

Financial Statement

Property: Lakeview COA

04/01/19 - 04/30/19 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview Condo Owners Association	38,141.25
1000 Total Operating Accounts	38,141.25

1111 Reserve Account	
1093 Lakeview Condo Reserve	57,412.71
1111 Total Reserve Account	57,412.71

Total Bank 95,553.96

Other Current Asset

1200 Undeposited Funds	21.24
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Total Other Current Asset 21.24

TOTAL ASSETS 95,575.20

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	31,727.20
3040 Reserve Account Equity	55,402.37

Total Equity 87,129.57

Net Income (1/1/2019 thru 3/31/2019) 2,164.93

Income

4000 HOA Dues	5,805.35
4050 Reserve Income	1,362.93
4263 Reserve Interest	1.42
4626 SA18 Special Assessment	169.63
4627 SA19	4,000.00

Total Income 11,339.33

Expense

5000 Association Expenses	
5010 Management Fees	433.00
5000 Total Association Expenses	433.00

5200 Utilities	
5210 Electric	10.07
5240 Sewer	507.00
5260 Garbage	298.14
5200 Total Utilities	815.21

5300 General Expenses	
5301 Accounting	125.00
5325 Reserve Study	800.00
5300 Total General Expenses	925.00

5400 Landscaping	
5410 Landscaping Contract	287.26
5400 Total Landscaping	287.26

5600 Insurance	
5610 Insurance	416.16
5600 Total Insurance	<u>416.16</u>
6004 Retaining Wall Project	1,300.00
6700 Reserve Contribution	<u>882.00</u>
Total Expense	5,058.63
Net Income (4/1/2019 thru 4/30/2019)	6,280.70
Total Equity	<u>95,575.20</u>
TOTAL LIABILITIES & EQUITY	<u><u>95,575.20</u></u>

General Ledger

Property: Lakeview COA

Detail 04/01/19 - 04/30/19 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						8,469.64
04/01/19	PPALOC	139	Debra Blizzard #7 Prepay alloc to 'RI'	44.89		8,424.75
04/01/19	CHPAID	143	Debra Blizzard #7 Alloc to 'HOADUE' Ch date: 4/1.		11.00	8,435.75
04/01/19	CSTPAY	143	Debra Blizzard #7		332.78	8,768.53
04/01/19	CSTPAY	2524821017	Jared Benedict #1		1.51	8,770.04
04/01/19	CHPAID	2524821017	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 4/1		160.93	8,930.97
04/01/19	CHPAID	92598064	Davovia Marith #6 Alloc to 'HOADUE' Ch date: 4/1.		162.44	9,093.41
04/04/19	CHPAID	12208291	Justin Rhodes Inve #16 Alloc to 'HOADUE' Ch date: 4/1		138.14	9,231.55
04/04/19	CHPAID	12208291	Rhodes Investmen #19 Alloc to 'HOADUE' Ch date: 4/1.		170.94	9,402.49
04/04/19	CHPAID	307	David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 4/1.		162.44	9,564.93
04/04/19	CHPAID	307	David & Jana Hart #12 Alloc to 'HOADUE' Ch date: 4/1.		166.39	9,731.32
04/05/19	CHPAID	94354681	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date: 4/1		172.32	9,903.64
04/05/19	CHPAID	94354682	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date: 4/1.		181.81	10,085.45
04/09/19	CHPAID	612883298	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 4/1.		17.56	10,103.01
04/09/19	CHPAID	612883298	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 3/1.		141.61	10,244.62
04/09/19	CHPAID	7290	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 4/1.		162.64	10,407.26
04/10/19	CSTPAY	307	David & Jana Hart #10		166.39	10,573.65
04/15/19	CHPAID	613590019	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 4/1.		144.88	10,718.53
04/15/19	CSTPAY	613590019	Heonia Chaschin #2		162.44	10,880.97
04/16/19	CHPAID	1104	Daniel O'Neal #11 Alloc to 'HOADUE' Ch date: 3/1		166.39	11,047.36
04/16/19	CSTPAY	2527068318	Karen & Brian Dun #5		61.40	11,108.76
04/16/19	CHPAID	2527068318	Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 4/1.		162.44	11,271.20
04/22/19	CHPAID	0015	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 3/1.		128.00	11,399.20
04/22/19	CHPAID	0015	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 4/1		144.44	11,543.64
04/23/19	CSTPAY	1321	Justin Rhodes Inve #16		138.14	11,681.78
04/23/19	CSTPAY	1321	Rhodes Investmen #19		170.94	11,852.72
04/24/19	CSTPAY	1227	Kathy McClung #8 for 2019 dues only		1,996.68	13,849.40
04/29/19	CSTPAY	2528428848	Jared Benedict #1		1.51	13,850.91
04/29/19	UNALOC	2528428848	Jared Benedict #1 Unallocated prepay		204.76	14,055.67
04/29/19	UNALOC	995082	Juan Piedra #18 Unallocated prepay		219.32	14,274.99
4000 HOA Dues				Beg Bal: 8,469.64	Activity: 5,805.35	44.89 5,850.24 14,274.99
4050 Reserve Income (Income)						2,263.44
04/01/19	PYALOC	139	Debra Blizzard #7 Payment alloc to 'RI'		44.89	2,308.33
04/01/19	CSTPAY	143	Debra Blizzard #7		78.78	2,387.11
04/01/19	CHPAID	2524821017	Jared Benedict #1 Alloc to 'RI' Ch date: 4/1/2019		43.83	2,430.94
04/01/19	CHPAID	92598064	Davovia Marith #6 Alloc to 'RI' Ch date: 4/1/2019		43.83	2,474.77
04/04/19	CHPAID	12208291	Justin Rhodes Inve #16 Alloc to 'RI' Ch date: 4/1/2019		37.27	2,512.04
04/04/19	CHPAID	12208291	Rhodes Investmen #19 Alloc to 'RI' Ch date: 4/1/2019		46.12	2,558.16
04/04/19	CHPAID	307	David & Jana Hart #3 Alloc to 'RI' Ch date: 4/1/2019		43.83	2,601.99
04/04/19	CHPAID	307	David & Jana Hart #12 Alloc to 'RI' Ch date: 4/1/2019		44.89	2,646.88
04/05/19	CHPAID	94354681	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 4/1/2019		46.49	2,693.37
04/05/19	CHPAID	94354682	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 4/1/2019		49.05	2,742.42
04/09/19	CHPAID	612883298	Heonia Chaschin #2 Alloc to 'RI' Ch date: 4/1/2019		43.83	2,786.25
04/09/19	CHPAID	7290	Israel Moshkovits #14 Alloc to 'RI' Ch date: 4/1/2019		43.88	2,830.13
04/10/19	CSTPAY	307	David & Jana Hart #10		44.89	2,875.02
04/15/19	CSTPAY	613590019	Heonia Chaschin #2		40.56	2,915.58
04/16/19	CHPAID	1104	Daniel O'Neal #11 Alloc to 'RI' Ch date: 3/1/2019		44.89	2,960.47
04/22/19	CHPAID	0015	Carmen Sonnes #4 Alloc to 'RI' Ch date: 4/1/2019		43.83	3,004.30
04/23/19	CSTPAY	1321	Justin Rhodes Inve #16		37.27	3,041.57
04/23/19	CSTPAY	1321	Rhodes Investmen #19		46.12	3,087.69
04/24/19	CHPAID	1227	Kathy McClung #8 Alloc to 'RI' Ch date: 3/1/2019 f		11.51	3,099.20

