

# Financial Statement

Properties: Lakeview COA

Dates from 10/1/2018 to 10/31/2018 (cash basis)

## ASSETS

### Bank

1000 Operating Accounts	
1092 Lakeview Condo Owners Associatio	<u>30,344.16</u>
1000 Total Operating Accounts	30,344.16

### 1111 Reserve Account

1093 Lakeview Condo Reserve	<u>52,112.50</u>
1111 Total Reserve Account	52,112.50

Total Bank 82,456.66

**TOTAL ASSETS 82,456.66**

## LIABILITIES & EQUITY

### Equity

#### Equity

3001 Retained Earnings	23,481.56
3040 Reserve Account Equity	<u>50,110.37</u>
Total Equity	73,591.93

**Net Income (1/1/2018 - 9/30/2018) 7,272.50**

#### Income

4000 HOA Dues	3,653.54
4050 Reserve Income	994.82
4200 Income	
4310 Maintenance & Repairs	<u>597.73</u>
4200 Total Income	597.73

4263 Reserve Interest 1.33  
Total Income 5,247.42

#### Expense

5000 Association Expenses	
5010 Management Fees	433.00
5020 Postage / Copies	<u>21.28</u>
5000 Total Association Expenses	454.28

#### 5100 Repairs & Maintenance

5105 Chimney Insp/Cleaning	357.34
5100 Other Repairs & Maintenance	<u>352.30</u>
5100 Total Repairs & Maintenance	709.64

#### 5200 Utilities

5210 Electric	15.09
5240 Sewer	494.00
5260 Garbage	<u>286.36</u>
5200 Total Utilities	795.45

#### 5400 Landscaping

5410 Landscaping Contract	287.26
5400 Other Landscaping	<u>108.40</u>
5400 Total Landscaping	395.66

#### 5600 Insurance

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

6700 Reserve Contribution	<u>882.00</u>
Total Expense	3,655.19
<b>Net Income (10/1/2018 - 10/31/2018)</b>	1,592.23
<b>Total Equity</b>	<u>82,456.66</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>82,456.66</u></u>

# General Ledger

Properties: Lakeview COA  
Detail From 10/1/2018 to 10/31/2018 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						27,633.05
10/01/2018	CHPAID	43823285	Davovia Marith #6		162.44	27,795.49
10/01/2018	CHPAID	2504320502	Jared Benedict #1		118.44	27,913.93
10/01/2018	CHPAID	295	David & Jana Har #3		162.44	28,076.37
10/01/2018	CHPAID	295	David & Jana Har #10		166.39	28,242.76
10/01/2018	CHPAID	295	David & Jana Har #12		166.39	28,409.15
10/01/2018	PPALOC	995067	Juan Piedra #18	46.60		28,362.55
10/01/2018	PPALOC	5126623425	Daniel O'Neal #11	44.89		28,317.66
10/03/2018	CHPAID	44924583	Matthew Cook #17		133.59	28,451.25
10/05/2018	CHPAID	39412062	Rhodes Investme #16		138.14	28,589.39
10/05/2018	CHPAID	39412062	Rhodes Investme #19		170.94	28,760.33
10/09/2018	CHPAID	6878	Israel Moshkovits #14		162.64	28,922.97
10/09/2018	CHPAID	585129340	Heonia Chaschin #2		121.99	29,044.96
10/09/2018	CHPAID	585129340	Heonia Chaschin #2		37.18	29,082.14
10/09/2018	CHPAID	530	Carmen Sonnes #4		162.44	29,244.58
10/09/2018	PPALOC	132	Debra Blizzard #7		332.78	29,577.36
10/10/2018	CHPAID	46596415	Ed & Denny LLC. #21		181.81	29,759.17
10/10/2018	CHPAID	46596414	Ed & Denny LLC #20		172.32	29,931.49
10/15/2018	PPALOC	1210	Kathy McClung #8		831.95	30,763.44
10/22/2018	CHPAID	49803249	Karen & Brian Du #5		137.44	30,900.88
10/22/2018	PPALOC	5132207436	Daniel O'Neal #11		166.39	31,067.27
10/29/2018	UNALOC	995069	Juan Piedra #18		219.32	31,286.59
<b>Totals for HOA Dues</b>					<b>91.49</b>	<b>31,286.59</b>
				<b>Beg Bal: 27,633.05</b>	<b>Activity: 3,653.54</b>	<b>3,745.03</b>
4050 Reserve Income (Income)						7,497.33
10/01/2018	CHPAID	43823285	Davovia Marith #6		43.83	7,541.16
10/01/2018	CHPAID	2504320502	Jared Benedict #1		43.83	7,584.99
10/01/2018	CHPAID	295	David & Jana Har #3		43.83	7,628.82
10/01/2018	CHPAID	295	David & Jana Har #10		44.89	7,673.71
10/01/2018	CHPAID	295	David & Jana Har #12		44.89	7,718.60
10/01/2018	PYALOC	995067	Juan Piedra #18		46.60	7,765.20
10/01/2018	PYALOC	5126623425	Daniel O'Neal #11		44.89	7,810.09
10/03/2018	CHPAID	44924583	Matthew Cook #17		36.04	7,846.13
10/05/2018	CHPAID	39412062	Rhodes Investme #16		37.27	7,883.40
10/05/2018	CHPAID	39412062	Rhodes Investme #19		46.12	7,929.52
10/09/2018	CHPAID	6878	Israel Moshkovits #14		43.88	7,973.40
10/09/2018	CHPAID	585129340	Heonia Chaschin #2		43.83	8,017.23
10/09/2018	CHPAID	530	Carmen Sonnes #4		43.83	8,061.06
10/09/2018	PPALOC	132	Debra Blizzard #7		78.78	8,139.84
10/10/2018	CHPAID	46596415	Ed & Denny LLC. #21		49.05	8,188.89
10/10/2018	CHPAID	46596414	Ed & Denny LLC #20		46.49	8,235.38
10/15/2018	PPALOC	1210	Kathy McClung #8		168.05	8,403.43
10/22/2018	CHPAID	49803249	Karen & Brian Du #5		43.83	8,447.26
10/22/2018	PPALOC	5132207436	Daniel O'Neal #11		44.89	8,492.15
<b>Totals for Reserve Income</b>					<b>0.00</b>	<b>994.82</b>
				<b>Beg Bal: 7,497.33</b>	<b>Activity: 994.82</b>	<b>8,492.15</b>
4200 Income : 4210 Late Fees (Income)						300.00
No activity in the period						300.00
<b>Totals for Late Fees</b>					<b>0.00</b>	<b>300.00</b>
				<b>Beg Bal: 300.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>
4200 Income : 4232 Delinquent Collections Income (Income)						25.00
No activity in the period						25.00
<b>Totals for Delinquent Collections Incc</b>					<b>0.00</b>	<b>25.00</b>
				<b>Beg Bal: 25.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>

