

Financial Statement

Property: Lakeview COA

02/01/19 - 02/28/19 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview Condo Owners Association	30,966.39
1000 Total Operating Accounts	<u>30,966.39</u>

1111 Reserve Account

1093 Lakeview Condo Reserve	55,645.85
1111 Total Reserve Account	<u>55,645.85</u>

Total Bank 86,612.24

Other Current Asset

1200 Undeposited Funds	21.24
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Total Other Current Asset 21.24

TOTAL ASSETS 86,633.48

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	31,727.20
3040 Reserve Account Equity	<u>53,638.37</u>

Total Equity 85,365.57

Net Income (1/1/2019 thru 1/31/2019) 763.64

Income

4000 HOA Dues	2,589.27
4050 Reserve Income	747.99
4263 Reserve Interest	<u>1.28</u>

Total Income 3,338.54

Expense

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

5200 Utilities

5210 Electric	18.03
5240 Sewer	507.00
5260 Garbage	<u>290.82</u>
5200 Total Utilities	815.85

5400 Landscaping

5410 Landscaping Contract	287.26
5400 Total Landscaping	<u>287.26</u>

5600 Insurance

5610 Insurance	416.16
5600 Total Insurance	<u>416.16</u>

6700 Reserve Contribution 882.00

Total Expense 2,834.27

Net Income (2/1/2019 thru 2/28/2019)

