 2,402.83</b>	<b>46.60 2,449.43 33,689.42</b>
4050 Reserve Income (Income)						8,492.15
11/01/18	CHPAID	299	David & Jana Hart #3 Alloc to 'RI' Ch date: 11/1/2018		43.83	8,535.98
11/01/18	CHPAID	299	David & Jana Hart #10 Alloc to 'RI' Ch date: 11/1/2018		44.89	8,580.87
11/01/18	CHPAID	299	David & Jana Hart #12 Alloc to 'RI' Ch date: 11/1/2018		44.89	8,625.76
11/01/18	PYALOC	995069	Juan Piedra #18 Payment alloc to 'RI'		46.60	8,672.36
11/05/18	CHPAID	2507887265	Jared Benedict #1 Alloc to 'RI' Ch date: 11/1/2018		43.83	8,716.19
11/05/18	CHPAID	43683742	Rhodes Investment #16 Alloc to 'RI' Ch date: 11/1/2018		37.27	8,753.46
11/05/18	CHPAID	43683742	Rhodes Investment #19 Alloc to 'RI' Ch date: 11/1/2018		46.12	8,799.58
11/05/18	CHPAID	52334608	Davovia Marith #6 Alloc to 'RI' Ch date: 11/1/2018		43.83	8,843.41
11/05/18	CHPAID	53460036	Matthew Cook #17 Alloc to 'RI' Ch date: 11/1/2018		36.04	8,879.45
11/08/18	CHPAID	538	Carmen Sonnes #4 Alloc to 'RI' Ch date: 10/1/2018		43.83	8,923.28
11/08/18	CHPAID	589866384	Heonia Chaschin #2 Alloc to 'RI' Ch date: 11/1/2018		43.83	8,967.11
11/12/18	CHPAID	54568402	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 11/1/2018		46.49	9,013.60
11/12/18	CHPAID	54568403	Ed & Denny LLC #21 Alloc to 'RI' Ch date: 11/1/2018		49.05	9,062.65
11/12/18	CHPAID	6960	Israel Moshkovits #14 Alloc to 'RI' Ch date: 11/1/2018		43.88	9,106.53
11/13/18	CHPAID	55774723	Karen & Brian Dun #5 Alloc to 'RI' Ch date: 11/1/2018		43.83	9,150.36
<b>4050 Reserve Income</b>				<b>Beg Bal: 8,492.15</b>	<b>Activity: 658.21</b>	<b>0.00 658.21 9,150.36</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 0.00 300.00</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 0.00 25.00</b>
4250 Violation Fees Income (Income)						953.88
No activity in the period						953.88
<b>4250 Violation Fees Income</b>				<b>Beg Bal: 953.88</b>	<b>Activity: 0.00</b>	<b>0.00 0.00 953.88</b>
4310 Maintenance & Repairs (Income)						696.73
11/05/18	CHPAID	1215	Rhodes Investment #19 Alloc to 'MR' Ch date: 10/1/2018		43.30	740.03
11/08/18	CHPAID	538	Carmen Sonnes #4 Alloc to 'MR' Ch date: 8/20/2018		44.00	784.03

