

# Financial Statement

Property: Lakeview COA

08/01/19 - 08/31/19 (cash)

## ASSETS

Bank	
1000 Operating Accounts	
1092 Lakeview COA OPR	34,028.52
1000 Total Operating Accounts	<u>34,028.52</u>
1111 Reserve Account	
1093 Lakeview Condo Reserve	27,498.19
1111 Total Reserve Account	<u>27,498.19</u>
Total Bank	<u>61,526.71</u>
<b>TOTAL ASSETS</b>	<b><u>61,526.71</u></b>

## LIABILITIES & EQUITY

### Equity

Equity	
3001 Retained Earnings	31,705.96
3010 Disbursements From Reserve	49,430.40
3040 Reserve Account Equity	<u>25,481.97</u>
Total Equity	106,618.33
<b>Net Income (1/1/2019 thru 7/31/2019)</b>	<b>-925.01</b>

### Income

4000 HOA Dues	2,346.77
4050 Reserve Income	744.72
4200 Income	
4210 Late Fees	25.00
4200 Total Income	<u>25.00</u>
4263 Reserve Interest	1.19
4627 SA19	<u>18.00</u>
Total Income	3,135.68

### Expense

5000 Association Expenses	
5010 Management Fees	433.00
5020 Postage / Copies	19.50
5000 Total Association Expenses	<u>452.50</u>
5200 Utilities	
5210 Electric	21.08
5240 Sewer	507.00
5260 Garbage	298.14
5200 Total Utilities	<u>826.22</u>
5400 Landscaping	
5410 Landscaping Contract	287.26
5400 Total Landscaping	<u>287.26</u>
5600 Insurance	
5610 Insurance	423.91
5600 Total Insurance	<u>423.91</u>

6004 Retaining Wall Project	44,430.40
6700 Reserve Contribution	<u>882.00</u>
Total Expense	47,302.29
<b>Net Income (8/1/2019 thru 8/31/2019)</b>	<b>-44,166.61</b>
<b>Total Equity</b>	<u>61,526.71</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>61,526.71</u></u>

# General Ledger

Property: Lakeview COA

Detail 08/01/19 - 08/31/19 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						22,247.91
08/01/19	PPALOC	000995087	Juan Piedra #18 Prepay alloc to 'RI'	46.60		22,201.31
08/01/19	PPALOC	2539707022	Jared Benedict #1 Prepay alloc to 'RI'	43.83		22,157.48
08/01/19	CHPAID	315	David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 8/1		162.44	22,319.92
08/01/19	CHPAID	315	David & Jana Hart #10 Alloc to 'HOADUE' Ch date: 8/1		166.39	22,486.31
08/01/19	CHPAID	315	David & Jana Hart #12 Alloc to 'HOADUE' Ch date: 8/1		166.39	22,652.70
08/01/19	CHPAID	52079288	Davovia Marith #6 Alloc to 'HOADUE' Ch date: 8/1		162.44	22,815.14
08/01/19	CHPAID	53163577	Matthew Cook #17 Alloc to 'HOADUE' Ch date: 7/1		133.59	22,948.73
08/05/19	CHPAID	28559396	Justin Rhodes Inve #16 Alloc to 'HOADUE' Ch date: 8/1		138.14	23,086.87
08/05/19	CHPAID	28559396	Rhodes Investmen #19 Alloc to 'HOADUE' Ch date: 8/1		170.94	23,257.81
08/09/19	CSTPAY	153	Debra Blizzard #7		332.78	23,590.59
08/09/19	CSTPAY	630686770	Heonia Chaschin #2		162.44	23,753.03
08/09/19	CHPAID	7556	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 8/1		162.64	23,915.67
08/12/19	CSTPAY	54739138	Ed & Denny LLC #20		172.32	24,087.99
08/12/19	CHPAID	54739139	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date: 8/1		57.20	24,145.19
08/12/19	CSTPAY	54739139	Ed & Denny LLC #21		124.61	24,269.80
08/14/19	CHPAID	Web Pay CHK	Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 8/1		162.44	24,432.24
08/16/19	CHPAID	551	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 8/1		162.44	24,594.68
<b>4000 HOA Dues</b>			<b>Beg Bal: 22,247.91</b>	<b>Activity: 2,346.77</b>	<b>90.43</b>	<b>2,437.20</b>
4050 Reserve Income (Income)						5,749.85
08/01/19	PYALOC	000995087	Juan Piedra #18 Payment alloc to 'RI'		46.60	5,796.45
08/01/19	PYALOC	2539707022	Jared Benedict #1 Payment alloc to 'RI'		43.83	5,840.28
08/01/19	CHPAID	315	David & Jana Hart #3 Alloc to 'RI' Ch date: 8/1/2019		43.83	5,884.11
08/01/19	CHPAID	315	David & Jana Hart #10 Alloc to 'RI' Ch date: 8/1/2019		44.89	5,929.00
08/01/19	CHPAID	315	David & Jana Hart #12 Alloc to 'RI' Ch date: 8/1/2019		44.89	5,973.89
08/01/19	CHPAID	52079288	Davovia Marith #6 Alloc to 'RI' Ch date: 8/1/2019		43.83	6,017.72
08/01/19	CHPAID	53163577	Matthew Cook #17 Alloc to 'RI' Ch date: 7/1/2019		36.04	6,053.76
08/05/19	CHPAID	28559396	Justin Rhodes Inve #16 Alloc to 'RI' Ch date: 8/1/2019		37.27	6,091.03
08/05/19	CHPAID	28559396	Rhodes Investmen #19 Alloc to 'RI' Ch date: 8/1/2019		46.12	6,137.15
08/09/19	CHPAID	153	Debra Blizzard #7 Alloc to 'RI' Ch date: 8/1/2019		11.00	6,148.15
08/09/19	CSTPAY	153	Debra Blizzard #7		78.78	6,226.93
08/09/19	CHPAID	630686770	Heonia Chaschin #2 Alloc to 'RI' Ch date: 8/1/2019		13.08	6,240.01
08/09/19	CSTPAY	630686770	Heonia Chaschin #2		27.48	6,267.49
08/09/19	CHPAID	7556	Israel Moshkovits #14 Alloc to 'RI' Ch date: 8/1/2019		43.88	6,311.37
08/12/19	CSTPAY	54739138	Ed & Denny LLC #20		46.49	6,357.86
08/12/19	CSTPAY	54739139	Ed & Denny LLC #21		49.05	6,406.91
08/14/19	CHPAID	Web Pay CHK	Karen & Brian Dun #5 Alloc to 'RI' Ch date: 8/1/2019 F		43.83	6,450.74
08/16/19	CHPAID	551	Carmen Sonnes #4 Alloc to 'RI' Ch date: 8/1/2019		43.83	6,494.57
<b>4050 Reserve Income</b>			<b>Beg Bal: 5,749.85</b>	<b>Activity: 744.72</b>	<b>0.00</b>	<b>744.72</b>
4210 Late Fees (Income)						50.00
08/14/19	CHPAID	Web Pay CHK	Karen & Brian Dun #5 Alloc to 'LC' Ch date: 8/13/2019		25.00	75.00
<b>4210 Late Fees</b>			<b>Beg Bal: 50.00</b>	<b>Activity: 25.00</b>	<b>0.00</b>	<b>25.00</b>
4263 Reserve Interest (Income)						10.22
08/31/19	JOURNL	J5291	August Reserve interest		1.19	11.41
<b>4263 Reserve Interest</b>			<b>Beg Bal: 10.22</b>	<b>Activity: 1.19</b>	<b>0.00</b>	<b>11.41</b>
5000 Association Expenses (Expense)						53.98
No activity in the period						53.98
<b>5000 Association Expenses</b>			<b>Beg Bal: 53.98</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>53.98</b>
5010 Management Fees (Expense)						3,031.00