504.27

Total Equity

86,633.48

TOTAL LIABILITIES & EQUITY

86,633.48

General Ledger

Property: Lakeview COA
Detail 02/01/19 - 02/28/19 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance	
4000 HOA Dues (Income)						2,926.19	
02/01/19	CHPAID	2518124838	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 1/1.		18.49	2,944.68	
02/01/19	CHPAID	2518124838	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 2/1		143.95	3,088.63	
02/01/19	CHPAID	303	David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 2/1.		162.44	3,251.07	
02/01/19	CHPAID	303	David & Jana Hart #10 Alloc to 'HOADUE' Ch date: 2/1		166.39	3,417.46	
02/01/19	CHPAID	303	David & Jana Hart #12 Alloc to 'HOADUE' Ch date: 2/1.		166.39	3,583.85	
02/01/19	CHPAID	4021733	Justin Rhodes Inve #16 Alloc to 'HOADUE' Ch date: 2/1.		138.14	3,721.99	
02/01/19	CHPAID	4021733	Rhodes Investmen #19 Alloc to 'HOADUE' Ch date: 2/1.		170.94	3,892.93	
02/01/19	CHPAID	76983645	Davovia Marith #6 Alloc to 'HOADUE' Ch date: 2/1.		162.44	4,055.37	
02/01/19	CHPAID	77509998	Matthew Cook #17 Alloc to 'HOADUE' Ch date: 2/1.		133.59	4,188.96	
02/01/19	PPALOC	995076	Juan Piedra #18 Prepay alloc to 'RI'	46.60		4,142.36	
02/06/19	CHPAID	1170	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 2/1.		162.44	4,304.80	
02/06/19	CSTPAY	139	Debra Blizzard #7		332.78	4,637.58	
02/06/19	CHPAID	3005	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 1/1.		34.44	4,672.02	
02/06/19	CHPAID	3005	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 12/		50.00	4,722.02	
02/07/19	CHPAID	603355101	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 2/1.		24.10	4,746.12	
02/07/19	CHPAID	603355101	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 1/1.		135.07	4,881.19	
02/08/19	CHPAID	7162	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 2/1.		162.64	5,043.83	
02/11/19	CHPAID	79217313	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date: 2/1.		172.32	5,216.15	
02/11/19	CHPAID	79217314	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date: 1/1.		97.50	5,313.65	
02/11/19	CHPAID	79217314	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date: 2/1		181.81	5,495.46	
02/25/19	UNALOC	2520548051	Jared Benedict #1 Unallocated prepay		1.51	5,496.97	
02/25/19	CHPAID	2520548051	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 2/1.		18.49	5,515.46	
4000 HOA Dues			Beg Bal: 2,926.19	Activity: 2,589.27	46.60	2,635.87	5,515.46
4050 Reserve Income (Income)						703.10	
02/01/19	CHPAID	2518124838	Jared Benedict #1 Alloc to 'RI' Ch date: 2/1/2019		43.83	746.93	
02/01/19	CHPAID	303	David & Jana Hart #3 Alloc to 'RI' Ch date: 2/1/2019		43.83	790.76	
02/01/19	CHPAID	303	David & Jana Hart #10 Alloc to 'RI' Ch date: 2/1/2019		44.89	835.65	
02/01/19	CHPAID	303	David & Jana Hart #12 Alloc to 'RI' Ch date: 2/1/2019		44.89	880.54	
02/01/19	CHPAID	4021733	Justin Rhodes Inve #16 Alloc to 'RI' Ch date: 2/1/2019		37.27	917.81	
02/01/19	CHPAID	4021733	Rhodes Investmen #19 Alloc to 'RI' Ch date: 2/1/2019		46.12	963.93	
02/01/19	CHPAID	76983645	Davovia Marith #6 Alloc to 'RI' Ch date: 2/1/2019		43.83	1,007.76	
02/01/19	CHPAID	77509998	Matthew Cook #17 Alloc to 'RI' Ch date: 2/1/2019		36.04	1,043.80	
02/01/19	PYALOC	995076	Juan Piedra #18 Payment alloc to 'RI'		46.60	1,090.40	
02/06/19	CHPAID	1170	Carmen Sonnes #4 Alloc to 'RI' Ch date: 2/1/2019		43.83	1,134.23	
02/06/19	CHPAID	139	Debra Blizzard #7 Alloc to 'RI' Ch date: 2/1/2019		11.00	1,145.23	
02/06/19	CSTPAY	139	Debra Blizzard #7		78.78	1,224.01	
02/06/19	CHPAID	3005	Carmen Sonnes #4 Alloc to 'RI' Ch date: 1/1/2019		43.83	1,267.84	
02/07/19	CHPAID	603355101	Heonia Chaschin #2 Alloc to 'RI' Ch date: 2/1/2019		43.83	1,311.67	
02/08/19	CHPAID	7162	Israel Moshkovits #14 Alloc to 'RI' Ch date: 2/1/2019		43.88	1,355.55	
02/11/19	CHPAID	79217313	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 2/1/2019		46.49	1,402.04	
02/11/19	CHPAID	79217314	Ed & Denny LLC #21 Alloc to 'RI' Ch date: 2/1/2019		49.05	1,451.09	
4050 Reserve Income			Beg Bal: 703.10	Activity: 747.99	0.00	747.99	1,451.09
4263 Reserve Interest (Income)						1.39	
02/28/19	JOURNL	J4967	Feb Reserve Interest		1.28	2.67	
4263 Reserve Interest			Beg Bal: 1.39	Activity: 1.28	0.00	1.28	2.67
5010 Management Fees (Expense)						433.00	
02/01/19	CHKITM	779	RPM Services Inc.; Monthly Management Fee -	433.00		866.00	
5010 Management Fees			Beg Bal: 433.00	Activity: 433.00	433.00	0.00	866.00
5020 Postage / Copies (Expense)						32.94	

Date	Type	Reference	Description	Debit	Credit	Balance
			No activity in the period			32.94
5020	Postage / Copies		Beg Bal: 32.94 Activity: 0.00	0.00	0.00	32.94
5210	Electric (Expense)					16.52
02/18/19	CHKITM	783	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	18.03		34.55
5210	Electric		Beg Bal: 16.52 Activity: 18.03	18.03	0.00	34.55
5240	Sewer (Expense)					494.00
02/18/19	CHKITM	782	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	507.00		1,001.00
5240	Sewer		Beg Bal: 494.00 Activity: 507.00	507.00	0.00	1,001.00
5260	Garbage (Expense)					305.16
02/08/19	CHKITM	781	Waste Connections: Monthly Garbage 2010-976517	290.82		595.98
5260	Garbage		Beg Bal: 305.16 Activity: 290.82	290.82	0.00	595.98
5410	Landscaping Contract (Expense)					287.26
02/08/19	CHKITM	780	Jave Landscpae Maintenance: service 1/25/19	287.26		574.52
5410	Landscaping Contract		Beg Bal: 287.26 Activity: 287.26	287.26	0.00	574.52
5610	Insurance (Expense)					416.16
02/08/19	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	416.16		832.32
5610	Insurance		Beg Bal: 416.16 Activity: 416.16	416.16	0.00	832.32
6700	Reserve Contribution (Expense)					882.00
02/01/19	JOURNL	J4897	February reserve contribution	882.00		1,764.00
6700	Reserve Contribution		Beg Bal: 882.00 Activity: 882.00	882.00	0.00	1,764.00
				Totals:	2,880.87	3,385.14