Date	Type	Reference	Description	Debit	Credit	Balance
04/24/19	CHPAID	1227	Kathy McClung #8 Alloc to 'RI' Ch date: 4/1/2019 f		44.89	3,144.09
04/24/19	CSTPAY	1227	Kathy McClung #8 for 2019 dues only		482.28	3,626.37
4050 Reserve Income			Beg Bal: 2,263.44	Activity: 1,362.93	0.00	1,362.93
4263 Reserve Interest (Income)						4.11
04/30/19	JOURNL	J5080	April Reserve Interest		1.42	5.53
4263 Reserve Interest			Beg Bal: 4.11	Activity: 1.42	0.00	1.42
5010 Management Fees (Expense)						1,299.00
04/01/19	CHKITM	790	RPM Services Inc.: Monthly Management Fee -	433.00		1,732.00
5010 Management Fees			Beg Bal: 1,299.00	Activity: 433.00	433.00	0.00
5020 Postage / Copies (Expense)						32.94
No activity in the period						32.94
5020 Postage / Copies			Beg Bal: 32.94	Activity: 0.00	0.00	0.00
5100 Repairs & Maintenance (Expense)						22.14
No activity in the period						22.14
5100 Repairs & Maintenance			Beg Bal: 22.14	Activity: 0.00	0.00	0.00
5210 Electric (Expense)						64.72
04/09/19	CHKITM	793	Clark Public Utilities: REP credit		7.15	57.57
04/09/19	CHKITM	793	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	17.22		74.79
5210 Electric			Beg Bal: 64.72	Activity: 10.07	17.22	7.15
5240 Sewer (Expense)						1,508.00
04/09/19	CHKITM	794	Clark Regional Wastewater District: Monthly Sewer Acct#01612	507.00		2,015.00
5240 Sewer			Beg Bal: 1,508.00	Activity: 507.00	507.00	0.00
5260 Garbage (Expense)						889.20
04/09/19	CHKITM	795	Waste Connections: Monthly Garbage 2010-976517	298.14		1,187.34
5260 Garbage			Beg Bal: 889.20	Activity: 298.14	298.14	0.00
5301 Accounting (Expense)						0.00
04/09/19	CHKITM	796	Wayne Rivers, CPA: 2018 1120H taxes prep	125.00		125.00
5301 Accounting			Beg Bal: 0.00	Activity: 125.00	125.00	0.00
5325 Reserve Study (Expense)						0.00
04/01/19	CHKITM	792	Association Reserves LLC.: single year engagement for year 20	800.00		800.00
5325 Reserve Study			Beg Bal: 0.00	Activity: 800.00	800.00	0.00
5410 Landscaping Contract (Expense)						861.78
04/01/19	CHKITM	791	Jave Landscapae Maintenance: service 3/21/19	287.26		1,149.04
5410 Landscaping Contract			Beg Bal: 861.78	Activity: 287.26	287.26	0.00
5610 Insurance (Expense)						1,248.48
04/09/19	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	416.16		1,664.64
5610 Insurance			Beg Bal: 1,248.48	Activity: 416.16	416.16	0.00
6004 Retaining Wall Project (Expense)						0.00
04/11/19	CHKITM	797	Mia C Mahedy-Sexton: wall design	1,300.00		1,300.00
6004 Retaining Wall Project			Beg Bal: 0.00	Activity: 1,300.00	1,300.00	0.00
6700 Reserve Contribution (Expense)						2,646.00
04/01/19	JOURNL	J5013	April reserve contribution transfer	882.00		3,528.00
6700 Reserve Contribution			Beg Bal: 2,646.00	Activity: 882.00	882.00	0.00
Totals:				5,110.67	7,221.74	