Date	Type	Reference	Description	Debit	Credit	Balance
4200 Income : 4250 Violation Fees Income (Income)						953.88
			No activity in the period			953.88
<b>Totals for Violation Fees Income</b>			<b>Beg Bal: 953.88</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>953.88</b>
4200 Income : 4310 Maintenance & Repairs (Income)						99.00
10/01/2018	CHPAID	2504320502	Jared Benedict #1	Alloc to 'MR' Ch date: 8/20	44.00	143.00
10/01/2018	CHPAID	296	David & Jana Har #3	Alloc to 'MR' Ch date: 8/20	44.00	187.00
10/01/2018	CHPAID	296	David & Jana Har #10	Alloc to 'MR' Ch date: 8/20	44.00	231.00
10/01/2018	CHPAID	296	David & Jana Har #12	Alloc to 'MR' Ch date: 8/20	44.00	275.00
10/08/2018	CHPAID	995071	Juan Piedra #18	Alloc to 'MR' Ch date: 8/20	44.00	319.00
10/10/2018	CHPAID	46596415	Ed & Denny LLC. #21	Alloc to 'MR' Ch date: 10/1	44.00	363.00
10/10/2018	CHPAID	46596414	Ed & Denny LLC #20	Alloc to 'MR' Ch date: 8/20	44.00	407.00
10/10/2018	CHPAID	46959294	Davovia Marith #6	Alloc to 'MR' Ch date: 8/20	44.00	451.00
10/15/2018	CHPAID	1210	Kathy McClung #8	Alloc to 'MR' Ch date: 8/20	44.00	495.00
10/16/2018	CHPAID	1198	Rhodes Investme #19	Alloc to 'MR' Ch date: 8/20	44.00	539.00
10/19/2018	CHPAID	0571019801	Israel Moshkovits #14	Alloc to 'MR' Ch date: 8/20	44.00	583.00
10/22/2018	CHPAID	5132207437	Daniel O'Neal #11	Alloc to 'MR' Ch date: 8/20	44.00	627.00
10/22/2018	CHPAID	49803249	Karen & Brian Du #5	Alloc to 'MR' Ch date: 8/20	44.00	671.00
10/22/2018	CHPAID	49803249	Karen & Brian Du #5	Alloc to 'MR' Ch date: 10/1	25.73	696.73
<b>Totals for Maintenance &amp; Repairs</b>			<b>Beg Bal: 99.00</b>	<b>Activity: 597.73</b>	<b>0.00</b>	<b>696.73</b>
4263 Reserve Interest (Income)						0.80
10/31/2018	JOURNL	J4738	October Reserve Interest		1.33	2.13
<b>Totals for Reserve Interest</b>			<b>Beg Bal: 0.80</b>	<b>Activity: 1.33</b>	<b>0.00</b>	<b>2.13</b>
5000 Association Expenses : 5010 Management Fees (Expense)						3,897.00
10/01/2018	CHECK	752	RPM Services Inc, Monthly Management Fee -	433.00		4,330.00
<b>Totals for Management Fees</b>			<b>Beg Bal: 3,897.00</b>	<b>Activity: 433.00</b>	<b>0.00</b>	<b>4,330.00</b>
5000 Association Expenses : 5020 Postage / Copies (Expense)						0.00
10/01/2018	CHECK	752	RPM Services Inc, annual meeting mailing	21.28		21.28
<b>Totals for Postage / Copies</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 21.28</b>	<b>0.00</b>	<b>21.28</b>
5100 Repairs & Maintenance (Expense)						1,929.52
10/24/2018	CHECK	758	All Around Maintenance, Inc. #4 cleaned & prepped as	352.30		2,281.82
<b>Totals for Repairs &amp; Maintenance</b>			<b>Beg Bal: 1,929.52</b>	<b>Activity: 352.30</b>	<b>0.00</b>	<b>2,281.82</b>
5100 Repairs & Maintenance : 5105 Chimney Insp/Cleaning (Expense)						0.00
10/01/2018	CHECK	754	Ashley Chimney Service inspection 1,3,4,5,10, 19 \$39.1	357.34		357.34
<b>Totals for Chimney Insp/Cleaning</b>			<b>Beg Bal: 0.00</b>	<b>Activity: 357.34</b>	<b>0.00</b>	<b>357.34</b>
5100 Repairs & Maintenance : 5160 Electrical Repairs (Expense)						3,231.06
			No activity in the period			3,231.06
<b>Totals for Electrical Repairs</b>			<b>Beg Bal: 3,231.06</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>3,231.06</b>
5100 Repairs & Maintenance : 5170 Dryer Vent Cleaning (Expense)						833.84
			No activity in the period			833.84
<b>Totals for Dryer Vent Cleaning</b>			<b>Beg Bal: 833.84</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>833.84</b>
5200 Utilities : 5210 Electric (Expense)						135.36
10/10/2018	CHECK	756	Clark Public Utilities Monthly Electricity Acct# 7236-175	15.09		150.45
<b>Totals for Electric</b>			<b>Beg Bal: 135.36</b>	<b>Activity: 15.09</b>	<b>0.00</b>	<b>150.45</b>
5200 Utilities : 5240 Sewer (Expense)						4,446.00
10/10/2018	CHECK	755	Clark Regional Wastewater District Monthly Sewer Acct	494.00		4,940.00
<b>Totals for Sewer</b>			<b>Beg Bal: 4,446.00</b>	<b>Activity: 494.00</b>	<b>0.00</b>	<b>4,940.00</b>