Date	Type	Reference	Description	Debit	Credit	Balance	
11/12/18	CHPAID	54568403	Ed & Denny LLC. #21 Alloc to 'MR' Ch date: 8/20/2018		44.00	828.03	
11/12/18	CHPAID	54568403	Ed & Denny LLC. #21 Alloc to 'MR' Ch date: 10/1/2018		53.50	881.53	
11/30/18	CHKITM	769	Debra Blizzard: reimb for dryer vent cap	5.29		876.24	
<b>4310 Maintenance &amp; Repairs</b>			<b>Beg Bal: 696.73</b>	<b>Activity: 179.51</b>	<b>5.29</b>	<b>184.80</b>	<b>876.24</b>
4263 Reserve Interest (Income)							2.13
11/30/18	JOURNL	J4791	Nov Reserve Interest		1.30	3.43	
<b>4263 Reserve Interest</b>			<b>Beg Bal: 2.13</b>	<b>Activity: 1.30</b>	<b>0.00</b>	<b>1.30</b>	<b>3.43</b>
5010 Management Fees (Expense)							4,330.00
11/01/18	CHKITM	760	RPM Services Inc.: Monthly Management Fee -	433.00		4,763.00	
<b>5010 Management Fees</b>			<b>Beg Bal: 4,330.00</b>	<b>Activity: 433.00</b>	<b>433.00</b>	<b>0.00</b>	<b>4,763.00</b>
5020 Postage / Copies (Expense)							21.28
No activity in the period							21.28
<b>5020 Postage / Copies</b>			<b>Beg Bal: 21.28</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21.28</b>
5100 Repairs & Maintenance (Expense)							2,281.82
No activity in the period							2,281.82
<b>5100 Repairs &amp; Maintenance</b>			<b>Beg Bal: 2,281.82</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,281.82</b>
5105 Chimney Insp/Cleaning (Expense)							357.34
No activity in the period							357.34
<b>5105 Chimney Insp/Cleaning</b>			<b>Beg Bal: 357.34</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>357.34</b>
5160 Electrical Repairs (Expense)							3,231.06
No activity in the period							3,231.06
<b>5160 Electrical Repairs</b>			<b>Beg Bal: 3,231.06</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,231.06</b>
5170 Dryer Vent Cleaning (Expense)							833.84
No activity in the period							833.84
<b>5170 Dryer Vent Cleaning</b>			<b>Beg Bal: 833.84</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>833.84</b>
5210 Electric (Expense)							150.45
11/12/18	CHKITM	766	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	20.33		170.78	
<b>5210 Electric</b>			<b>Beg Bal: 150.45</b>	<b>Activity: 20.33</b>	<b>20.33</b>	<b>0.00</b>	<b>170.78</b>
5240 Sewer (Expense)							4,940.00
11/08/18	CHKITM	763	Clark Regional Wastewater District: Monthly Sewer Acct#016121	494.00		5,434.00	
<b>5240 Sewer</b>			<b>Beg Bal: 4,940.00</b>	<b>Activity: 494.00</b>	<b>494.00</b>	<b>0.00</b>	<b>5,434.00</b>
5260 Garbage (Expense)							2,858.38
11/08/18	CHKITM	764	Waste Connections: Monthly Garbage 2010-976517	286.36		3,144.74	
<b>5260 Garbage</b>			<b>Beg Bal: 2,858.38</b>	<b>Activity: 286.36</b>	<b>286.36</b>	<b>0.00</b>	<b>3,144.74</b>
5301 Accounting (Expense)							125.00
No activity in the period							125.00
<b>5301 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>
5305 Legal (Expense)							0.00
11/01/18	CHKITM	762	Vial Fotheringham LLP: Dickau - balance on account to close tr	1,800.00		1,800.00	
<b>5305 Legal</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 1,800.00</b>	<b>1,800.00</b>	<b>0.00</b>	<b>1,800.00</b>
5315 State Filing Fee (Expense)							10.00
No activity in the period							10.00
<b>5315 State Filing Fee</b>			<b>Beg Bal: 10.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10.00</b>
5400 Landscaping (Expense)							271.00
No activity in the period							271.00
<b>5400 Landscaping</b>			<b>Beg Bal: 271.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>271.00</b>
5410 Landscaping Contract (Expense)							2,390.22
11/01/18	CHKITM	761	Jave Landscapae Maintenance: extra service 10/22/18	287.26		2,677.48	
<b>5410 Landscaping Contract</b>			<b>Beg Bal: 2,390.22</b>	<b>Activity: 287.26</b>	<b>287.26</b>	<b>0.00</b>	<b>2,677.48</b>
5610 Insurance (Expense)							4,003.70

Date	Type	Reference	Description	Debit	Credit	Balance	
11/12/18	CHKITM	765	American Family Insurance: Policy #019-860-226-37	421.16		4,424.86	
<b>5610 Insurance</b>			<b>Beg Bal: 4,003.70</b>	<b>Activity: 421.16</b>	<b>421.16</b>	<b>0.00</b>	<b>4,424.86</b>
6700 Reserve Contribution (Expense)						8,820.00	
11/01/18	JOURNL	J4728	November Reserve Contribution	882.00		9,702.00	
<b>6700 Reserve Contribution</b>			<b>Beg Bal: 8,820.00</b>	<b>Activity: 882.00</b>	<b>882.00</b>	<b>0.00</b>	<b>9,702.00</b>
<b>Totals:</b>				<b>4,676.00</b>	<b>3,293.74</b>		

# Profit & Loss 12 Month Recap

Property: Lakeview COA

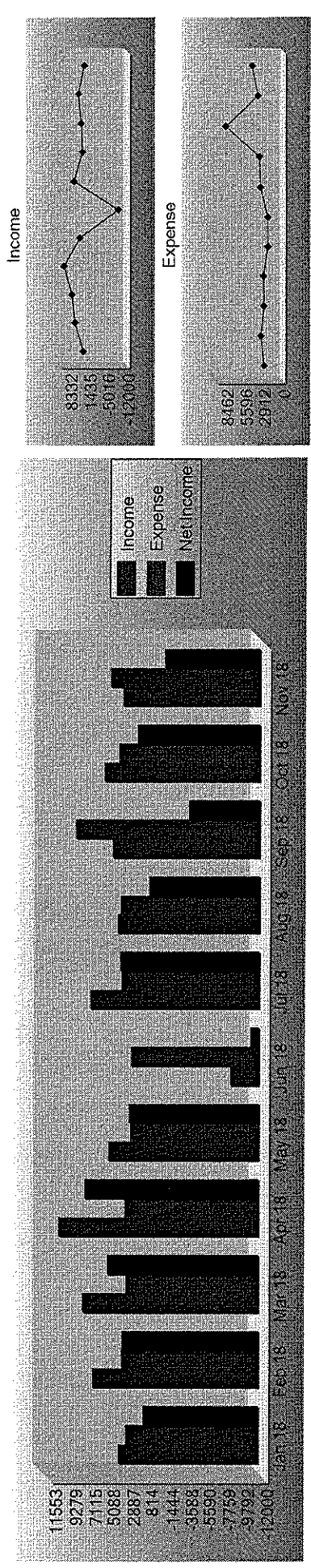
Monthly recap 01/01/18 - 11/30/18 (cash basis)