Profit & Loss 12 Month Recap

Property: Lakeview COA

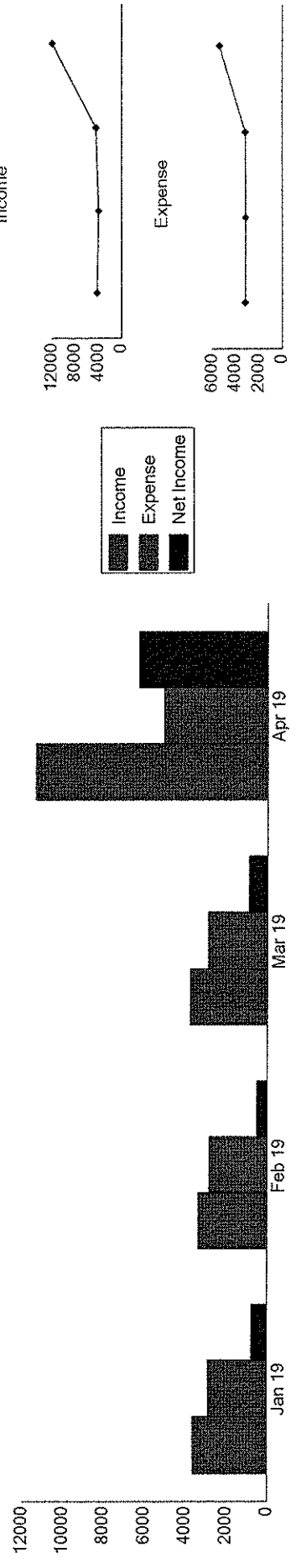
Monthly recap 01/01/19 - 04/30/19 (cash basis)

	JAN 19	FEB 19	MAR 19	APR 19	TOTAL
INCOME					
4000 HOA Dues	2,926.19	2,668.05	2,875.40	5,805.35	14,274.99
4050 Reserve Income	703.10	669.21	891.13	1,362.93	3,626.37
4263 Reserve Interest	1.39	1.28	1.44	1.42	5.53
4626 SA18 Special Assessment	0.00	0.00	0.00	169.63	169.63
4627 SA19	0.00	0.00	0.00	4,000.00	4,000.00
TOTAL INCOME	3,630.68	3,338.54	3,767.97	11,339.33	22,076.52
EXPENSE					
5000 Association Expenses					
5010 Management Fees	433.00	433.00	433.00	433.00	1,732.00
5020 Postage / Copies	32.94	0.00	0.00	0.00	32.94
5000 Total Association Expenses	465.94	433.00	433.00	433.00	1,764.94
5100 Repairs & Maintenance	0.00	0.00	22.14	0.00	22.14
5200 Utilities					
5210 Electric	16.52	18.03	30.17	10.07	74.79
5240 Sewer	494.00	507.00	507.00	507.00	2,015.00
5260 Garbage	305.16	290.82	293.22	298.14	1,187.34
5200 Total Utilities	815.68	815.85	830.39	815.21	3,277.13
5300 General Expenses					
5301 Accounting	0.00	0.00	0.00	125.00	125.00
5325 Reserve Study	0.00	0.00	0.00	800.00	800.00
5300 Total General Expenses	0.00	0.00	0.00	925.00	925.00
5400 Landscaping					
5410 Landscaping Contract	287.26	287.26	287.26	287.26	1,149.04
5400 Total Landscaping	287.26	287.26	287.26	287.26	1,149.04
5600 Insurance					
5610 Insurance	416.16	416.16	416.16	416.16	1,664.64
5600 Total Insurance	416.16	416.16	416.16	416.16	1,664.64
6004 Retaining Wall Project	0.00	0.00	0.00	1,300.00	1,300.00
6700 Reserve Contribution	882.00	882.00	882.00	882.00	3,528.00
TOTAL EXPENSE	2,867.04	2,834.27	2,870.95	5,058.63	13,630.89
NET INCOME	763.64	504.27	897.02	6,280.70	8,445.63

JAN 19 FEB 19 MAR 19 APR 19 TOTAL

NET INCOME SUMMARY

	JAN 19	FEB 19	MAR 19	APR 19	TOTAL
Income	3,630.68	3,338.54	3,767.97	11,339.33	22,076.52
Expense	-2,867.04	-2,834.27	-2,870.95	-5,058.63	-13,630.89
NET INCOME	763.64	504.27	897.02	6,280.70	8,445.63



Budget Comparison

Property: Lakeview COA

Comparison Periods: 04/01/19 - 04/30/19 and 01/01/19 - 04/30/19 (cash basis)