Date	Type	Reference	Description	Debit	Credit	Balance
5200 Utilities : 5260 Garbage (Expense)						
10/10/2018	CHECK	757	Waste Connections Monthly Garbage 2010-976517	286.36		2,572.02
<b>Totals for Garbage</b>			<b>Beg Bal: 2,572.02</b>	<b>Activity: 286.36</b>	<b>0.00</b>	<b>2,858.38</b>
5300 General Expenses : 5301 Accounting (Expense)						
			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>125.00</b>
5300 General Expenses : 5315 State Filing Fee (Expense)						
			No activity in the period			10.00
<b>Totals for State Filing Fee</b>			<b>Beg Bal: 10.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>10.00</b>
5400 Landscaping (Expense)						
10/01/2018	CHECK	753	Jave Landscpae Maintenance extra service 9/24/18	108.40		162.60
<b>Totals for Landscaping</b>			<b>Beg Bal: 162.60</b>	<b>Activity: 108.40</b>	<b>0.00</b>	<b>271.00</b>
5400 Landscaping : 5410 Landscaping Contract (Expense)						
10/01/2018	CHECK	753	Jave Landscpae Maintenance 123274	287.26		2,102.96
<b>Totals for Landscaping Contract</b>			<b>Beg Bal: 2,102.96</b>	<b>Activity: 287.26</b>	<b>0.00</b>	<b>2,390.22</b>
5600 Insurance : 5610 Insurance (Expense)						
10/24/2018	CHECK	759	American Family Insurance Policy #019-860-226-37	418.16		3,585.54
<b>Totals for Insurance</b>			<b>Beg Bal: 3,585.54</b>	<b>Activity: 418.16</b>	<b>0.00</b>	<b>4,003.70</b>
6700 Reserve Contribution (Expense)						
10/01/2018	JOURNL	J4654	October ReserveTransferContribution	882.00		7,938.00
<b>Totals for Reserve Contribution</b>			<b>Beg Bal: 7,938.00</b>	<b>Activity: 882.00</b>	<b>0.00</b>	<b>8,820.00</b>
<b>Totals:</b>				<b>3,746.68</b>	<b>5,338.91</b>	

# Profit & Loss 12 Month Recap

Properties: Lakeview COA

Monthly recap 1/1/2018-10/31/2018 (cash basis)

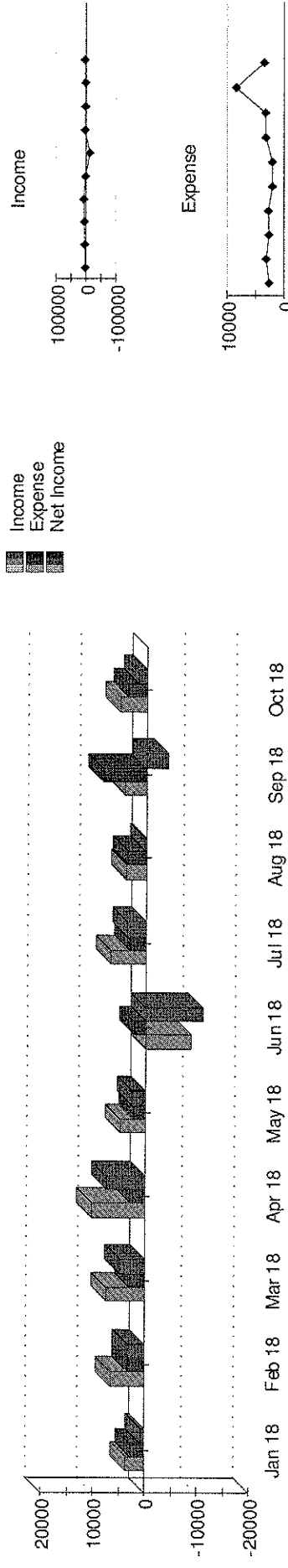
	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	TOTAL
<b>INCOME</b>											
4000 HOA Dues	2,742.94	3,855.37	2,842.49	2,925.85	2,409.68	2,327.15	4,296.71	2,986.90	3,245.96	3,653.54	31,286.59
4050 Reserve Income	793.94	795.17	836.71	839.48	656.50	838.83	1,152.65	701.39	882.66	994.82	8,492.15
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	300.00
4232 Delinquent Collections Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00
4250 Violation Fees Income	0.00	753.88	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	953.88
4310 Maintenance & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	44.00	597.73	696.73
4200 Total Income	0.00	778.88	0.00	0.00	0.00	0.00	334.37	80.00	184.63	597.73	1,975.61
4263 Reserve Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80	1.33	2.13
4626 SA18 Special Assessment	0.00	1,000.00	3,886.27	6,473.73	1,640.00	-12,000.00	1,000.00	0.00	0.00	0.00	2,000.00
<b>TOTAL INCOME</b>	<b>3,536.88</b>	<b>6,429.42</b>	<b>7,565.47</b>	<b>10,239.06</b>	<b>4,706.18</b>	<b>-8,834.02</b>	<b>6,783.73</b>	<b>3,768.29</b>	<b>4,314.05</b>	<b>5,247.42</b>	<b>43,756.48</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	4,330.00
5020 Postage / Copies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.28	21.28
5000 Total Association Expenses	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	454.28	4,351.28
5100 Repairs & Maintenance											
5105 Chimney Insp/Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	357.34	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	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	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	267.66
5100 Other Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	758.80	1,170.72	352.30	2,281.82
5100 Total Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	758.80	5,503.28	709.64	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	150.45
5240 Sewer	494.00	988.00	494.00	494.00	0.00	494.00	494.00	494.00	494.00	494.00	4,940.00
5260 Garbage	275.42	286.36	289.22	286.36	286.36	0.00	575.58	286.36	286.36	286.36	2,858.38
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	7,948.83
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	125.00
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	10.00
5300 Total General Expenses	0.00	0.00	0.00	125.00	0.00	0.00	0.00	10.00	0.00	0.00	135.00
5400 Landscaping											
5410 Landscaping Contract	243.90	243.90	243.90	243.90	243.90	0.00	487.80	108.40	287.26	287.26	2,390.22
5400 Other Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.20	108.40	108.40	271.00
5400 Total Landscaping	243.90	243.90	243.90	243.90	243.90	0.00	487.80	162.60	395.66	395.66	2,661.22
5600 Insurance											
5610 Insurance	388.83	388.83	388.83	388.83	388.83	386.83	418.24	418.16	418.16	418.16	4,003.70