Date	Type	Reference	Description	Debit	Credit	Balance
08/01/19	CHKITM	816	RPM Services Inc.: Monthly Management Fee -	433.00		3,464.00
<b>5010 Management Fees</b>			<b>Beg Bal: 3,031.00</b>	<b>Activity: 433.00</b>	<b>433.00</b>	<b>3,464.00</b>
5020 Postage / Copies (Expense)						32.94
08/01/19	CHKITM	816	RPM Services Inc.: postage board meeting and ballot	19.50		52.44
<b>5020 Postage / Copies</b>			<b>Beg Bal: 32.94</b>	<b>Activity: 19.50</b>	<b>19.50</b>	<b>52.44</b>
5100 Repairs & Maintenance (Expense)						437.39
No activity in the period						437.39
<b>5100 Repairs &amp; Maintenance</b>			<b>Beg Bal: 437.39</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>437.39</b>
5150 Plumbing Repairs (Expense)						5,203.20
No activity in the period						5,203.20
<b>5150 Plumbing Repairs</b>			<b>Beg Bal: 5,203.20</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>5,203.20</b>
5210 Electric (Expense)						135.58
08/13/19	CHKITM	819	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	21.08		156.66
<b>5210 Electric</b>			<b>Beg Bal: 135.58</b>	<b>Activity: 21.08</b>	<b>21.08</b>	<b>156.66</b>
5240 Sewer (Expense)						3,536.00
08/13/19	CHKITM	818	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	507.00		4,043.00
<b>5240 Sewer</b>			<b>Beg Bal: 3,536.00</b>	<b>Activity: 507.00</b>	<b>507.00</b>	<b>4,043.00</b>
5260 Garbage (Expense)						2,081.76
08/13/19	CHKITM	820	Waste Connections: Monthly Garbage 2010-976517	298.14		2,379.90
<b>5260 Garbage</b>			<b>Beg Bal: 2,081.76</b>	<b>Activity: 298.14</b>	<b>298.14</b>	<b>2,379.90</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>125.00</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>10.00</b>
5325 Reserve Study (Expense)						800.00
No activity in the period						800.00
<b>5325 Reserve Study</b>			<b>Beg Bal: 800.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>800.00</b>
5410 Landscaping Contract (Expense)						2,010.82
08/01/19	CHKITM	817	Jave Landscape Maintenance: service 7/22/19	287.26		2,298.08
<b>5410 Landscaping Contract</b>			<b>Beg Bal: 2,010.82</b>	<b>Activity: 287.26</b>	<b>287.26</b>	<b>2,298.08</b>
5610 Insurance (Expense)						2,920.95
08/13/19	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	423.91		3,344.86
<b>5610 Insurance</b>			<b>Beg Bal: 2,920.95</b>	<b>Activity: 423.91</b>	<b>423.91</b>	<b>3,344.86</b>
6004 Retaining Wall Project (Expense)						2,600.00
08/13/19	CHKITM	821	All Around Maintenance, Inc.: Retaining wall - holding back \$5,	44,430.40		47,030.40
<b>6004 Retaining Wall Project</b>			<b>Beg Bal: 2,600.00</b>	<b>Activity: 44,430.40</b>	<b>44,430.40</b>	<b>47,030.40</b>
6700 Reserve Contribution (Expense)						22,156.00
08/01/19	JOURNL	J5226	August reserve transfer contribution	882.00		23,038.00
<b>6700 Reserve Contribution</b>			<b>Beg Bal: 22,156.00</b>	<b>Activity: 882.00</b>	<b>882.00</b>	<b>23,038.00</b>
				<b>Totals:</b>	<b>47,392.72</b>	<b>3,208.11</b>

# Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/19 - 08/31/19 (cash basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	TOTAL
<b>INCOME</b>									
4000 HOA Dues	2,926.19	2,668.05	2,875.40	5,029.80	2,888.59	3,104.99	2,754.89	2,346.77	24,594.68
4050 Reserve Income	703.10	669.21	891.13	1,138.48	646.06	1,037.55	664.32	744.72	6,494.57
4200 Income									
4210 Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	50.00	25.00	75.00
4200 Total Income	0.00	0.00	0.00	0.00	0.00	0.00	50.00	25.00	75.00
4263 Reserve Interest	1.39	1.28	1.44	1.42	1.48	1.46	1.75	1.19	11.41
4626 SA18 Special Assessment	0.00	0.00	0.00	169.63	0.00	0.00	0.00	0.00	169.63
4627 SA19	0.00	0.00	0.00	5,000.00	6,500.00	3,082.00	1,400.00	18.00	16,000.00
<b>TOTAL INCOME</b>	<b>3,630.68</b>	<b>3,338.54</b>	<b>3,767.97</b>	<b>11,339.33</b>	<b>10,036.13</b>	<b>7,226.00</b>	<b>4,870.96</b>	<b>3,135.68</b>	<b>47,345.29</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	3,464.00
5020 Postage / Copies	32.94	0.00	0.00	0.00	0.00	0.00	0.00	19.50	52.44
5000 Other Association Expenses	0.00	0.00	0.00	0.00	0.00	0.00	53.98	0.00	53.98
5000 Total Association Expenses	465.94	433.00	433.00	433.00	433.00	433.00	486.98	452.50	3,570.42
5100 Repairs & Maintenance									
5150 Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	5,203.20	0.00	5,203.20
5100 Other Repairs & Maintenance	0.00	0.00	22.14	0.00	0.00	0.00	415.25	0.00	437.39
5100 Total Repairs & Maintenance	0.00	0.00	22.14	0.00	0.00	0.00	5,618.45	0.00	5,640.59
5200 Utilities									
5210 Electric	16.52	18.03	30.17	10.07	16.20	22.79	21.80	21.08	156.66
5240 Sewer	494.00	507.00	507.00	507.00	507.00	507.00	507.00	507.00	4,043.00
5260 Garbage	305.16	290.82	293.22	298.14	298.14	298.14	298.14	298.14	2,379.90
5200 Total Utilities	815.68	815.85	830.39	815.21	821.34	827.93	826.94	826.22	6,579.56
5300 General Expenses									
5301 Accounting	0.00	0.00	0.00	125.00	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	10.00	0.00	10.00
5325 Reserve Study	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	800.00
5300 Total General Expenses	0.00	0.00	0.00	925.00	0.00	0.00	10.00	0.00	935.00
5400 Landscaping									
5410 Landscaping Contract	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	2,298.08
5400 Total Landscaping	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	2,298.08
5600 Insurance									
5610 Insurance	416.16	416.16	416.16	416.16	416.16	416.16	423.99	423.91	3,344.86
5600 Total Insurance	416.16	416.16	416.16	416.16	416.16	416.16	423.99	423.91	3,344.86

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	TOTAL
6004 Retaining Wall Project	0.00	0.00	0.00	1,300.00	1,300.00	0.00	0.00	44,430.40	47,030.40
6700 Reserve Contribution	882.00	882.00	882.00	882.00	882.00	882.00	16,864.00	882.00	23,038.00
<b>TOTAL EXPENSE</b>	<b>2,867.04</b>	<b>2,834.27</b>	<b>2,870.95</b>	<b>5,058.63</b>	<b>4,139.76</b>	<b>2,846.35</b>	<b>24,517.62</b>	<b>47,302.29</b>	<b>92,436.91</b>
<b>NET INCOME</b>	<b>763.64</b>	<b>504.27</b>	<b>897.02</b>	<b>6,280.70</b>	<b>5,896.37</b>	<b>4,379.65</b>	<b>-19,646.66</b>	<b>-44,166.61</b>	<b>-45,091.62</b>
<b>NET INCOME SUMMARY</b>									
Income	3,630.68	3,338.54	3,767.97	11,339.33	10,036.13	7,226.00	4,870.96	3,135.68	47,345.29
Expense	-2,867.04	-2,834.27	-2,870.95	-5,058.63	-4,139.76	-2,846.35	-24,517.62	-47,302.29	-92,436.91
<b>NET INCOME</b>	<b>763.64</b>	<b>504.27</b>	<b>897.02</b>	<b>6,280.70</b>	<b>5,896.37</b>	<b>4,379.65</b>	<b>-19,646.66</b>	<b>-44,166.61</b>	<b>-45,091.62</b>