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	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	33,689.42
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	9,150.36
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	300.00
4232 Delinquent Collector	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	25.00
4250 Violation Fees Incom	0.00	753.88	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	953.88
4310 Maintenance & Repa	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	44.00	597.73	179.51	876.24
4200 Total Income	0.00	778.88	0.00	0.00	0.00	0.00	334.37	80.00	184.63	597.73	179.51	2,155.12
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	3.43
4626 SA18 Special Assessm	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	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>3,788.29</b>	<b>4,314.05</b>	<b>5,247.42</b>	<b>3,241.85</b>	<b>46,998.33</b>
<b>EXPENSE</b>												
5000 Association Expenses												
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	4,763.00
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	21.28
5000 Total Association Exp	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	454.28	433.00	4,784.28
5100 Repairs & Maintenance												
5105 Chimney Insp/Cleani	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	357.34	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	3,231.06
5170 Dryer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	833.84	0.00	0.00	833.84
5196 Lamp Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	267.66	0.00	0.00	267.66
5100 Other Repairs & Mai	0.00	0.00	0.00	0.00	0.00	0.00	0.00	758.80	1,170.72	352.30	0.00	2,281.82
5100 Total Repairs & Mair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	758.80	5,503.28	709.64	0.00	6,971.72
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	170.78
5240 Sewer	494.00	988.00	494.00	494.00	0.00	494.00	494.00	494.00	494.00	494.00	494.00	5,434.00
5260 Garbage	275.42	286.36	289.22	286.36	286.36	0.00	575.58	286.36	286.36	286.36	286.36	3,144.74
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	8,749.52
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	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	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	10.00
5300 Total General Expen:	0.00	0.00	0.00	125.00	0.00	0.00	0.00	10.00	0.00	0.00	1,800.00	1,935.00
5400 Landscaping												
5410 Landscaping Contrac	243.90	243.90	243.90	243.90	243.90	0.00	487.80	108.40	287.26	287.26	287.26	2,677.48
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	271.00

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	NOV 18	TOTAL
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	2,948.48
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	4,424.86
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	4,424.86
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	9,702.00
<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>4,624.11</b>	<b>39,515.86</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>7,482.47</b>

**NET INCOME SUMMARY**

Income	3,536.88	6,429.42	7,565.47	10,239.06	4,706.18	-8,834.02	6,783.73	3,768.29	4,314.05	5,247.42	3,241.85	46,998.33
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	-4,624.11	-39,515.86
<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>7,482.47</b>



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 11/01/18 - 11/30/18 and 01/01/18 - 12/31/18 (cash basis)

	Actual 11/01/18 - 11/30/18	Budget 11/18 - 11/18	\$ Change	% Change	Actual YTD 01/01/18 - 12/31/18	Budget YTD 01/18 - 12/18	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	2,402.83	3,269.17	-866.34	-26.5 %	34,257.18	39,230.00	-4,972.82	-12.7 %
4050 Reserve Income	658.21	882.00	-223.79	-25.4 %	9,374.40	10,584.00	-1,209.60	-11.4 %
4200 Income								
4210 Late Fees	0.00	0.00	0.00		300.00	0.00	300.00	
4232 Delinquent Collections Income	0.00	0.00	0.00		25.00	0.00	25.00	
4250 Violation Fees Income	0.00	0.00	0.00		953.88	0.00	953.88	
4310 Maintenance & Repairs	179.51	0.00	179.51		919.54	0.00	919.54	
4200 Total Income	179.51	0.00	179.51		2,198.42	0.00	2,198.42	
4263 Reserve Interest	1.30	0.00	1.30		3.43	0.00	3.43	
4626 SA'18 Special Assessment	0.00	0.00	0.00		2,000.00	0.00	2,000.00	
<b>TOTAL INCOME</b>	<b>3,241.85</b>	<b>4,151.17</b>	<b>-909.32</b>	<b>-21.9 %</b>	<b>47,833.43</b>	<b>49,814.00</b>	<b>-1,980.57</b>	<b>-4.0 %</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 %	5,196.00	5,196.00	0.00	0.0 %
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0 %	0.00	100.00	-100.00	-100.0 %
5020 Postage / Copies	0.00	0.00	0.00		21.28	0.00	21.28	
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 %	5,217.28	5,611.00	-393.72	-7.0 %
5100 Repairs & Maintenance								
5105 Chimney Insp/Cleaning	0.00	0.00	0.00		357.34	0.00	357.34	
5120 Gutter Clean/Maint.	0.00	600.00	-600.00	-100.0 %	0.00	1,200.00	-1,200.00	-100.0 %
5160 Electrical Repairs	0.00	0.00	0.00		3,231.06	0.00	3,231.06	
5170 Dryer Vent Cleaning	0.00	0.00	0.00		833.84	900.00	-66.16	-7.4 %
5196 Lamp Replacement	0.00	0.00	0.00		267.66	0.00	267.66	
5100 Other Repairs & Maintenance	0.00	832.08	-832.08	-100.0 %	2,281.82	9,985.00	-7,703.18	-77.1 %
5100 Total Repairs & Maintenance	0.00	1,432.08	-1,432.08	-100.0 %	6,971.72	12,085.00	-5,113.28	-42.3 %
5200 Utilities								
5210 Electric	20.33	25.00	-4.67	-18.7 %	170.78	300.00	-129.22	-43.1 %
5240 Sewer	494.00	500.00	-6.00	-1.2 %	5,434.00	6,000.00	-566.00	-9.4 %
5260 Garbage	286.36	310.00	-23.64	-7.6 %	3,144.74	3,720.00	-575.26	-15.5 %
5200 Total Utilities	800.69	835.00	-34.31	-4.1 %	8,749.52	10,020.00	-1,270.48	-12.7 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		125.00	200.00	-75.00	-37.5 %
5305 Legal	1,800.00	83.33	1,716.67	2,060.1 %	1,800.00	1,000.00	800.00	80.0 %