	JAN 18	FEB 18	MAR 18	APR 18	MAY 18	JUN 18	JUL 18	AUG 18	SEP 18	OCT 18	TOTAL
5600 Total Insurance	388.83	388.83	388.83	388.83	388.83	388.83	418.24	418.16	418.16	418.16	4,003.70
6700 Reserve Contribution	882.00	882.00	882.00	882.00	882.00	882.00	882.00	882.00	882.00	882.00	8,820.00
<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>34,891.75</b>

<b>NET INCOME</b>	<b>804.40</b>	<b>3,191.36</b>	<b>4,819.19</b>	<b>7,366.10</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>8,864.73</b>
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**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	3,788.29	4,314.05	5,247.42	43,756.48
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	-34,891.75
Other Inc/Exp	0.00	0.00	0.00	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>7,366.10</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>8,864.73</b>



# Budget Comparison

Properties: Lakeview COA

Comparison Periods: 10/1/18 - 10/31/18 and 1/1/18 - 12/31/18 (cash basis)

	Actual 10/1/18 - 10/31/18	Budget 10/18	\$ Change	% Change	Actual YTD 1/1/18 - 12/31/18	Budget YTD 1/18 - 12/18	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	3,653.54	3,269.17	384.37	11.8%	31,735.21	39,230.00	-7,494.79	-19.1%
4050 Reserve Income	994.82	882.00	112.82	12.8%	8,672.36	10,584.00	-1,911.64	-18.1%
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	597.73	0.00	597.73		696.73	0.00	696.73	
4200 Total Income	597.73	0.00	597.73		1,975.61	0.00	1,975.61	
4263 Reserve Interest	1.33	0.00	1.33		2.13	0.00	2.13	
4626 SA18 Special Assessment	0.00	0.00	0.00		2,000.00	0.00	2,000.00	
<b>TOTAL INCOME</b>	<b>5,247.42</b>	<b>4,151.17</b>	<b>1,096.25</b>	<b>26.4%</b>	<b>44,385.31</b>	<b>49,814.00</b>	<b>-5,428.69</b>	<b>-10.9%</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%	4,763.00	5,196.00	-433.00	-8.3%
5015 Misc. Management Services	0.00	8.33	-8.33	-100.0%	0.00	100.00	-100.00	-100.0%
5020 Postage / Copies	21.28	0.00	21.28		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	454.28	466.33	-12.05	-2.6%	4,784.28	5,611.00	-826.72	-14.7%
5100 Repairs & Maintenance								
5105 Chimney Insp/Cleaning	357.34	0.00	357.34		357.34	0.00	357.34	
5120 Gutter Clean/Maint.	0.00	0.00	0.00		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	352.30	832.08	-479.78	-57.7%	2,281.82	9,985.00	-7,703.18	-77.1%
5100 Total Repairs & Maintenance	709.64	832.08	-122.44	-14.7%	6,971.72	12,085.00	-5,113.28	-42.3%
5200 Utilities								
5210 Electric	15.09	25.00	-9.91	-39.6%	150.45	300.00	-149.55	-49.9%
5240 Sewer	494.00	500.00	-6.00	-1.2%	4,940.00	6,000.00	-1,060.00	-17.7%
5260 Garbage	286.36	310.00	-23.64	-7.6%	2,858.38	3,720.00	-861.62	-23.2%
5200 Total Utilities	795.45	835.00	-39.55	-4.7%	7,948.83	10,020.00	-2,071.17	-20.7%
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%	1,800.00	1,000.00	800.00	80.0%