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 08/01/19 - 08/31/19 and 01/01/19 - 08/31/19 (cash basis)

	Actual 08/01/19 - 08/31/19	Budget 08/19 - 08/19	\$ Change	% Change	Actual YTD 01/01/19 - 08/31/19	Budget YTD 01/19 - 08/19	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	2,346.77	3,269.17	-922.40	-28.2 %	24,594.68	26,153.32	-1,558.64	-6.0 %
4050 Reserve Income	744.72	882.00	-137.28	-15.6 %	6,494.57	7,056.00	-561.43	-8.0 %
4200 Income								
4210 Late Fees	25.00	0.00	25.00		75.00	0.00	75.00	
4200 Total Income	25.00	0.00	25.00		75.00	0.00	75.00	
4263 Reserve Interest	1.19	0.00	1.19		11.41	0.00	11.41	
4626 SA18 Special Assessment	0.00	0.00	0.00		169.63	0.00	169.63	
4627 SA19	18.00	0.00	18.00		16,000.00	0.00	16,000.00	
<b>TOTAL INCOME</b>	<b>3,135.68</b>	<b>4,151.17</b>	<b>-1,015.49</b>	<b>-24.5 %</b>	<b>47,345.29</b>	<b>33,209.32</b>	<b>14,135.97</b>	<b>42.6 %</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0 %	0.00	200.00	-200.00	-100.0 %
5010 Management Fees	433.00	433.00	0.00	0.0 %	3,464.00	3,464.00	0.00	0.0 %
5020 Postage / Copies	19.50	8.34	11.16	133.8 %	52.44	66.64	-14.20	-21.3 %
5065 Website	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0 %
5000 Other Association Expenses	0.00	0.00	0.00		53.98	0.00	53.98	
5000 Total Association Expenses	452.50	466.34	-13.84	-3.0 %	3,570.42	3,745.64	-175.22	-4.7 %
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	0.00	0.00	0.00		0.00	600.00	-600.00	-100.0 %
5150 Plumbing Repairs	0.00	0.00	0.00		5,203.20	0.00	5,203.20	
5170 Dryer Vent Cleaning	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0 %
5100 Other Repairs & Maintenance	0.00	832.08	-832.08	-100.0 %	437.39	6,656.68	-6,219.29	-93.4 %
5100 Total Repairs & Maintenance	0.00	832.08	-832.08	-100.0 %	5,640.59	8,156.68	-2,516.09	-30.8 %
5200 Utilities								
5210 Electric	21.08	25.00	-3.92	-15.7 %	156.66	200.00	-43.34	-21.7 %
5240 Sewer	507.00	500.00	7.00	1.4 %	4,043.00	4,000.00	43.00	1.1 %
5260 Garbage	298.14	310.00	-11.86	-3.8 %	2,379.90	2,480.00	-100.10	-4.0 %
5200 Total Utilities	826.22	835.00	-8.78	-1.1 %	6,579.56	6,680.00	-100.44	-1.5 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		125.00	200.00	-75.00	-37.5 %
5305 Legal	0.00	83.33	-83.33	-100.0 %	0.00	666.68	-666.68	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	10.00	6.68	3.32	49.7 %
5325 Reserve Study	0.00	0.00	0.00		800.00	0.00	800.00	
5300 Total General Expenses	0.00	84.16	-84.16	-100.0 %	935.00	873.36	61.64	7.1 %

	Actual 08/01/19 - 08/31/19	Budget 08/19 - 08/19	\$ Change	% Change	Actual YTD 01/01/19 - 08/31/19	Budget YTD 01/19 - 08/19	\$ Change	% Change
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	2,298.08	2,800.00	-501.92	-17.9 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	2,298.08	2,800.00	-501.92	-17.9 %
5600 Insurance								
5610 Insurance	423.91	400.00	23.91	6.0 %	3,344.86	3,200.00	144.86	4.5 %
5600 Total Insurance	423.91	400.00	23.91	6.0 %	3,344.86	3,200.00	144.86	4.5 %
6004 Retaining Wall Project	44,430.40	0.00	44,430.40		47,030.40	0.00	47,030.40	
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0 %	0.00	333.32	-333.32	-100.0 %
6500 Unbudgeted Expense	0.00	67.00	-67.00	-100.0 %	0.00	536.00	-536.00	-100.0 %
6700 Reserve Contribution	882.00	882.00	0.00	0.0 %	23,038.00	7,056.00	15,982.00	226.5 %
<b>TOTAL EXPENSE</b>	<b>47,302.29</b>	<b>3,958.25</b>	<b>43,344.04</b>	<b>1,095.0 %</b>	<b>92,436.91</b>	<b>33,381.00</b>	<b>59,055.91</b>	<b>176.9 %</b>
<b>NET INCOME</b>	<b>-44,166.61</b>	<b>192.92</b>	<b>-44,359.53</b>	<b>-22,993.7 %</b>	<b>-45,091.62</b>	<b>-171.68</b>	<b>-44,919.94</b>	<b>-26,164.9 %</b>
<b>NET INCOME SUMMARY</b>								
Income	3,135.68	4,151.17	-1,015.49	-24.5 %	47,345.29	33,209.32	14,135.97	42.6 %
Expense	-47,302.29	-3,958.25	-43,344.04	1,095.0 %	-92,436.91	-33,381.00	-59,055.91	176.9 %
Other Income & Expense	0.00	0.00	0.00	0.0 %	0.00	0.00	0.00	
<b>NET INCOME</b>	<b>-44,166.61</b>	<b>192.92</b>	<b>-44,359.53</b>	<b>-22,993.7 %</b>	<b>-45,091.62</b>	<b>-171.68</b>	<b>-44,919.94</b>	<b>-26,164.9 %</b>



# Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 08/31/19

\* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
<b>Lakeview COA</b>				
Cook, Matthew	1927	#17	CONDO/HOA	2,254.00
Hammitt, Michael	1920	#9	CONDO/HOA	7,460.14
King - CALAW, Bobbi	2923	#15	CONDO/HOA	6,777.86
King-old, Bobbi *	1925	#15	CONDO/HOA	17,508.66
King-Post-VF, Bobbi *	2731	#15	CONDO/HOA	2,605.46
King-Prior, Bobbi *	2053	#15	CONDO/HOA	8,010.47
O'Neal, Daniel	2956	#11	CONDO/HOA	1,778.84
<b>Total Delinquent for Property:</b>	<b>46,395.43</b>			

## Report Summary

Detail	Value
Homeowners:	7
Percent Delinquent:	28.00 %
Delinquent Amount:	46,395.43

# Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 08/31/19

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
Benedict, Jared	Lakev	#1	1912	(503)708-1759	C/O Mishawn Nelson	21.51
Blizzard, Debra	Lakev	#7	1918	(561)352-0824	PO BOX 65503	422.56
Chaschin, Heonia	Lakev	#2	1913	(503)312-1514	3451 SW Doschview	189.92
Ed & Denny LLC	Lakev	#20	1930		PO BOX 640	218.81
Ed & Denny LLC.	Lakev	#21	1931		PO BOX 640	173.66
McClung, Kathy	Lakev	#8	1919	(360)573-8954	2606 NE 125th St.	1,845.12
<b>Totals:</b>						<b>2,871.58</b>

# Checks By Account

Property: Lakeview COA

Date Range: 08/01/19 - 08/31/19

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	8/1/19	816	Monthly Managem	8/1/19	August	Lakev	433.00
							433.00
<b>5000 Association Expenses : 5020 Postage / Copies</b>							
RPM Services Inc	8/1/19	816	postage board me	7/30/19	Postage	Lakev	19.50
							19.50
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilitir	8/13/19	819	Monthly Electricity	8/1/19	7236-175-1	Lakev	21.08
							21.08
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W	8/13/19	818	Monthly Sewer Ac	8/1/19	016125-000	Lakev	507.00
							507.00
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	8/13/19	820	Monthly Garbage :	8/1/19	2010-976517	Lakev	298.14
							298.14
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscape N	8/1/19	817	service	7/22/19 8/1/19	1207	Lakev	287.26
							287.26
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	8/13/19	ACH	Policy #019-860-2	8/10/19	Sept	Lakev	423.91
							423.91
<b>6004 Retaining Wall Project</b>							
All Around Mainte	8/13/19	821	Retaining wall - h	8/13/19	3799	Lakev	44,430.40
							44,430.40
<b>Total Amount:</b>							<b>46,420.29</b>

# Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 09/03/19

## Deposits

Date	Ref #	Details	Amount
08/07/19	D10855	Bank Deposit: Deposit	1,397.20
08/13/19	J5268	Journal: Brd approved transfer for retaining wall	49,430.40
08/15/19	D10900	Bank Deposit: Deposit	1,281.75
08/15/19	D10922	Bank Deposit: Deposit - ach	231.27
08/29/19	D10952	Bank Deposit: Deposit	224.27
			<b>52,564.89</b>

## Payments

Date	Ref #	Details	Amount
08/01/19	816	RPM Services Inc,	452.50
08/01/19	817	Jave Landscape Maintenance	287.26
08/13/19	ACH	American Family Insurance	423.91
08/13/19	818	Clark Regional Wastewater District	507.00
08/13/19	819	Clark Public Utilities	21.08
08/13/19	820	Waste Connections	298.14
08/13/19	821	All Around Maintenance, Inc.	44,430.40
			<b>46,420.29</b>

## Outstanding Payments

Date	Ref #	Details	Amount
09/01/19	822	RPM Services Inc,	433.00
09/01/19	823	Jave Landscape Maintenance	287.26
09/03/19	J5280	Journal: September Reserve Transfer Contribution	882.00
			<b>1,602.26</b>

## Summary

<b>Previous Cleared Balance:</b>	27,883.92	<b>Reconciled Balance</b>	34,028.52
<b>+ Selected Deposits</b>	52,564.89	<b>+ Uncleared Deposits</b>	0.00
<b>- Selected Payments</b>	46,420.29	<b>- Outstanding Checks</b>	1,602.26
<b>Reconciled Balance:</b>	34,028.52	<b>Register Balance</b>	32,426.26
<b>Goal:</b>	34,028.52		
<b>Difference:</b>	0.00		



# UMPQUA BANK

August 31, 2019 Page: 1 of 2

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: July 31, 2019  
This statement: August 31, 2019

Please remember: the pricing on a few services will change Aug. 1 if you recently received a letter detailing the changes. If you have any questions, please call us at 1-866-486-7782 or stop by an Umpqua store.

## BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$27,883.92
Low balance	\$27,144.16	Deposits/Additions	\$52,564.89
Average balance	\$40,305.89	Withdrawals/Subtractions	\$46,420.29
Interest earned	\$0.00	Ending balance	\$34,028.52

### Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-07	Deposit	1,397.20
08-15	Deposit	1,281.75
08-29	Deposit	224.27
<b>Total Additions</b>		<b>\$2,903.22</b>

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-13	Cash Mgmt Trsfr Cr Ref 22516231 Funds Transfer Frm Dep 9800551419 From Brd Approved Trans Fer For Retaining	49,430.40
<b>Total Other Deposits/ Additions</b>		<b>\$49,430.40</b>

**ACH and Electronic Payments/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
08-14	ACH Debit American Family Webpayment 000000022049bgy 20190814	423.91
<b>Total ACH and Electronic Payments/Subtractions</b>		<b>\$423.91</b>

**ACH and Electronic Deposits/Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-16	ACH Credit Paylease.Com Settlement 000006521332165 20190816	231.27
<b>Total ACH and Electronic Deposits/Additions</b>		<b>\$231.27</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07-31	27,883.92	08-13	77,971.76	08-19	34,102.39
08-05	27,596.66	08-14	77,547.85	08-20	33,804.25
08-06	27,144.16	08-15	78,829.60	08-29	34,028.52
08-07	28,541.36	08-16	79,060.87	08-31	34,028.52

**Overdraft Fee Summary**

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

**Checks**

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
816	\$452.50	08-06	819	\$21.08	08-19
817	\$287.26	08-05	820	\$298.14	08-20
818	\$507.00	08-19	821	\$44,430.40	08-19

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

Total Checks paid: 6 for **-\$45,996.38**

# Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 09/03/19

## Deposits

Date	Ref #	Details	Amount
08/31/19	J5291	Journal: <del>Sept</del> Reserve Interest	1.19
			<b>1.19</b>

## Payments

Date	Ref #	Details	Amount
08/13/19	J5268	Journal: Brd approved transfer for retaining wall	49,430.40
			<b>49,430.40</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
09/03/19	J5280	Journal: September Reserve Transfer Contribution	882.00
			<b>882.00</b>

## Summary

Previous Cleared Balance:	76,927.40	Reconciled Balance	27,498.19
+ Selected Deposits	1.19	+ Uncleared Deposits	882.00
- Selected Payments	49,430.40	- Outstanding Checks	0.00
<b>Reconciled Balance:</b>	<b>27,498.19</b>	<b>Register Balance</b>	<b>28,380.19</b>
<b>Goal:</b>	<b>27,498.19</b>		
<b>Difference:</b>	<b>0.00</b>		



# UMPQUA BANK

August 31, 2019 Page: 1 of 2

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: July 31, 2019  
This statement: August 31, 2019

Please remember: the pricing on a few services will change Aug. 1 if you recently received a letter detailing the changes. If you have any questions, please call us at 1-866-486-7782 or stop by an Umpqua store.

## MAIN STREET MONEY MARKET

Account number	9800551419	Beginning balance	\$76,927.40
Low balance	\$27,497.00	Additions/Deposits	\$1.19
Average balance	\$46,631.35	Withdrawals/Subtractions	\$49,430.40
Interest paid year to date	\$11.41	Ending balance	\$27,498.19
Interest earned	\$1.19		

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-31	Interest Credit	1.19
<b>Total Other Deposits/ Additions</b>		<b>\$1.19</b>

### Other Subtractions/Withdrawals

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
08-13	Cash Mgmt Trsfr DrRef 22516231 Funds Transfer To Dep 9805844488 From Brd Approved Trans Fer For Retaining	49,430.40
<b>Total Other Subtractions/Withdrawals</b>		<b>\$49,430.40</b>

### Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
07-31	76,927.40	08-13	27,497.00	08-31	27,498.19



**Interest Information**

Annual percentage yield earned	.03%
Interest-bearing days	31
Average balance for APY	\$46,631.35
Interest earned	\$1.19
Interest paid year to date	\$11.41
Statement period	08/01 to 08/31

**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**



**UMPQUA BANK**

## Transfer Confirmation

The request below has been transmitted successfully.

---

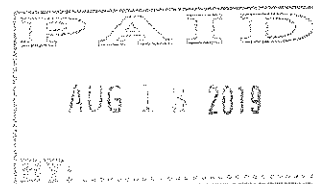
Confirmation:	1994649925
Approval status:	1 of 1 received
Transmitted:	08/13/2019 05:23:45 PM (ET)
Transmitted by:	RPMHOA

### Details

---

From account:	Lakeview RES - Checking - *1419 - \$76,927.40 (Balance as of: 08/13/2019 05:23:10 PM (ET) Not a guarantee of available funds.)
To account:	Lakeview OPR - Checking - *4488 - \$28,541.36 (Balance as of: 08/13/2019 05:23:09 PM (ET) Not a guarantee of available funds.)
Amount:	\$49,430.40
Description:	Brd approved transfer for retaining
Send on:	08/13/2019 (today)

---





**UMPQUA BANK**

## Transfer Confirmation

The request below has been transmitted successfully.