	Actual 11/01/18 - 11/30/18	Budget 11/18 - 11/1/18	\$ Change	% Change	Actual YTD 01/01/18 - 12/31/18	Budget YTD 01/18 - 12/18	\$ Change	% Change
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	10.00	10.00	0.00	0.0 %
5300 Total General Expenses	1,800.00	84.16	1,715.84	2,038.8 %	1,935.00	1,210.00	725.00	59.9 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	2,964.74	4,200.00	-1,235.26	-29.4 %
5400 Other Landscaping	0.00	0.00	0.00		271.00	0.00	271.00	
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	3,235.74	4,200.00	-964.26	-23.0 %
5600 Insurance								
5610 Insurance	421.16	400.00	21.16	5.3 %	4,424.86	4,800.00	-375.14	-7.8 %
5600 Total Insurance	421.16	400.00	21.16	5.3 %	4,424.86	4,800.00	-375.14	-7.8 %
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 %	10,584.00	10,584.00	0.00	0.0 %
<b>TOTAL EXPENSE</b>	<b>4,624.11</b>	<b>4,491.24</b>	<b>132.87</b>	<b>3.0 %</b>	<b>41,118.12</b>	<b>49,010.00</b>	<b>-7,891.88</b>	<b>-16.1 %</b>
<b>NET INCOME</b>	<b>-1,382.26</b>	<b>-340.07</b>	<b>-1,042.19</b>	<b>-306.5 %</b>	<b>6,715.31</b>	<b>804.00</b>	<b>5,911.31</b>	<b>735.2 %</b>
<b>NET INCOME SUMMARY</b>								
Income	3,241.85	4,151.17	-909.32	-21.9 %	47,833.43	49,814.00	-1,980.57	-4.0 %
Expense	-4,624.11	-4,491.24	-132.87	3.0 %	-41,118.12	-49,010.00	7,891.88	16.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>-1,382.26</b>	<b>-340.07</b>	<b>-1,042.19</b>	<b>-306.5 %</b>	<b>6,715.31</b>	<b>804.00</b>	<b>5,911.31</b>	<b>735.2 %</b>

# Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 11/30/18

\* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
<b>Lakeview COA</b>				
Benedict, Jared	1912	#1	CONDO/HOA	68.49
Chaschin, Heonia	1913	#2	CONDO/HOA	128.53
Cook, Matthew	1927	#17	CONDO/HOA	1,194.00
Dunlap, Karen & Brian	2969	#5	CONDO/HOA	17.57
Ed & Denny LLC.	1931	#21	CONDO/HOA	97.50
Hammett, Michael	1920	#9	CONDO/HOA	4,258.62
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	3,618.43
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

**Total Delinquent for Property: 37,638.47**

## Report Summary

Detail	Value
Homeowners:	13
Percent Delinquent:	52.00 %
Delinquent Amount:	37,638.47

# Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 11/30/18

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
Blizzard, Debra	Lakev	#7	1918	(561)352-0824	PO BOX 65503	211.28
McClung, Kathy	Lakev	#8	1919		2606 NE 125th St.	1,211.28
Piedra, Juan	Lakev	#18	1928	(971)230-8071	PO Box 935	219.32
<b>Totals:</b>						<b>1,641.88</b>

# Checks By Account

Property: Lakeview COA

Date Range: 11/01/18 - 11/30/18

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
							0.00
							<b>Total Amount: 0.00</b>

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconciled on: 12/01/18

## Deposits

Date	Ref #	Details	Amount
11/07/18	D9502	Bank Deposit: Deposit	1,646.77
11/15/18	D9529	Bank Deposit: Deposit	1,379.75
11/29/18	D9558	Bank Deposit: Deposit	219.32
			<b>3,245.84</b>

## Payments

Date	Ref #	Details	Amount
09/25/18	751	Terri Tangalin-Piedra	267.66
11/01/18	760	RPM Services Inc,	433.00
11/01/18	761	Jave Landscpae Maintenance	287.26
11/01/18	762	Vial Fotheringham LLP	1,800.00
11/01/18	J4728	Journal: November Reserve Contribution	882.00
11/08/18	763	Clark Regional Wastewater District	494.00
11/08/18	764	Waste Connections	286.36
11/12/18	765	American Family Insurance	421.16
11/12/18	766	Clark Public Utilities	20.33
			<b>4,891.77</b>

## Outstanding Payments

Date	Ref #	Details	Amount
11/30/18	769	Debra Blizzard	5.29
12/01/18	767	RPM Services Inc,	454.24
12/01/18	768	Jave Landscpae Maintenance	287.26
			<b>746.79</b>

## Summary

Previous Cleared Balance:	30,611.82	Reconciled Balance	28,965.89
+ Selected Deposits	3,245.84	+ Uncleared Deposits	0.00
- Selected Payments	4,891.77	- Outstanding Checks	746.79
Reconciled Balance:	28,965.89	Register Balance	28,219.10
Goal:	28,965.89		
Difference:	0.00		