Profit & Loss 12 Month Recap

Property: Lakeview COA

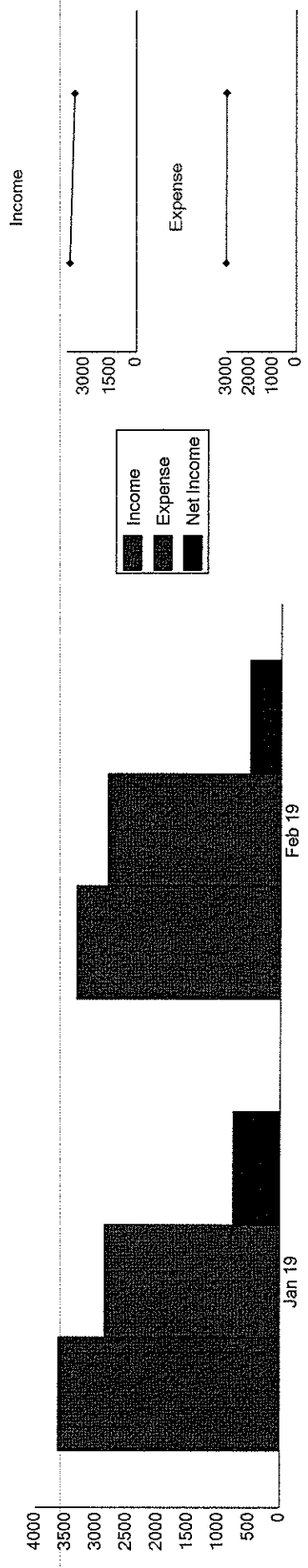
Monthly recap 01/01/19 - 02/28/19 (cash basis)

	JAN 19	FEB 19	TOTAL
INCOME			
4000 HOA Dues	2,926.19	2,589.27	5,515.46
4050 Reserve Income	703.10	747.99	1,451.09
4263 Reserve Interest	1.39	1.28	2.67
TOTAL INCOME	3,630.68	3,338.54	6,969.22
EXPENSE			
5000 Association Expenses			
5010 Management Fees	433.00	433.00	866.00
5020 Postage / Copies	32.94	0.00	32.94
5000 Total Association Expenses	465.94	433.00	898.94
5200 Utilities			
5210 Electric	16.52	18.03	34.55
5240 Sewer	494.00	507.00	1,001.00
5260 Garbage	305.16	290.82	595.98
5200 Total Utilities	815.68	815.85	1,631.53
5400 Landscaping			
5410 Landscaping Contract	287.26	287.26	574.52
5400 Total Landscaping	287.26	287.26	574.52
5600 Insurance			
5610 Insurance	416.16	416.16	832.32
5600 Total Insurance	416.16	416.16	832.32
6700 Reserve Contribution	882.00	882.00	1,764.00
TOTAL EXPENSE	2,867.04	2,834.27	5,701.31
NET INCOME	763.64	504.27	1,267.91

JAN 19 FEB 19 TOTAL

NET INCOME SUMMARY

Income	3,630.68	3,338.54	6,969.22
Expense	-2,867.04	-2,834.27	-5,701.31
NET INCOME	763.64	504.27	1,267.91



Budget Comparison

Property: Lakeview COA

Comparison Periods: 02/01/19 - 02/28/19 and 01/01/19 - 12/31/19 (cash basis)