	Actual 10/1/18 - 10/31/18	Budget 10/18	\$ Change	% Change	Actual YTD 1/1/18 - 12/31/18	Budget YTD 1/18 - 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	0.00	84.16	-84.16	-100.0%	1,935.00	1,210.00	725.00	59.9%
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9%	2,677.48	4,200.00	-1,522.52	-36.3%
5400 Other Landscaping	108.40	0.00	108.40		271.00	0.00	271.00	
5400 Total Landscaping	395.66	350.00	45.66	13.0%	2,948.48	4,200.00	-1,251.52	-29.8%
5600 Insurance								
5610 Insurance	418.16	400.00	18.16	4.5%	4,003.70	4,800.00	-796.30	-16.6%
5600 Total Insurance	418.16	400.00	18.16	4.5%	4,003.70	4,800.00	-796.30	-16.6%
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%	9,702.00	10,584.00	-882.00	-8.3%
<b>TOTAL EXPENSE</b>	<b>3,655.19</b>	<b>3,891.24</b>	<b>-236.05</b>	<b>-6.1%</b>	<b>38,294.01</b>	<b>49,010.00</b>	<b>-10,715.99</b>	<b>-21.9%</b>
<b>NET INCOME</b>	<b>1,592.23</b>	<b>259.93</b>	<b>1,332.30</b>	<b>512.6%</b>	<b>6,091.30</b>	<b>804.00</b>	<b>5,287.30</b>	<b>657.6%</b>
<b>NET INCOME SUMMARY</b>								
Income	5,247.42	4,151.17	1,096.25	26.4%	44,385.31	49,814.00	-5,428.69	-10.9%
Expense	-3,655.19	-3,891.24	236.05	-6.1%	-38,294.01	-49,010.00	10,715.99	-21.9%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>1,592.23</b>	<b>259.93</b>	<b>1,332.30</b>	<b>512.6%</b>	<b>6,091.30</b>	<b>804.00</b>	<b>5,287.30</b>	<b>657.6%</b>

# Delinquency (Summary)

Properties: Lakeview COA  
As Of Wednesday October 31, 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	68.49
Chaschin, Heonia	1913	#2	CONDO/HOA		2102 NW Kelly Dr. Unit #2	125.26
Cook, Matthew	1927	#17	CONDO/HOA		2102 NW Kelly Dr. Unit #17	1,169.00
Dunlap, Karen & Brian	2969	#5	CONDO/HOA		2102 NW Kelly Dr. Unit #5	17.57
Ed & Denny LLC.	1931	#21	CONDO/HOA		2102 NW Kelly Dr. Unit #21	97.50
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	4,022.34
Hart, David & Jana	1914	#3	CONDO/HOA		2102 NW Kelly Dr. Unit #3	43.30
Hart, David & Jana	1921	#10	CONDO/HOA		2102 NW Kelly Dr. Unit #10	43.30
King - CALAW, Bobbi	2923	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	3,385.16
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
Rhodes Investments	1929	#19	CONDO/HOA		2102 NW Kelly Dr. Unit #19	43.30
Sonnes, Carmen	1915	#4	CONDO/HOA		2102 NW Kelly Dr. Unit #4	293.57
<b>Total delinquent for property:</b>						<b><u>37,221.25</u></b>

## Report Summary

Customers: 14  
Percent Delinquent: 56.00%  
Delinquent Amount: 37,221.25

# Delinquency (Detail)

Properties: Lakeview COA  
 As Of Wednesday October 31, 2018  
 \* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
<b>Lakeview COA</b>						
Cook, Matthew	1927	#17	CONDO/HOA		2102 NW Kelly Dr. Unit #17	
	02/13/2018	2018 Special Assessment			2018 Special Assessment due by May	1,000.00
						1,000.00
Hammett, Michael	1920	#9	CONDO/HOA		2102 NW Kelly Dr. Unit #9	
	02/13/2018	2018 Special Assessment			2018 Special Assessment due by May	1,000.00
						1,000.00
King - CALAW, Bobbi	2923	#15	CONDO/HOA		2102 NW Kelly Dr. Unit #15	
	02/13/2018	2018 Special Assessment			2018 Special Assessment due by	1,000.00
						1,000.00
<b>Total delinquent for property:</b>						<b>3,000.00</b>

## Report Summary

Customers:	3
Percent Delinquent:	15.00%
Delinquent Amount:	3,000.00

Special Assessment  
Delinquencies

# Customer Prepays

Properties: Lakeview COA

Current customers as of Wednesday, October 31, 2018

<u>Customer Name</u>	<u>Property</u>	<u>Unit</u>	<u>Acc#</u>	<u>Phone</u>	<u>Address</u>	<u>Amount</u>
Blizzard, Debra	Lakev	#7	1918		2102 NW Kelly Dr. Unit	422.56
McClung, Kathy	Lakev	#8	1919		2102 NW Kelly Dr. Unit	1,422.56
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>2,275.72</b>

# Checks By Account

Properties: Lakeview COA  
Checks between 10/1/2018 and 10/31/2018

<u>Vendor</u>	<u>Check Date</u>	<u>Reference</u>	<u>Memo</u>	<u>Bill Date</u>	<u>Bill Reference</u>	<u>Property</u>	<u>Amount</u>
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc,	10/1/2018	752	Monthly Management	10/1/2018	October	Lakev	433.00
							<u>433.00</u>
<b>5000 Association Expenses : 5020 Postage / Copies</b>							
RPM Services Inc,	10/1/2018	752	annual meeting mailing	9/28/2018	Postage	Lakev	21.28
							<u>21.28</u>
<b>5100 Repairs &amp; Maintenance</b>							
All Around	10/24/2018	758	#4 cleaned & prepped	10/24/2018	3103	Lakev	352.30
							<u>352.30</u>
<b>5100 Repairs &amp; Maintenance : 5105 Chimney Insp/Cleaning</b>							
Ashley Chimney Service	10/1/2018	754	inspection 1,3,4,5,10,	10/1/2018	2884678	Lakev	357.34
							<u>357.34</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilities	10/10/2018	756	Monthly Electricity Acct#	10/1/2018	7236-175-1	Lakev	15.09
							<u>15.09</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional	10/10/2018	755	Monthly Sewer	10/1/2018	016125-000	Lakev	494.00
							<u>494.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connections	10/10/2018	757	Monthly Garbage	10/1/2018	2010-976517	Lakev	286.36
							<u>286.36</u>
<b>5400 Landscaping</b>							
Jave Landscpae	10/1/2018	753	extra service 9/24/18	10/1/2018	123274	Lakev	108.40
							<u>108.40</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscpae	10/1/2018	753	123274	10/1/2018	123274	Lakev	287.26
							<u>287.26</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family	10/24/2018	759	Policy #019-860-226-37	10/1/2018	019-860-226-37	Lakev	418.16
							<u>418.16</u>
						<b>Total Amount:</b>	<b>2,773.19</b>