### Activity - Deposit Account

Report created: 12/01/2018 12:56:35 PM (ET)

#### Account Information

Account: \*4488 • Checking • Lakeview OPR • Available \$28,965.89  
 Available balance: \$28,965.89  
 Current balance: \$28,965.89  
 Accessible balance: \$28,965.89

#### Transaction History

Date range: 11/1/2018 to 11/30/2018  
 Transaction types: All transactions  
 Detail option: Includes transaction detail

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
11/29/2018	000002028929125		DEPOSIT		\$219.32	\$28,965.89
11/21/2018	00000000764	00000000764	CHECK PAID	\$286.36		\$28,746.57
11/20/2018	00000000763	00000000763	CHECK PAID	\$494.00		\$29,032.93
11/20/2018	00000000766	00000000766	CHECK PAID	\$20.33		\$29,526.93
11/19/2018	00000000765	00000000765	CHECK PAID	\$421.16		\$29,547.26
11/16/2018	000002023611790		DEPOSIT		\$1,379.75	\$29,968.42
11/13/2018	00000000751	00000000751	CHECK PAID	\$267.66		\$28,588.67
11/08/2018	00000000761	00000000761	CHECK PAID	\$287.26		\$28,856.33
11/07/2018	000002019262330		DEPOSIT		\$1,646.77	\$29,143.59
11/06/2018	00000000762	00000000762	CHECK PAID	\$1,800.00		\$27,496.82
11/02/2018	00000000760	00000000760	CHECK PAID	\$433.00		\$29,296.82
11/01/2018	NSFER TO DEP 98005514		BOOK TRANSFER DEBIT REF 3051641L FUNDS TRANSFER TO DEP 9800551419 FROM NOVEM BER RESERVE TRANSFER	\$882.00		\$29,729.82

# Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 12/01/18

## Deposits

Date	Ref #	Details	Amount
11/01/18	J4728	Journal: November Reserve Contribution	882.00
11/30/18	J4791	Journal: Nov Reserve Interest	1.30
			<b>883.30</b>

## Summary

Previous Cleared Balance:	52,112.50	Reconciled Balance	52,995.80
+ Selected Deposits	883.30	+ Uncleared Deposits	0.00
- Selected Payments	0.00	- Outstanding Checks	0.00
Reconciled Balance:	52,995.80	Register Balance	52,995.80
Goal:	52,995.80		
Difference:	0.00		



### Activity - Deposit Account

Report created: 12/01/2018 12:56:51 PM (ET)

#### Account Information

Account: \*1419 • Checking • Lakeview RES • Available \$52,995.80  
 Available balance: \$52,995.80  
 Current balance: \$52,995.80  
 Accessible balance: \$52,995.80

#### Transaction History

Date range: 11/1/2018 to 11/30/2018  
 Transaction types: All transactions  
 Detail option: Includes transaction detail

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
11/30/2018	0000000000000000		INTEREST CREDIT		\$1.30	\$52,995.80
11/01/2018	NSFER FRMDEP 98058444		BOOK TRANSFER CREDIT REF 3051641L FUNDS TRANSFER FRMDEP 9805844488 FROM NOVEM BER RESERVE TRANSFER		\$882.00	\$52,994.50



Lakeview Condo OA (Washington)

DATE	INVOICE NUMBER	MEMO	BALANCE
11/06/2018	W10307 -000-011	Romo, Sara M. and Christopher R., VF Portion: \$70.72; Client Portion: \$70.72; 2102 NW Kelly Drive; Received 10/22/18 POST PETITION BANKRUPTCY	70.72
CHECK DATE	CHECK NUMBER	RECEIVED NOV 08 2018 BY: _____	TOTAL
11/06/2018	000002232	2007	70.72



**UMPQUA BANK**

## Transfer Confirmation

The request below has been transmitted successfully.

---

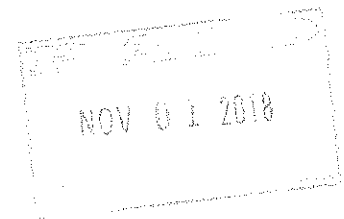
Confirmation:	2274450373
Approval status:	1 of 1 received
Transmitted:	11/01/2018 05:41:04 PM (ET)
Transmitted by:	RPMHOA

### Details

---

From account:	Lakeview OPR - Checking - *4488 - \$30,611.82 (Balance as of: 11/01/2018 05:38:41 PM (ET) Not a guarantee of available funds.)
To account:	Lakeview RES - Checking - *1419 - \$52,112.50 (Balance as of: 11/01/2018 05:38:41 PM (ET) Not a guarantee of available funds.)
Amount:	\$882.00
Description:	November Reserve Transfer
Send on:	11/01/2018 (today)