---

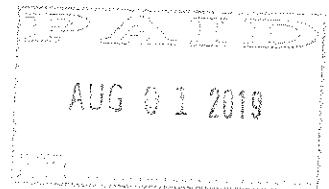
Confirmation: 968876759  
Approval status: 1 of 1 received  
Transmitted: 07/31/2019 03:24:18 PM (ET)  
Transmitted by: RPMHOA

### Details

---

From account: Lakeview OPR - Checking - \*4488 - \$28,765.92  
(Balance as of: 07/31/2019 03:21:09 PM (ET) Not a guarantee of available funds.)  
To account: Lakeview RES - Checking - \*1419 - \$76,043.65  
(Balance as of: 07/31/2019 03:21:09 PM (ET) Not a guarantee of available funds.)  
Amount: \$882.00  
Description: August reserve transf contribution  
Send on: 07/31/2019 (today)

---

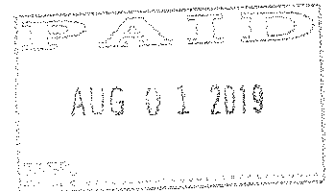


# **Lakeview Condo Owners Association**

**2019 Reserve Contribution**

**Monthly \$882.00**

**AUGUST 2019**



RECEIVED  
 JUL 25 2019

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

# Jave Landscape Lawn Service

8403 NE St. Johns Rd #38  
 Vancouver, WA 98665

NO 1207

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

Date 7-23-19

<b>Name</b>	Lakeside Condo Assoc	<b>Phone</b>	
<b>Address</b>			
<b>City</b>		<b>State</b>	<b>Zip</b>

Qty.	Description	Amount
1	7/22/19	265
<b>Due Upon Receipt</b>		
	<b>Sub Total</b>	265
	<b>Tax</b>	22.26
	<b>Total</b>	287.26

PAID  
 AUG 01 2019  
 BY: 857

**Thank You!**

# POSTAGE INVOICE

**To: Lakeview COA**

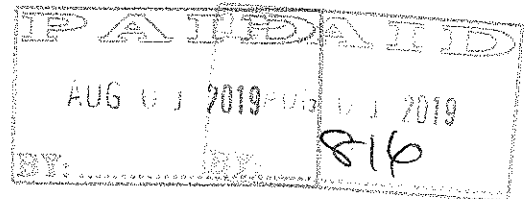
Date: 07/17/19

Board Meeting and Ballot

<b>Copies:</b>	<b>Cost Per</b>		<b>Amount</b>	<b>Total</b>
Single Sided	\$0.15	x	15	\$2.25
Double Sided	\$0.20	x		\$0.00
Color Paper Copies	\$0.25	x	0	\$0.00
<b>Mailing supplies &amp; postage:</b>				
Envelopes	\$1.05	x	15	\$15.75
Return Envelopes	\$0.10	x	15	\$1.50
Postage	\$1.60	x	0	\$0.00

---

**Total Cost** **\$19.50**

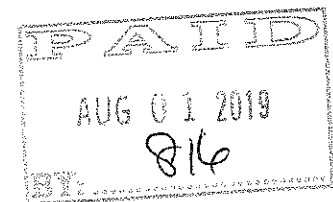



**Lakeview Condo Owners Association  
2019 Management Fee**

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

**Monthly \$433.00**

**AUGUST 2019**



 **You've successfully scheduled a payment.**  
 \$423.91 will be paid on 08/13/19

**Details**

Lakeview Insurance	
<b>Confirmation Number</b>	000000022049bgy
<b>Payment Details</b>	\$423.91 08/13/19
<b>Payment Method</b>	Lakeview Am Fam insurance *****488 UMPQUA BANK



 **Sign Up for Auto Pay!**

Tired of having to remember to pay your bill for Lakeview Insurance every month? Set up an automatic recurring payment and stop worrying.

<b>Payment Amount</b>	Minimum Due
<b>Payment Method</b>	Lakeview Am Fam insurance
<b>Due Date</b>	On due date

**SIGN UP**

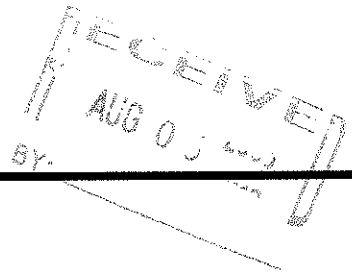
**EDIT DETAILS**

[Back to Billing & Payments](#)



## Cindy Hammond

---



**From:** AmericanFamilyInsurance@amfam.com  
**Sent:** Monday, August 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](http://www.amfam.com).

Here's a summary of your current bill:

Due Date: 09/01/2019  
Minimum Due: \$423.91  
Account Balance: \$4,663.01

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.

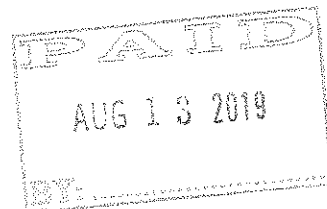
American Standard Insurance Company Of Wisconsin American Family Life Insurance Company American Family Insurance Company American Standard Insurance Company Of Ohio Midvale Indemnity Company

Need to update your e-mail address? Log into My Account at [www.amfam.com](http://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.