# Bank Reconciliation Report

Lakeview Condo Owners Association

Reconcile Date: 11/5/2018

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/4/2018	D9377	Bank deposit Deposit	1,343.00
10/11/2018	D9414	Bank deposit Deposit	2,045.49
10/18/2018	D9437	Bank deposit Deposit	1,088.00
10/31/2018	D9471	Bank deposit Deposit	769.60
			<b>5,246.09</b>

## Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/1/2018	752	RPM Services Inc,	454.28
10/1/2018	753	Jave Landscapae Maintenance	395.66
10/1/2018	754	Ashley Chimney Service	357.34
10/1/2018	J4654	Journal : October Reserve TransferCo	882.00
10/10/2018	755	Clark Regional Wastewater District	494.00
10/10/2018	756	Clark Public Utilities	15.09
10/10/2018	757	Waste Connections	286.36
10/24/2018	758	All Around Maintenance, Inc.	352.30
10/24/2018	759	American Family Insurance	418.16
			<b>3,655.19</b>

## Outstanding Payments

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
9/25/2018	751	Terri Tangalin-Piedra	267.66
11/1/2018	760	RPM Services Inc,	433.00
11/1/2018	761	Jave Landscapae Maintenance	287.26
11/1/2018	762	Vial Fotheringham LLP	1,800.00
11/1/2018	J4728	Journal : November Reserve Contribut	882.00
			<b>3,669.92</b>

## Summary

Previous Cleared Balance:	29,020.92	Reconciled Balance	30,611.82
Selected Payments:	3,655.19	+ Uncleared Deposits	0.00
Selected Deposits:	5,246.09	- Outstanding Checks	3,669.92
Reconciled Balance:	30,611.82	Register Balance	26,941.90
Goal:	30,611.82		
Difference:	0.00		



# UMPQUA BANK

October 31, 2018 Page: 1 of 2

Customer Service:  
1-866-486-7782

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

Last statement: September 30, 2018  
This statement: October 31, 2018

From new babies to new businesses, career changes to corporate consolidations, we're your go-to financial experts-available whenever and wherever you need us. Umpqua. We're your bank people.

## BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$29,020.92
Low balance	\$27,684.64	Deposits/Additions	\$5,246.09
Average balance	\$29,784.67	Withdrawals/Subtractions	\$3,655.19
Interest earned	\$0.00	Ending balance	\$30,611.82

### Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-04	Deposit	1,343.00
10-11	Deposit	2,045.49
10-18	Deposit	1,088.00
10-31	Deposit	769.60
<b>Total Additions</b>		<b>\$5,246.09</b>

### Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
10-01	Cash Mgmt Trsfr Dr Ref 2741522I Funds Transfer To Dep 9800551419 From October Reservetra Nsfercontribution	882.00
<b>Total Other Withdrawals/Subtractions</b>		<b>\$882.00</b>

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
09-30	29,020.92	10-11	30,320.13	10-18	30,612.68
10-01	27,684.64	10-15	29,826.13	10-29	30,194.52
10-04	29,027.64	10-16	29,811.04	10-30	29,842.22
10-10	28,274.64	10-17	29,524.68	10-31	30,611.82

**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
752	\$454.28	10-01	756	\$15.09	10-16
753	\$395.66	10-10	757	\$286.36	10-17
754	\$357.34	10-10	758	\$352.30	10-30
755	\$494.00	10-15	759	\$418.16	10-29

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

Total Checks paid: 8 for **-\$2,773.19**



# Bank Reconciliation Report

Lakeview Condo Reserve

Reconcile Date: 11/5/2018

## Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
10/1/2018	J4654	Journal : October ReserveTransferCo	882.00
10/31/2018	J4738	Journal : October Reserve Interest	1.33
			<b>883.33</b>

## Outstanding Deposits

<u>Date</u>	<u>Ref #</u>	<u>Details</u>	<u>Amount</u>
11/1/2018	J4728	Journal : November Reserve Contribut	882.00
			<b>882.00</b>

## Summary

Previous Cleared Balance:	51,229.17	Reconciled Balance	52,112.50
Selected Payments:	0.00	+ Uncleared Deposits	882.00
Selected Deposits:	883.33	- Outstanding Checks	0.00
Reconciled Balance:	52,112.50	Register Balance	52,994.50
Goal:	52,112.50		
Difference:	0.00		



# UMPQUA BANK

October 31, 2018 Page: 1 of 2

Customer Service:  
1-866-486-7782

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

Last statement: September 30, 2018  
This statement: October 31, 2018

From new babies to new businesses, career changes to corporate consolidations, we're your go-to financial experts-available whenever and wherever you need us. Umpqua. We're your bank people.

## MAIN STREET MONEY MARKET

Account number	9800551419	Beginning balance	\$51,229.17
Low balance	\$52,111.17	Additions/Deposits	\$883.33
Average balance	\$52,111.17	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$2.13	Ending balance	\$52,112.50
Interest earned	\$1.33		

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-01	Cash Mgmt Trsfr Cr Ref 2741522I Funds Transfer Frm Dep 9805844488 From October Reservetra Nsfercontribution	882.00
10-31	Interest Credit	1.33
<b>Total Other Deposits/ Additions</b>		<b>\$883.33</b>

### Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
09-30	51,229.17	10-01	52,111.17	10-31	52,112.50

### Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	31
Average balance for APY	\$52,111.17
Interest earned	\$1.33
Interest paid year to date	\$2.13
Statement period	10/01 to 10/31

**Overdraft Fee Summary**

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

**Checks**

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

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

Lakeview

Dear Vial Fotheringham client:

RECEIVED  
OCT 18 2018



VIALFOTHERINGHAM LLP

BY: \_\_\_\_\_

We hope your business is going well.