---

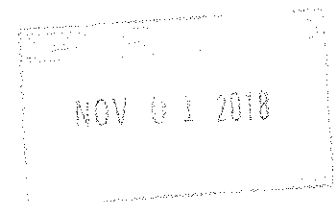


# **Lakeview Condo Owners Association**

## **2018 Reserve Contribution**

**Monthly \$882.00**

**NOVEMBER 2018**

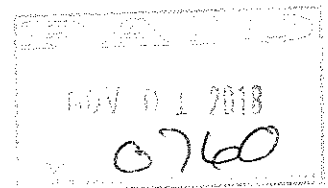


**Lakeview Condo Owners Association  
2018 Management Fee**

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

**Monthly \$433.00**

**NOVEMBER 2018**



RECEIVED  
OCT 25 2018  
BY: \_\_\_\_\_

Invoice # 123338

# Jave Landscape

date:10/25/18

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

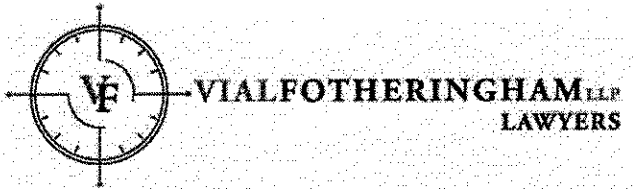
PAID  
NOV 01 2018  
BY: 0761

Bill to: Lakeview Condo Owners Association

Quan.	Description	Price	Amount
1	Service 10/22/18	265.00	265.00
		tax	22.26
		total	287.26

Thank you!

Approved  
10/25/18



**Northwest HOA Law Center**  
17355 SW Boones Ferry Road, Suite A  
Lake Oswego, OR 97035  
Ph: 503.684.4111  
Fax: 503.598.7758  
[www.vf-law.com](http://www.vf-law.com)  
FED ID NO. 93-1235391

Lakeview Condo Owners Association  
c/o RPM Services, Inc  
5620 NE Gher Rd. Ste. H  
Vancouver, WA 98662

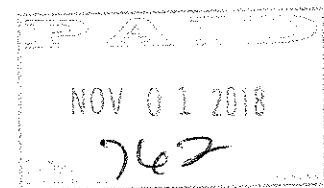
October 24, 2018  
Invoice #: 390811

### INVOICE SUMMARY

For Professional Services Rendered and Disbursements Advanced for the period ending October 25, 2018:

**Client.Matter: W10307 - 001**  
**RE: Association Representation**

Total Professional Services	\$ 1,860.00
Discount total past due invoice to \$1800, per Gregory Coxey	<u>\$ -60.00</u>
Net Professional Services	\$ 1,800.00
Total Disbursements Advanced	<u>\$ .00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 1,800.00</b>



Invoice #: 390811

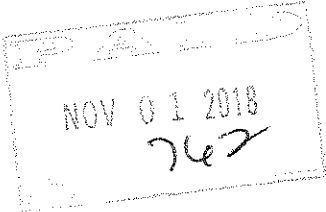
October 24, 2018

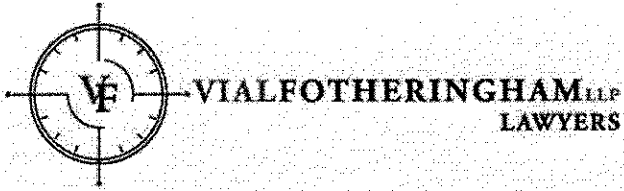
Client.Matter: W10307 - 001  
RE: Association Representation

**PROFESSIONAL SERVICES**

Date	Tkpr	Description	Hours	Amount
10/08/15	GBC	Review correspondence; emails with counsel for Dickau	.70	210.00
10/09/15	GBC	Review letter; conference call with Cassie Crawford; draft email to Juan	.80	240.00
10/13/15	GBC	Phone call with Juan regarding garage issue	.50	150.00
11/02/15	GBC	Review complaint; review emails; draft email regarding tender; research	1.90	570.00
11/03/15	GBC	Research; review and respond to emails regarding lawsuit	1.00	300.00
11/16/15	GBC	Review lawsuit; review emails; phone call with Denny	.80	240.00
6/07/16	GBC	Phone call with John regarding litigation strategy	.50	150.00

TOTAL PROFESSIONAL SERVICES	\$ 1,860.00
Discount total past due invoice to \$1800, per Gregory Coxey	<u>\$ -60.00</u>
NET PROFESSIONAL SERVICES:	\$ 1,800.00
<b>TOTAL THIS INVOICE</b>	<b>\$ 1,800.00</b>





Northwest HOA Law Center  
17355 SW Boones Ferry Road, Suite A  
Lake Oswego, OR 97035  
Ph: 503.684.4111  
Fax: 503.598.7758  
[www.vf-law.com](http://www.vf-law.com)  
FED ID NO. 93-1235391

Lakeview Condo Owners Association  
c/o RPM Services, Inc  
5620 NE Gher Rd. Ste. H  
Vancouver, WA 98662

October 24, 2018  
Invoice #: 390811

**REMITTANCE ADVICE**

Client.Matter: W10307 - 001  
RE: Association Representation

---

<b>BALANCE DUE THIS INVOICE</b>	<b>\$ 1,800.00</b>
---------------------------------	--------------------

---

Please return this advice with payment to:

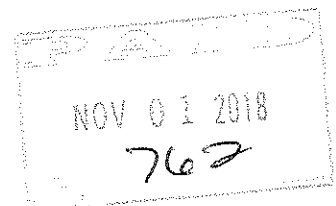
Vial Fotheringham LLP  
ATTN: Accounts Receivable  
17355 SW Boones Ferry Road, Suite A  
Lake Oswego, OR 97035