	Actual 04/01/19 - 04/30/19	Budget 04/19 - 04/19	\$ Change	% Change	Actual YTD 01/01/19 - 04/30/19	Budget YTD 01/19 - 04/19	\$ Change	% Change
INCOME								
4000 HOA Dues	5,805.35	3,269.17	2,536.18	77.6 %	14,274.99	13,076.64	1,198.35	9.2 %
4050 Reserve Income	1,362.93	882.00	480.93	54.5 %	3,626.37	3,528.00	98.37	2.8 %
4263 Reserve Interest	1.42	0.00	1.42		5.53	0.00	5.53	
4626 SA18 Special Assessment	169.63	0.00	169.63		169.63	0.00	169.63	
4627 SA19	4,000.00	0.00	4,000.00		4,000.00	0.00	4,000.00	
TOTAL INCOME	11,339.33	4,151.17	7,188.16	173.2 %	22,076.52	16,604.64	5,471.88	33.0 %
EXPENSE								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0 %	0.00	100.00	-100.00	-100.0 %
5010 Management Fees	433.00	433.00	0.00	0.0 %	1,732.00	1,732.00	0.00	0.0 %
5020 Postage / Copies	0.00	8.34	-8.34	-100.0 %	32.94	33.28	-0.34	-1.0 %
5065 Website	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0 %
5000 Total Association Expenses	433.00	466.34	-33.34	-7.1 %	1,764.94	1,880.28	-115.34	-6.1 %
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	0.00	600.00	-600.00	-100.0 %	0.00	600.00	-600.00	-100.0 %
5100 Other Repairs & Maintenance	0.00	832.08	-832.08	-100.0 %	22.14	3,328.36	-3,306.22	-99.3 %
5100 Total Repairs & Maintenance	0.00	1,432.08	-1,432.08	-100.0 %	22.14	3,928.36	-3,906.22	-99.4 %
5200 Utilities								
5210 Electric	10.07	25.00	-14.93	-59.7 %	74.79	100.00	-25.21	-25.2 %
5240 Sewer	507.00	500.00	7.00	1.4 %	2,015.00	2,000.00	15.00	0.8 %
5260 Garbage	298.14	310.00	-11.86	-3.8 %	1,187.34	1,240.00	-52.66	-4.2 %
5200 Total Utilities	815.21	835.00	-19.79	-2.4 %	3,277.13	3,340.00	-62.87	-1.9 %
5300 General Expenses								
5301 Accounting	125.00	200.00	-75.00	-37.5 %	125.00	200.00	-75.00	-37.5 %
5305 Legal	0.00	83.33	-83.33	-100.0 %	0.00	333.36	-333.36	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	3.36	-3.36	-100.0 %
5325 Reserve Study	800.00	0.00	800.00		800.00	0.00	800.00	
5300 Total General Expenses	925.00	284.16	640.84	225.5 %	925.00	536.72	388.28	72.3 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	1,149.04	1,400.00	-250.96	-17.9 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	1,149.04	1,400.00	-250.96	-17.9 %
5600 Insurance								
5610 Insurance	416.16	400.00	16.16	4.0 %	1,664.64	1,600.00	64.64	4.0 %
5600 Total Insurance	416.16	400.00	16.16	4.0 %	1,664.64	1,600.00	64.64	4.0 %

	Actual 04/01/19 - 04/30/19	Budget 04/19 - 04/19	\$ Change	% Change	Actual YTD 01/01/19 - 04/30/19	Budget YTD 01/19 - 04/19	\$ Change	% Change
6004 Retaining Wall Project	1,300.00	0.00	1,300.00		1,300.00	0.00	1,300.00	
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0 %	0.00	166.64	-166.64	-100.0 %
6500 Unbudgeted Expense	0.00	67.00	-67.00	-100.0 %	0.00	288.00	-288.00	-100.0 %
6700 Reserve Contribution	882.00	882.00	0.00	0.0 %	3,528.00	3,528.00	0.00	0.0 %
TOTAL EXPENSE	5,058.63	4,758.25	300.38	6.3 %	13,630.89	16,648.00	-3,017.11	-18.1 %
NET INCOME	6,280.70	-607.08	6,887.78	1,134.6 %	8,445.63	-43.36	8,488.99	19,577.9 %
NET INCOME SUMMARY								
Income	11,339.33	4,151.17	7,188.16	173.2 %	22,076.52	16,604.64	5,471.88	33.0 %
Expense	-5,058.63	-4,758.25	-300.38	6.3 %	-13,630.89	-16,648.00	3,017.11	18.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	6,280.70	-607.08	6,887.78	1,134.6 %	8,445.63	-43.36	8,488.99	19,577.9 %

Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 04/30/19

* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
Benedict, Jared	1912	#1	CONDO/HOA	1,000.00
Cook, Matthew	1927	#17	CONDO/HOA	2,334.00
Dunlap, Karen & Brian	2969	#5	CONDO/HOA	1,000.00
Ed & Denny LLC	1930	#20	CONDO/HOA	1,000.00
Ed & Denny LLC.	1931	#21	CONDO/HOA	1,000.00
Hammett, Michael	1920	#9	CONDO/HOA	6,565.02
Hart, David & Jana	1914	#3	CONDO/HOA	1,000.00
Hart, David & Jana	1921	#10	CONDO/HOA	1,000.00
Hart, David & Jana	1923	#12	CONDO/HOA	1,000.00
King - CALAW, Bobbi	2923	#15	CONDO/HOA	5,909.78
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
Marith, Davovia	1917	#6	CONDO/HOA	1,000.00
McClung, Kathy	1919	#8	CONDO/HOA	1,000.00
Moshkovits, Israel	1924	#14	CONDO/HOA	1,000.00
O'Neal, Daniel	2956	#11	CONDO/HOA	1,211.28
Piedra, Juan	1928	#18	CONDO/HOA	1,000.00
Sonnes, Carmen	1915	#4	CONDO/HOA	1,018.00