Beginning October 1, 2018, the hourly base rate for most of our attorneys is increasing by \$15 to \$60, depending on the attorney with which you are working. The economic climate and a desire to stay competitive in the market has driven this change. We reserve the right to raise rates in our retainer agreement. You will first see these rates starting with your November 2018 invoices from our firm.

Thank you for the great relationship we've built. We look forward to continuing to serve your legal needs.

Kind regards,  
Vial Fotheringham LLP

Please note:

### Monthly Reserve Contributions

In the past we have printed out a check and then remote deposited the reserve contribution to the reserve account.

This has changed, so that now we can just do the Monthly Reserve Contribution online with a transfer from operating account to the reserve account.

The only difference you will see is on the bank statement it will show as a transfer – not a check.

# Lakeview Condo Owners Association

## 2018 Reserve Contribution

Monthly \$882.00

**OCTOBER 2018**

online Transfer





**UMPQUA BANK**

## Transfer Confirmation

The request below has been transmitted successfully.

---

Confirmation: 4145130338  
Approval status: 1 of 1 received  
Transmitted: 10/01/2018 04:22:17 PM (ET)  
Transmitted by: RPMHOA

### Details

---

From account: Lakeview OPR - Checking - \*4488 - \$28,566.64  
(Balance as of: 10/01/2018 04:14:52 PM (ET) Not a guarantee of available funds.)  
To account: Lakeview RES - Checking - \*1419 - \$51,229.17  
(Balance as of: 10/01/2018 04:14:52 PM (ET) Not a guarantee of available funds.)  
Amount: \$882.00  
Description: October ReserveTransferContribution  
Send on: 10/01/2018 (today)

---





BY: \_\_\_\_\_

Invoice # 123274

# Jave Landscape

Date: 9/24/18

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 to: Lakeview Condo Owners Association

Quan.	Description	Price	Amount
2	Service 9/10/18	265.00	265.00
	Extra service 9/24/18	100.00	100.00
		tax	30.66
		total	395.66



Thank you!

Approved  
-Liz



**Lakeview Condo Owners Association  
2018 Management Fee**

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

**Monthly \$433.00**

**OCTOBER 2018**



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

**POSTAGE INVOICE**

**To: Lakeview**

Date: 09/24/18

Regarding: Annual Meeting

<b>Copies:</b>	<b>Cost Per</b>		<b>Amount</b>	<b>Total</b>
Single Sided	\$0.15	x	16	\$2.40
Double Sided	\$0.20	x	16	\$3.20
Color Paper Copies	\$0.25	x	0	\$0.00
<b>Mailing supplies &amp; postage:</b>				
Envelopes	\$0.98	x	16	\$15.68
Return Envelopes	\$0.10	x		\$0.00
Postage	\$0.47	x		\$0.00

---

**Total Cost** **\$21.28**





2884678

**Ashley Chimney Service**  
"The Chimney Specialists"  
13215-C8, Suite 156  
SE Mill Plain Blvd.  
Vancouver, WA 98684  
(360) 253-8423

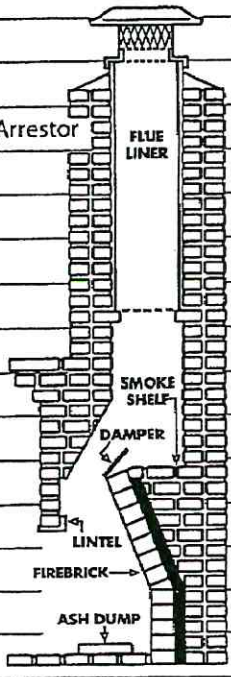
*Lakeview*

- No. of Stories: 1 2 3 4 No. of Appliances: 1 2 3 4
- Type of Appliance:  Prefab  Masonry  Stove  Insert  Furnace
- Fuel Type:  Wood  Pellet  Oil  Gas
- Type of Wood Used:  Soft  Hard  Wet  Dry
- Last Cleaned: \_\_\_\_\_ Year(s) Ago  Never
- Amount of fuel burned per season: \_\_\_\_\_
- Flue Size:  8"x8"  8"x13"  13"x13"  8"x17"  13"x17"
- 6" Round  8" Round  \_\_\_\_\_
- Outside Chimney Dimensions: \_\_\_\_\_ " x \_\_\_\_\_ "
- Fireplace Opening Size: \_\_\_\_\_ " x \_\_\_\_\_ "
- How did you hear about us?  TV  Radio  Website  
 Newspaper  Yellow Pages  Direct Mail  Social Media  
 Referral  Repeat Customer  Internet Ad.  \_\_\_\_\_

Customer RPM SERVICE  
Address 2102 N. W Kelly Dr  
City Vancouver State WA Zip 98665  
Phone (360) 693-6200 Ex 202  
E-mail \_\_\_\_\_  
Date 8/10/18 Time Am  
Directions to Home \_\_\_\_\_

**CONDITION REPORT**

	Satisfactory	Unsatisfactory	Not Applicable
<b>CHIMNEY</b>			
1. Height	X		
2. Chimney Cap / Spark Arrestor	X		
3. Crown / Wash	X		
4. Brickwork / Mortar	X		
5. Flashing	X		
6. Flue Liner	X		
7. Moisture Resistance	X		
<b>FIREPLACE</b>			
8. Smoke Chamber	X		
9. Damper	X		
10. Firebox / Grate	X		
11. Ash Container	X		
12. Spark Screen / Doors	X		
13. Tools / Gloves	X		
14. Hearth Protection	X		
15.			
<b>STOVE OR FIREPLACE INSERT</b>			
16. Connector Pipe Condition			
17. NFPA/IRC Approved Connection and Flue			
18. Installation / Thimble / Clearances			
<b>OTHER SAFETY CONSIDERATIONS</b>			
19. Fire Ext. / Smoke Detectors / CO Alarms			
20. Gas / Oil Furnace Flue Liner			
21. Fire Escape Plan			

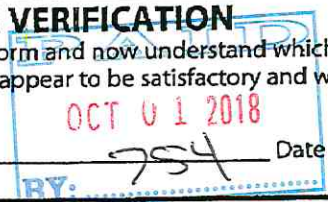


**COMMENTS:** ~~units~~  
Units 1, 3, 4, 5, 10,  
and 19. inspected @  
39.95 239.70  
Unit 21 cleaned @  
89.95

*posted to owners*

**CUSTOMER VERIFICATION**

I have read this form and now understand which areas of my chimney system appear to be satisfactory and which areas are not satisfactory.