**TERMS: NET 30 DAYS**

*Payment is due at our Portland, Oregon office 30 days after the date you receive this invoice.  
A finance charge of 1.5% per month (18% per annum) may be charged to all past due invoices.  
By calling 503-684-4111 and asking for our Accounts Receivable Department, you may pay your  
bill with a debit or credit card - we accept Discover, Mastercard and Visa. If you have any  
questions regarding this invoice, please call our Accounts Receivable Department at the number  
listed above, or if this is not a local number for you, call 1-800-684-4111. THANK YOU!*

*Would you rather receive your invoice by email? We now have that capability!  
Please let the attorney you are working with know that you'd like to make this change.  
(Client Associations: the email address must be a board-authorized representative.)*

*Thank you for your business!*





## Cindy Hammond

---

**From:** Cindy Hammond <rpms@rpmservice.net>  
**Sent:** Thursday, November 1, 2018 10:12 AM  
**To:** 'Greg Coxey'  
**Subject:** RE: Lakeview #5 invoice

Thank you – will get check in the mail today or Friday.  
Cindy

---

**From:** Greg Coxey [<mailto:gbc@vf-law.com>]  
**Sent:** Thursday, November 1, 2018 9:50 AM  
**To:** Cindy Hammond  
**Cc:** Joanna Morris; Vanessa Swalwell  
**Subject:** RE: Lakeview #5 invoice

Cindy,

I have attached the invoice for payment on the Dickau matter. We have agreed and settled the balance of this account for \$1800.00. All other charges, including late fees and interest, are hereby waived upon receipt of payment and this matter will be closed. Let me know if you need anything else.

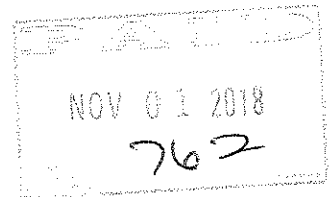
Sincerely,

Greg



Gregory B. Coxey | Partner

17355 SW Boones Ferry Rd., Suite A  
Lake Oswego, OR 97035  
Telephone: 503-210-3103  
Facsimile: 503-598-7758  
[www.vf-law.com](http://www.vf-law.com)



This message may be an attempt to collect a debt and any information obtained will be used for that purpose. This message contains information which may be confidential and privileged. Unless you are the intended addressee (or authorized to receive for the intended addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply at [gbc@vf-law.com](mailto:gbc@vf-law.com) and delete the message.



---

**From:** Cindy Hammond <[rpms@rpmservice.net](mailto:rpms@rpmservice.net)>  
**Sent:** Thursday, November 1, 2018 9:46 AM  
**To:** Greg Coxe <[gbc@vf-law.com](mailto:gbc@vf-law.com)>  
**Subject:** FW: Lakeview #5 invoice  
**Importance:** High

Greg – can I get this request – so I can get the check for \$1,800 in the mail by the weekend?  
Thank you  
Cindy

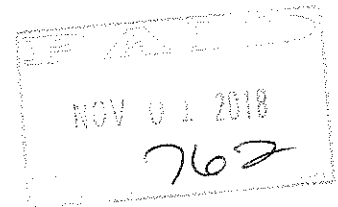
---

**From:** Cindy Hammond [<mailto:rpms@rpmservice.net>]  
**Sent:** Monday, October 29, 2018 1:30 PM  
**To:** Greg Coxe ([gbc@vf-law.com](mailto:gbc@vf-law.com))  
**Subject:** Lakeview #5 invoice

The board is requesting an email with a current date or letter along with the invoice stating that this closes all invoices regarding unit #5.  
Thank you  
Cindy

***PLEASE NOTE OUR NEW EMAIL ADDRESS: [rpms@rpmservice.net](mailto:rpms@rpmservice.net)***

Regards,  
Cindy Hammond  
Bookkeeping  
RPM Service, Inc.  
5620 NE Gher Rd #H, Vancouver, Wa 98662  
Phone: 360 693-6260 Fax: 360 693-6491  
[rpms@rpmservice.net](mailto:rpms@rpmservice.net)





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. 15115890  
 STATEMENT DATE 11/01/18  
 DUE DATE 11/25/18  
 BILLING PERIOD 10/01/18 - 10/31/18

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
	<b>Previous Balance</b>	\$ 286.36
10/15/18	Payment Thank You! 757	\$ -286.36
	<b>Total Payments And Credits</b>	\$ -286.36
	<b>Service Location</b> Lakeview Condos Lic	
	<b>Acct #976517</b> 2102 Nw Kelley Dr	
10/31/18	4Yd Cont 1X Weekly 10/01/18-10/31/18 1 Each @ \$220.22	\$ 220.22
10/31/18	Multi-Family Recycle 10/01/18-10/31/18 12 Each @ \$3.31	\$ 39.72
10/31/18	Perm Cont Rent 4Yd 10/01/18-10/31/18 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>	\$ 286.36
	<b>Total Due</b>	\$ 286.36

NOV 08 2018  
 764



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



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

# Billing Statement

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:** 10/1/2018 To 10/31/2018  
**BILLING DATE:** 10/31/2018  
  