Total Delinquent for Property: 55,950.54

Report Summary

Detail	Value
Homeowners:	19
Percent Delinquent:	76.00 %
Delinquent Amount:	55,950.54

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 04/30/19

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
Benedict, Jared	Lakev	#1	1912	(503)708-1759	C/O Mishawn Nelson	207.78
Blizzard, Debra	Lakev	#7	1918	(561)352-0824	PO BOX 65503	422.56
Chaschin, Heonia	Lakev	#2	1913	(503)312-1514	3451 SW Doschview	203.00
Dunlap, Karen & Brian	Lakev	#5	2969	(360)947-4456	2102 NW Kelly Dr. Unit #5	70.28
McCung, Kathy	Lakev	#8	1919	(360)573-8954	2606 NE 125th St.	2,690.24
Piedra, Juan	Lakev	#18	1928	(971)230-8071	PO Box 935	219.32
Rhodes Investments	Lakev	#19	1929		PO BOX 2129	217.06
Rhodes Investments, Justin	Lakev	#16	1926	(480)251-5360	PO BOX 2129	175.41
Totals:						4,205.65

Checks By Account

Property: Lakeview COA

Date Range: 04/01/19 - 04/30/19

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	4/1/19	790	Monthly Managem	4/1/19	April	Lakev	433.00
							<u>433.00</u>
5200 Utilities : 5210 Electric							
Clark Public Utiliti	4/9/19	793	Monthly Electricity	4/1/19	7236-175-1	Lakev	17.22
Clark Public Utiliti	4/9/19	793	REP credit	4/1/19	7236-175-1	Lakev	-7.15
							<u>10.07</u>
5200 Utilities : 5240 Sewer							
Clark Regional W:	4/9/19	794	Monthly Sewer Ac	4/1/19	016125-000	Lakev	507.00
							<u>507.00</u>
5200 Utilities : 5260 Garbage							
Waste Connector	4/9/19	795	Monthly Garbage :	4/1/19	2010-976517	Lakev	298.14
							<u>298.14</u>
5300 General Expenses : 5301 Accounting							
Wayne Rivers, CF	4/9/19	796	2018 1120H taxes	4/9/19	752 2018	Lakev	125.00
							<u>125.00</u>
5300 General Expenses : 5325 Reserve Study							
Association Reser	4/1/19	792	single year engag	4/1/19	Reserve 1 year	Lakev	800.00
							<u>800.00</u>
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscpae Iv	4/1/19	791	service 3/21/19	4/1/19	123482	Lakev	287.26
							<u>287.26</u>
5600 Insurance : 5610 Insurance							
American Family I	4/9/19	ACH	Policy #019-860-2	4/1/19	May	Lakev	416.16
							<u>416.16</u>
6004 Retaining Wall Project							
Mia C Mahedy-Se	4/11/19	797	wall design	4/11/19	12.6.2018	Lakev	1,300.00
							<u>1,300.00</u>
							Total Amount: 4,176.63

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconciled on: 05/02/19

Deposits

Date	Ref #	Details	Amount
04/04/19	D10167	Bank Deposit: Deposit	1,004.73
04/11/19	D10213	Bank Deposit: Deposit	2,880.49
04/18/19	D10265	Bank Deposit: Deposit	1,783.00
04/25/19	D10303	Bank Deposit: Deposit	5,244.10
04/30/19	D10333	Bank Deposit: Deposit	425.59
			11,337.91

Payments

Date	Ref #	Details	Amount
04/01/19	790	RPM Services Inc,	433.00
04/01/19	791	Jave Landscpae Maintenance	287.26
04/01/19	792	Association Reserves LLC.	800.00
04/01/19	J5013	Journal: April reserve contribution transfer	882.00
04/09/19	ACH	American Family Insurance	416.16
04/09/19	793	Clark Public Utilities	10.07
04/09/19	794	Clark Regional Wastewater District	507.00
04/09/19	795	Waste Connections	298.14
04/09/19	796	Wayne Rivers, CPA	125.00
04/11/19	797	Mia C Mahedy-Sexton	1,300.00
			5,058.63

Outstanding Payments

Date	Ref #	Details	Amount
05/01/19	798	RPM Services Inc,	433.00
05/01/19	799	Jave Landscpae Maintenance	287.26
05/01/19	J5061	Journal: May Reserve contribution	882.00
			1,602.26

Summary

Previous Cleared Balance:	31,861.97	Reconciled Balance	38,141.25
+ Selected Deposits	11,337.91	+ Uncleared Deposits	0.00
- Selected Payments	5,058.63	- Outstanding Checks	1,602.26
Reconciled Balance:	38,141.25	Register Balance	36,538.99
Goal:	38,141.25		
Difference:	0.00		



Customer Service:
1-866-486-7782

REAL PROPERTY MANAGEMENT SERVICE INC
LAKEVIEW CONDO OWNERS ASSOCIATION
H O A TRUST ACCOUNT
5620 NE GHER RD SUITE H
VANCOUVER WA 98662-6164

Last statement: March 31, 2019
This statement: April 30, 2019

Improve cash flow, streamline accounts payable and simplify bookkeeping with Umpqua card solutions for businesses. Features include company spending reports and online reporting tools to easily track and monitor employee spending. Contact your Umpqua Bank Relationship Manager for details.