P.O. Box 3855  
 Seattle, WA 98124-3855  
 (360) 750-5876  
 (360) 893-8800 SelfPay  
 (360) 750-7670 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:** 7/1/2019 To 7/31/2019  
**BILLING DATE:** 7/31/2019  
**DUE DATE:** 8/30/2019

## SPECIAL MESSAGE

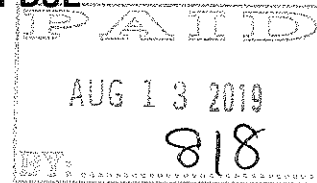
Say No Flush to Wipes! Wipes, diapers, latex, and other products that are flushed down the toilet frequently contribute to blockages in the sewer system. Help reduce the risk of overflows of raw sewage into homes, businesses, streets, or streams. Flush only toilet paper down the toilet. For more information: [www.crwwd.com/flush.html](http://www.crwwd.com/flush.html)

## CURRENT CHARGES

SEWER SERVICE	507.00
<b>TOTAL CURRENT CHARGES</b>	<b>507.00</b>

## 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
<b>TOTAL AMOUNT DUE</b>	<b>507.00</b>



**Your Electricity Use**

Residential electric service meter 501493  
 In 33 days you used 115 kwh  
 Present reading - 08/05/19 13745  
 Previous reading - 07/03/19 - 13630  
**Total electric usage 115**  
 Your charge for 115 kwh is:  
 Basic service \$12.00  
 115 kwh @ 8.16 cents each 9.38  
 REP Credit @ 0.26 cents/kwh\* -0.30  
 Total electric service \$21.08  
**Your average daily cost was \$0.64**

**Total Cost This Billing**

Total electric service \$21.08  
**Total charges this billing \$21.08**

\* Residential Exchange Program Credit via BPA  
 Signing up for MyAccount makes it easy for you to enroll in a variety of convenient payment options. With MyAccount, you can view your bill online, make a one-time payment, or set up monthly automatic payments.

**Account Summary**

Previous balance \$21.80  
 Payments - thank you  
 July 15, 2019 21.80CR  
 Balance forward 0.00  
 Current charges 21.08  
**Current balance \$21.08**

**Compare Your Use**

**ELECTRIC METER 501493**

SERVICE TO	DAYS	KWH USED	KWH/DAY
08/05/19	33	115	3
07/03/19	28	124	4
06/05/19	33	136	4
05/03/19	30	53	2
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
08/03/17	28	36	1

**PAID**  
 AUG 13 2019  
 BY: 819



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

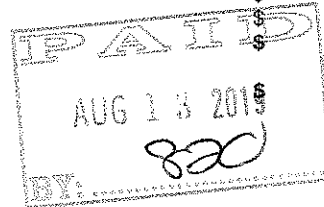
ACCOUNT NO. 2010-976517  
 INVOICE NO. 15800855  
 STATEMENT DATE 08/01/19  
 DUE DATE 08/25/19  
 BILLING PERIOD 07/01/19 - 07/31/19

LAKEVIEW CONDOS LLC  
 RPM SERVICES  
 5620 NE GHER RD # H  
 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>	\$ 298.14
07/16/19	Payment Thank You! 813	\$ -298.14
	<b>Total Payments And Credits</b>	\$ -298.14
	<b>Service Location</b> Lakeview Condos Lic	
	<b>Acct #976517</b> 2102 Nw Kelley Dr	
07/31/19	4Yd Cont 1X Weekly 07/01/19-07/31/19 1 Each @ \$222.91	\$ 222.91
07/31/19	Multi-Family Recycle 07/01/19-07/31/19 12 Each @ \$3.45	\$ 41.40
07/31/19	Perm Cont Rent 4Yd 07/01/19-07/31/19 1 Each @ \$17.06	\$ 17.06
07/31/19	Recycle Process Surcharge 07/01/19-07/31/19 12 Each @ \$0.61	\$ 7.32
	Refuse Tax 3.6%	\$ 8.02
	State Sales Tax 8.4%	\$ 1.43
	<b>Current Charges And Fees</b>	\$ 298.14
	<b>Total Due</b>	\$ 298.14



2,4,6

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.

RECEIVED  
JUL 24 2019

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

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



# Invoice

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

**INVOICE #** 3799  
**DATE** 07/23/2019  
**DUE DATE** 08/02/2019  
**TERMS** Net 10

**SERVICE ADDRESS**  
Lakeview

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/23/2019	<b>Maintenance</b> Build 80-liner feet retaining wall.	1	45,600.00	45,600.00T

- \* Install temporary 4x4 posts to support the carport.
- \* Demolish 80-liner feet retaining wall.
- \* Remove 3-feet of dirt behind the retaining wall.
- \* Haul away old retaining wall and dirt.
- \* Set forms for new wall using the engineered proposed plans.
- \* We will install roof drainage and ground table water drainage pipes that will come out at the bottom base of the wall.
- \* After the wall will be poured we will remove forms and backfill behind the wall with drain rock.
- \* Pour new pads behind the wall 2x2 feet using rebar and anchor bolts for the roof support posts.
- \* Set the roof line posts on the new pads behind the retaining wall.
- \* Remove temporary 4x4 posts.
- \* Clean up and haul away any debris created.

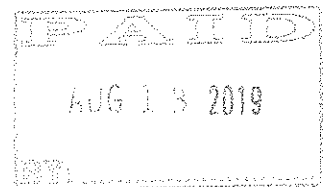
PAID  
AUG 13 2019  
821

49,436.40  
- 5,000 - hold back  
44,436.40  
per Beaver  
approved  
8/1

SUBTOTAL 45,600.00  
TAX (8.4%) 3,830.40

TOTAL  
BALANCE DUE

49,430.40  
**\$49,430.40**



44,430.40  
# 821