**DUE DATE:** 11/30/2018

## 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.

## 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>

NOV 08 2018  
 763



**PAYMENT INFORMATION**

Account Number: 019-860-226-37

**MINIMUM DUE**

**\$421.16**

Due Date: 12/01/2018

**OR**

**ACCOUNT BALANCE**

**\$3,329.28**

Due Date: 12/01/2018

**TO MAKE A PAYMENT**



**Online**  
amfam.com



**Mobile App**  
Download today  
myamfam.com



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



**Mail**  
Mail payment by  
using the return  
stub below

**Thanks for being our customer!**

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

**QUESTIONS OR SERVICE**



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



**Call**  
1-800-MYAMFAM  
(800-692-6326)  
24 hours a day,  
7 days a week, in any  
language you choose

**Important Message About Paper Billing Fees**

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

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

NOV 18 2018  
265

**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.





Customer-owned, customer-focused

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

**Your Electricity Use**

Residential electric service meter 501493  
 In 33 days you used 105 kwh  
 Present reading - 11/05/18 12840  
 Previous reading - 10/03/18 - 12735  
**Total electric usage 105**  
 Your charge for 105 kwh is:  
 Basic service \$12.00  
 105 kwh @ 8.16 cents each 8.57  
 REP Credit @ 0.229 cents/kwh\* -0.24  
 Total electric service \$20.33  
**Your average daily cost was \$0.62**

**Total Cost This Billing**

Total electric service \$20.33  
**Total charges this billing \$20.33**

\* Residential Exchange Program Credit via BPA  
 If you're having trouble paying your electric bill, visit our website or give us a call at 360-992-3000. There are many ways we can help customers in need of payment assistance.

**Account Summary**

Previous balance \$15.09  
 Payments - thank you  
 October 12, 2018 15.09CR  
 Balance forward 0.00  
 Current charges 20.33  
**Current balance \$20.33**

**Compare Your Use**

**ELECTRIC METER 501493**

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
11/03/17	30	35	1
11/03/16	29	59	2

NOV 12 2018

*766*



More saving.  
More doing.

8601 NORTH EAST ANDRESEN ROAD  
VANCOUVER, WA 98365 (360)253-3993

4718 00056 43549 09/04/18 11:30 AM  
SELF CHECK OUT

079916015569 LOUVERED HD <A> 4.88  
EVERBILT 4" LOUVERED HOOD

SUBTOTAL 4.88  
SALES TAX 0.41  
TOTAL \$5.29

XXXXXXXXXXXX2356 MASTERCARD

AUTH CODE 59635Z/1350142  
AID A00000004101C

USD\$ 5.29  
TA  
MasterCard

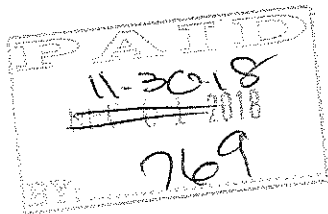


4718 56 43549 09/04/2018 3090

RETURN TO TV DEFINITIONS

*Dryer Vent  
Cap*

*DB# LV#7*



*Debra Blizzara*

*PO Box 65503*

*98685*

# Connections

November/December 2018



## District Forecasts Continued Rate Stability and Affordability

**Forward planning shows only inflationary adjustments needed for monthly sewer rates over the next four years.**

The District works hard to provide some of the highest levels of service at some of the most competitive rates in our region. This means we deliver a great deal of value for you, our customer, and each dollar you pay. We have recently completed a multi-year financial review. We can continue to deliver reliable service with only annual inflationary rate adjustments of approximately 2.6% per year in our base sewer rate, equivalent to an additional \$1 per month over the next few years.

### Dealing with Increasing Costs

Like all of you, we are facing increasing costs for almost every aspect of our business. Most of those costs are escalating faster than 2.6% per year. We can maintain rate increases at only \$1 per month through forward planning and by developing a culture of innovation and efficiency. District staff and Board members are regularly identifying new and better ways to meet the needs of the utility, investing in next-generation electronic tools and systems.

Most District customers pay a flat "Base Rate." District customers in Ridgefield pay a higher rate, which is tied to the higher cost of service for that area and also is indexed to growth. In summary, the financial planning predicts the following rate schedule for the next four years:

	2018	2019	2020	2021	2022
Base Monthly Rate*	\$38	\$39	\$40	\$41	\$42
Ridgefield Rate Estimate*	\$60.50	\$61.16	\$60 – \$62		

\*Per Equivalent Residential Unit (ERU).

### 2019 Budget Meetings: You're Invited!

Keep in mind that 2019 rate changes are proposed, not final. They depend on the outcome of budget planning meetings — and you're invited! Your input at the remaining meetings can help us continue to bring you the highest quality service with only modestly increasing, predictable rates.

Calendar of Events		
<b>Nov. 13</b>	<b>Dec. 11</b>	<b>Dec. 26</b>
Board Meeting and 2019 Budget Work Session	Public Hearing on 2019 Budget	2019 Budget adopted

(Continued next page.)

Hours of Operation Monday-Friday 8 a.m. – 5 p.m. Closed Weekends & Holidays	Emergency? Call 24/7: 360-750-5876	Commissioners Norm Harker Denny Kiggins Neil Kimsey	General Manager John M. Peterson
---	--	--	-------------------------------------

For more information, visit [www.CRWWD.com](http://www.CRWWD.com)

8000 NE 52nd Court, Vancouver, WA 98665 • Write: PO Box 8979, Vancouver, WA 98668 • Phone: (360) 750-5876 • Fax: (360) 750-7570



2/2 3169