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$31,861.97
Low balance	\$30,464.44	Deposits/Additions	\$11,337.91
Average balance	\$33,304.91	Withdrawals/Subtractions	\$5,058.63
Interest earned	\$0.00	Ending balance	\$38,141.25

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-04	Deposit	1,004.73
04-11	Deposit	2,880.49
04-17	Deposit	1,783.00
04-25	Deposit	5,244.10
04-30	Deposit	425.59
Total Additions		\$11,337.91

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
04-11	ACH Debit American Family Webpayment 000000021508j4b 20190411	416.16
Total ACH and Electronic Payments/Subtractions		\$416.16

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
04-01	Cash Mgmt Trsfr Dr Ref 09113071 Funds Transfer To Dep 9800551419 From April Reserve Tran Sfer Contribution	882.00
Total Other Withdrawals/Subtractions		\$882.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	31,861.97	04-11	32,928.77	04-17	33,771.56
04-01	30,979.97	04-15	32,793.70	04-25	37,715.66
04-03	30,546.97	04-16	31,988.56	04-30	38,141.25
04-04	30,464.44				

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

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
790	\$433.00	04-03	794	\$507.00	04-16
791	\$287.26	04-04	795	\$298.14	04-16
792	\$800.00	04-04	796	\$125.00	04-15
793	\$10.07	04-15	797	\$1,300.00	04-25

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

Total Checks paid: 8 for -\$3,760.47

Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 05/02/19

Deposits

Date	Ref #	Details	Amount
04/01/19	J5013	Journal: April reserve contribution transfer	882.00
04/30/19	J5080	Journal: April Reserve Interest	1.42
			883.42

Outstanding Deposits

Date	Ref #	Details	Amount
05/01/19	J5061	Journal: May Reserve contribution	882.00
			882.00

Summary

Previous Cleared Balance:	56,529.29
+ Selected Deposits	883.42
- Selected Payments	0.00
Reconciled Balance:	57,412.71
Goal:	57,412.71
Difference:	0.00

Reconciled Balance	57,412.71
+ Uncleared Deposits	882.00
- Outstanding Checks	0.00
Register Balance	58,294.71



Customer Service:
1-866-486-7782

REAL PROPERTY MANAGEMENT SERVICE INC
LAKEVIEW CONDO OWNERS ASSOCIATION
H O A TRUST ACCOUNT
5620 NE GHER RD SUITE H
VANCOUVER WA 98662-6164

Last statement: March 31, 2019
This statement: April 30, 2019

Improve cash flow, streamline accounts payable and simplify bookkeeping with Umpqua card solutions for businesses. Features include company spending reports and online reporting tools to easily track and monitor employee spending. Contact your Umpqua Bank Relationship Manager for details.

MAIN STREET MONEY MARKET

Account number	9800551419	Beginning balance	\$56,529.29
Low balance	\$57,411.29	Additions/Deposits	\$883.42
Average balance	\$57,411.29	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$5.53	Ending balance	\$57,412.71
Interest earned	\$1.42		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-01	Cash Mgmt Trsfr Cr Ref 09113071 Funds Transfer Frm Dep 9805844488 From April Reserve Tran Sfer Contribution	882.00
04-30	Interest Credit	1.42
Total Other Deposits/ Additions		\$883.42

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
03-31	56,529.29	04-01	57,411.29	04-30	57,412.71

Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	30
Average balance for APY	\$57,411.29
Interest earned	\$1.42
Interest paid year to date	\$5.53
Statement period	04/01 to 04/30

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

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

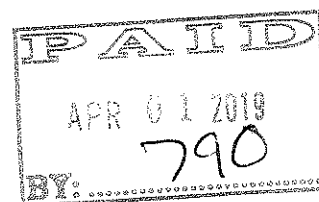
Total Checks paid: 0 for **-\$0.00**

**Lakeview Condo Owners Association
2019 Management Fee**

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

Monthly \$433.00

APRIL 2019





UMPQUA BANK

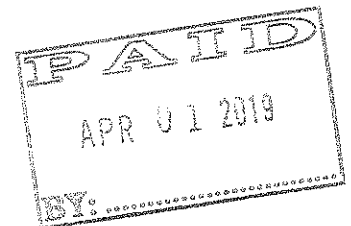
Transfer Confirmation

The request below has been transmitted successfully.