Signed \_\_\_\_\_ Date \_\_\_\_\_  
BY: 754

**NEXT SERVICING SCHEDULED**

on \_\_\_\_\_ month \_\_\_\_\_ day \_\_\_\_\_ year at \_\_\_\_\_ time

The National Fire Protection Association Standard states the fireplace and chimney should be inspected yearly for any structural faults.

Chimney Professional's Signature DAN

**RECEIPT / INVOICE**

DESCRIPTION	PRICE
<i>inspection</i>	239.70
<i>1 con</i>	89.95
<i>Subtotal</i>	329.65
<i>Tax</i>	27.69
<i>TOTAL</i>	357.34
DATE COMPLETED <u>8/10/18</u>	

Note: This sheet is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customer, not as certification of fire worthiness or safety. Since conditions of use and hidden construction defects are beyond our control, we make no warranty of the safety or function of any appliance and none is to be implied.



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:** 9/1/2018 To 9/30/2018  
**BILLING DATE:** 9/28/2018  
**DUE DATE:** 10/31/2018

## 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

**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>





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

**Your Electricity Use**

Residential electric service meter 501493  
 In 27 days you used 39 kwh  
 Present reading - 10/03/18 12735  
 Previous reading - 09/06/18 - 12696  
**Total electric usage 39**  
 Your charge for 39 kwh is:  
 Basic service \$12.00  
 39 kwh @ 8.16 cents each 3.18  
 REP Credit @ 0.229 cents/kwh\* -0.09  
 Total electric service \$15.09  
**Your average daily cost was \$0.56**

**Total Cost This Billing**

Total electric service \$15.09  
**Total charges this billing \$15.09**

\* Residential Exchange Program Credit via BPA  
 October is Public Power Month and a time to celebrate the benefits of public power in Clark County. As a nonprofit utility, our focus is always on affordability, reliability and customer service. Every day.

**Account Summary**

Previous balance \$16.12  
 Payments - thank you  
 September 11, 2018 16.12CR  
 Balance forward 0.00  
 Current charges 15.09  
**Current balance \$15.09**

**Compare Your Use**

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
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
10/04/17	28	28	1
10/05/16	29	56	2

**PAID**  
 OCT 10 2018  
 BY: 756



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. 15047904  
 STATEMENT DATE 10/01/18  
 DUE DATE 10/25/18  
 BILLING PERIOD 09/01/18 - 09/30/18

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

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

**INVOICE STATEMENT**

Date	Description	Amount
	<b>Previous Balance</b>	\$ 286.36
09/12/18	Payment Thank You! 746	\$ -286.36
	<b>Total Payments And Credits</b>	\$ -286.36
	<b>Service Location</b>	
	<b>Acct #976517</b>	
	<b>Lakeview Condos Llc</b>	
	<b>2102 Nw Kelley Dr</b>	
09/30/18	4Yd Cont 1X Weekly 09/01/18-09/30/18 1 Each @ \$220.22	\$ 220.22
09/30/18	Multi-Family Recycle 09/01/18-09/30/18 12 Each @ \$3.31	\$ 39.72
09/30/18	Perm Cont Rent 4Yd 09/01/18-09/30/18 1 Each @ \$17.06	\$ 17.06
	Refuse Tax 3.6%	\$ 7.93
	State Sales Tax 8.4%	\$ 1.43
	<b>Current Charges And Fees</b>	\$ 286.36
	<b>Total Due</b>	\$ 286.36



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.

**PAYMENT INFORMATION**

Account Number: 019-860-226-37

**MINIMUM DUE**

**\$418.16**

Due Date: 11/01/2018

**OR**

**ACCOUNT BALANCE**

**\$3,745.44**

Due Date: 11/01/2018

**TO MAKE A PAYMENT**



**Online**  
amfam.com



**Mobile App**  
Download today  
myamfam.com



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



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

**Thanks for being our customer!**

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

**QUESTIONS OR SERVICE**



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

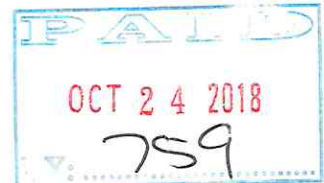


**Call**  
1-800-MYAMFAM  
(800-692-6326)  
24 hours a day  
7 days a week

**Important Message About Paper Billing Fees**

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

- Visit [www.amfam.com](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



**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.

A0G0 00010002 008620 1002

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



# INVOICE

**BILL TO**  
RPM Services  
5620 NE Gher Rd.  
Vancouver, WA 98662

**INVOICE #** 3103  
**DATE** 10/09/2018  
**DUE DATE** 11/08/2018  
**TERMS** Net 30

**SERVICE ADDRESS**  
2102 NW KELLY DR. UNIT 4

ACTIVITY	QTY	RATE	AMOUNT
<b>Repair</b> * Cleaned and prepped around two air vents and ridge on the roof. * Sealed all cracks and gaps where water was getting into the house using clear roofing sealer.	1	325.00	325.00T

SUBTOTAL 325.00  
TAX (8.4%) 27.30  
TOTAL 352.30  
BALANCE DUE **\$352.30**



*approved  
Liz  
10/10/18*