Confirmation: 2250209349
Approval status: 1 of 1 received
Transmitted: 04/01/2019 02:07:54 PM (ET)
Transmitted by: RPMHOA

Details

From account: Lakeview OPR - Checking - *4488 - \$31,861.97
(Balance as of: 04/01/2019 02:02:21 PM (ET) Not a guarantee of available funds.)
To account: Lakeview RES - Checking - *1419 - \$56,529.29
(Balance as of: 04/01/2019 02:02:21 PM (ET) Not a guarantee of available funds.)
Amount: \$882.00
Description: April Reserve Transfer Contribution
Send on: 04/01/2019 (today)



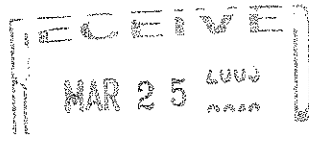
Lakeview Condo Owners Association

2019 Reserve Contribution

Monthly \$882.00

APRIL 2019





Invoice # 123482

BY: _____

Jave Landscape

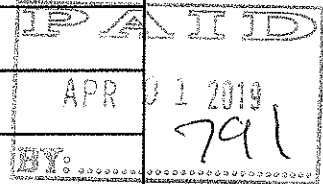
Date: 03/25/19

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
1	Service 03-21-19	265.00	265.00
		tax	22.26
		total	287.26



Thank you!

Approved

Single year engagements < Check here and circle fee associated with the desired Level of Service/Turnaround

Level of Service	Economy Fee	Standard Fee	Rush Fee
	8 week	5 week	2 week
Reserve Study FULL (with Site Visit)	\$3,520.00	\$4,400.00	\$6,600.00
Component List is developed from a full set of new measurements. Report includes full-color photographic inventory.			
Reserve Study Update-WSV (with Site Visit)	\$2,700.00	\$3,380.00	\$5,070.00
Component List from a prior professional Reserve Study is updated, based on visual observations, but no re-measuring. Report includes full-color photographic inventory.			
Reserve Study Update-NSV (no Site Visit)	\$800.00	\$1,000.00	\$1,500.00
Component List from a prior professional Reserve Study is updated, based on a series of interviews. Report does not include a photographic inventory.			

Note = A "FULL" Reserve Study is not necessary if a credible Reserve Study with measurements (prepared by Association Reserves or another company) is available for updating.

Loyalty Update Plan < Check here to save time & stabilize your budget with this popular "Flat Fee" option
Includes one With-Site-Visit Reserve Study Update and two No-Site-Visit Reserve Study Updates delivered over three consecutive years with an Economy (8) week turnaround.



Flat Fee \$1,430/year

Do-it-Yourself (DIY) Reserve Study < Check here to receive our "Do-it-Yourself" Reserve Study Kit
\$349 1 - week turnaround

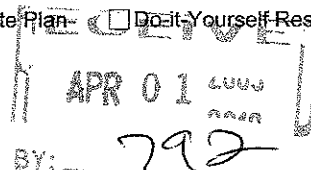
Prices are valid for 90 days

Agreement between Association Reserves & Lakeview Condominium



1. Please, indicate the nature of this agreement

Single Year Engagement Loyalty Update Plan Do-it-Yourself Reserve Study Fee \$ 800.00
For the FY beginning 01/01/2019 Turnaround Time 8 weeks



2. Obtain a Boardmember signature

We, the undersigned, understand that the Reserve Study being prepared will identify and address the normal deterioration of properly built and installed components with predictable life expectancies, inspecting for construction defects, performing destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or unpredictable acts of nature are all outside our scope of work. We understand that the above Fee is based on the accuracy of how the Association was described to Association Reserves in our Request for Proposal. If this is not found to be a true representation of our common area maintenance responsibilities, Association Reserves reserves the right to negotiate an adjusted fee for our services. Association Reserves liability in any matter involving this Reserve Study is limited to our Fee for services rendered. We will respond to a request for revision for up to 60 days following delivery of our Report.

Print Name: Elizabeth Divers Company/Title: RPM Service Manager
Signature: [Signature] Date: 3-28-19



3. Return this Agreement to us, along with a check made payable to Association Reserves

in the amount of \$ 800.00*

* All professional Reserve Studies (Single Year Engagement or Loyalty Update Plan) require a 50% deposit, with balance due upon delivery. The "Do-it-Yourself" Reserve Study requires 100% payment upon start-up.



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

Your Electricity Use

Residential electric service meter 501493
 In 29 days you used 64 kwh
 Present reading - 04/03/19 13317
 Previous reading - 03/05/19 - 13253
Total electric usage 64
 Your charge for 64 kwh is:
 Basic service \$12.00
 64 kwh @ 8.16 cents each 5.22
 REP Credit @ 0.229 cents/kwh* -0.15
 Bill credit -7.00
 Total electric service \$10.07
Your average daily cost was \$0.35

Total Cost This Billing

Total electric service \$10.07
Total charges this billing \$10.07

* Residential Exchange Program Credit via BPA
 After reviewing 2018 budget surplus options, utility commissioners approved a credit on your April bill. Refer to the Currents newsletter for more information.

Account Summary

Previous balance \$30.17
 Payments - thank you 30.17CR
 March 14, 2019 0.00
 Balance forward 10.07
Current balance \$10.07

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
04/03/19	29	64	2
03/05/19	28	229	8
02/05/19	32	76	2
01/04/19	30	57	2
12/05/18	30	51	2
11/05/18	33	105	3
10/03/18	27	39	1
09/06/18	34	52	2
08/03/18	29	36	1
07/05/18	30	25	1
06/05/18	33	58	2
05/03/18	29	29	1
04/04/18	30	74	2
04/05/17	33	88	3





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: 3/1/2019 To 3/31/2019
BILLING DATE: 3/29/2019
DUE DATE: 4/30/2019

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

SPECIAL MESSAGE

Where will you be in 24 hours? Within 24 hours, your wastewater will travel as far as twenty miles through a network of sewers, will be purified, and then safely discharged into the Columbia River. For more information about the ABC's of sewer:
www.crwwd.com/about/abcs.html

CURRENT CHARGES

SEWER SERVICE	507.00
TOTAL CURRENT CHARGES	507.00

BILL SUMMARY

PREVIOUS BALANCE	507.00
PAYMENTS	-507.00
ADJUSTMENTS	0.00
MISCELLANEOUS	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	507.00
TOTAL AMOUNT DUE	507.00

PAID
 APR 09 2019
 BY: 0794





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

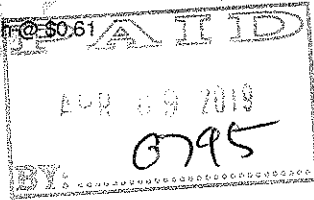
ACCOUNT NO. 2010-976517
 INVOICE NO. 15498423
 STATEMENT DATE 04/01/19
 DUE DATE 04/25/19
 BILLING PERIOD 03/01/19 - 03/31/19

LAKEVIEW CONDOS LLC
 RPM SERVICES
 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	\$ 293.22
03/15/19	Payment Thank You! 789	\$ -293.22
	Total Payments And Credits	\$ -293.22
	Service Location Lakeview Condos Llc	
	Acct #976517 2102 Nw Kelley Dr	
03/31/19	4Yd Cont 1X Weekly 03/01/19-03/31/19 1 Each @ \$222.91	\$ 222.91
03/31/19	Multi-Family Recycle 03/01/19-03/31/19 12 Each @ \$3.45	\$ 41.40
03/31/19	Perm Cont Rent 4Yd 03/01/19-03/31/19 1 Each @ \$17.06	\$ 17.06
03/31/19	Recyclables Processing Surcharge 03/01/19-03/31/19 12 Each @ \$0.61	\$ 7.32
	Refuse Tax 3.6%	\$ 8.02
	State Sales Tax 8.4%	\$ 1.43
	Current Charges And Fees	\$ 298.14
	Total Due	\$ 298.14



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.

Wayne Rivers, CPA
616 East Main Street, Box 1735
Battle Ground, WA 98604
3606873089

Client 752
February 20, 2019


Lake View Condominiums
c/o RPM Services Inc
5620 NE Gher Rd Ste H
Vancouver, WA 98662
(360) 693-6260

FEDERAL FORMS	
Form 1120-H	2018 U.S. Income Tax Return for HOA's

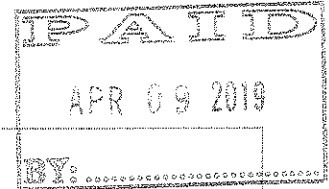
FEE SUMMARY	
Preparation Fee	\$ 125.00
Amount Due	\$ 125.00

PAID
APR 09 2019
BY: 0794

612
CPRCUE4

 **You've successfully scheduled a payment.**
\$416.16 will be paid on 04/09/19

Details



Lakeview Insurance	
Confirmation Number	000000021508j4b
Payment Details	\$416.16 04/09/19
Payment Method	Lakeview Am Fam insurance ***** 488 UMPQUA BANK

[Back to Billing & Payments \(javascript:void\(0\);\)](#)

Last login: March 11, 2019 at 2:20 p.m.

Cindy Hammond

From: AmericanFamilyInsurance@amfam.com
Sent: Friday, April 5, 2019 3:01 AM
To: rpms@rpmservice.net
Subject: Your American Family Insurance Bill Is Ready to View Online



Hello cindy hammond,

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

Here's a summary of your current bill:

Due Date: 05/01/2019
Minimum Due: \$416.16
Account Balance: \$1,248.48

COMP # 21568346

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

American Family Mutual Insurance Company, S.I.

American Standard Insurance Company Of Wisconsin American Family Life Insurance Company American Family Insurance Company American Standard Insurance Company Of Ohio Midvale Indemnity Company

Need to update your e-mail address? Log into My Account at www.amfam.com and select Profile.

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

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

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

Lakeview

INVOICE

6 December 2018

Elizabeth Divers
Community Association Department Manager
RPM Services Inc.
5620 NE Gher Rd. Suite H
Vancouver, WA 98662
Phone: (360) 693-6260 Ext.202
rpms@rpmservice.net

Re: Retaining wall design for 2102 Kelly Road, Vancouver, WA

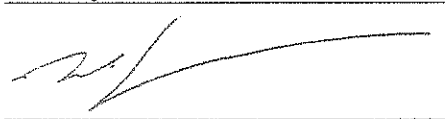
Dear Ms. Divers,

Rapid Soil Solutions (RSS) is pleased to submit this supply the wall design. The wall is 7ft total with the footing the fee is \$150/vertical foot, included sub-grade check of the wall.

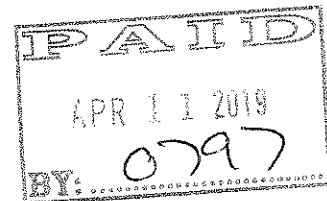
My fee for project is **\$1300**.

RSS appreciates payment within 3 weeks.

Thank you,



Mia Mahedy-Sexton, PE GE



Send to:

For: Kelly Road, December

Approved
per Board.

Rapid Soil Solutions LLC
3915 SW Plum St
Portland, OR 97219
503-816-3689
mia@rapidsoilsolutions.com