	Actual 02/01/19 - 02/28/19	Budget 02/19 - 02/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
INCOME								
4000 HOA Dues	2,589.27	3,269.17	-679.90	-20.8 %	6,786.74	39,230.00	-32,443.26	-82.7 %
4050 Reserve Income	747.99	882.00	-134.01	-15.2 %	1,833.97	10,584.00	-8,750.03	-82.7 %
4263 Reserve Interest	1.28	0.00	1.28		2.67	0.00	2.67	
TOTAL INCOME	3,338.54	4,151.17	-812.63	-19.6 %	8,623.38	49,814.00	-41,190.62	-82.7 %
EXPENSE								
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 %	1,299.00	5,196.00	-3,897.00	-75.0 %
5020 Postage / Copies	0.00	8.30	-8.30	-100.0 %	32.94	100.00	-67.06	-67.1 %
5065 Website	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0 %
5000 Total Association Expenses	433.00	466.30	-33.30	-7.1 %	1,331.94	5,611.00	-4,279.06	-76.3 %
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	0.00	0.00	0.00		0.00	1,200.00	-1,200.00	-100.0 %
5170 Dryer Vent Cleaning	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0 %
5100 Other Repairs & Maintenance	0.00	832.08	-832.08	-100.0 %	22.14	9,985.00	-9,962.86	-99.8 %
5100 Total Repairs & Maintenance	0.00	832.08	-832.08	-100.0 %	22.14	12,085.00	-12,062.86	-99.8 %
5200 Utilities								
5210 Electric	18.03	25.00	-6.97	-27.9 %	34.55	300.00	-265.45	-88.5 %
5240 Sewer	507.00	500.00	7.00	1.4 %	1,001.00	6,000.00	-4,999.00	-83.3 %
5260 Garbage	290.82	310.00	-19.18	-6.2 %	595.98	3,720.00	-3,124.02	-84.0 %
5200 Total Utilities	815.85	835.00	-19.15	-2.3 %	1,631.53	10,020.00	-8,388.47	-83.7 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
5305 Legal	0.00	83.33	-83.33	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	10.00	-10.00	-100.0 %
5300 Total General Expenses	0.00	84.16	-84.16	-100.0 %	0.00	1,210.00	-1,210.00	-100.0 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	861.78	4,200.00	-3,338.22	-79.5 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	861.78	4,200.00	-3,338.22	-79.5 %
5600 Insurance								
5610 Insurance	416.16	400.00	16.16	4.0 %	832.32	4,800.00	-3,967.68	-82.7 %
5600 Total Insurance	416.16	400.00	16.16	4.0 %	832.32	4,800.00	-3,967.68	-82.7 %
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0 %	0.00	500.00	-500.00	-100.0 %
6500 Unbudgeted Expense	0.00	67.00	-67.00	-100.0 %	0.00	804.00	-804.00	-100.0 %

	Actual 02/01/19 - 02/28/19	Budget 02/19 - 02/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
6700 Reserve Contribution	882.00	882.00	0.00	0.0 %	2,646.00	10,584.00	-7,938.00	-75.0 %
TOTAL EXPENSE	2,834.27	3,958.21	-1,123.94	-28.4 %	7,325.71	49,814.00	-42,488.29	-85.3 %
NET INCOME	504.27	192.96	311.31	161.3 %	1,297.67	0.00	1,297.67	
NET INCOME SUMMARY								
Income	3,338.54	4,151.17	-812.63	-19.6 %	8,623.38	49,814.00	-41,190.62	-82.7 %
Expense	-2,834.27	-3,958.21	1,123.94	28.4 %	-7,325.71	-49,814.00	42,488.29	85.3 %
Other Income & Expense	0.00	0.00	0.00	0.0 %	0.00	0.00	0.00	0.0 %
NET INCOME	504.27	192.96	311.31	161.3 %	1,297.67	0.00	1,297.67	

Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 02/28/19

* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
Chaschin, Heonia	1913	#2	CONDO/HOA	138.34
Cook, Matthew	1927	#17	CONDO/HOA	1,324.00
Dunlap, Karen & Brian	2969	#5	CONDO/HOA	188.70
Hammett, Michael	1920	#9	CONDO/HOA	5,022.46
King - CALAW, Bobbi	2923	#15	CONDO/HOA	4,373.24
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
O'Neal, Daniel	2956	#11	CONDO/HOA	211.28
Sonnes, Carmen	1915	#4	CONDO/HOA	128.00
Total Delinquent for Property:	39,298.48			

Report Summary

Detail	Value
Homeowners:	10
Percent Delinquent:	40.00 %
Delinquent Amount:	39,298.48

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 02/28/19

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
Benedict, Jared	Lakev	#1	1912	(503)708-1759	C/O Mishawn Nelson	1.51
Blizzard, Debra	Lakev	#7	1918	(561)352-0824	PO BOX 65503	422.56
McClung, Kathy	Lakev	#8	1919	(360)573-8954	2606 NE 125th St.	577.44
Totals:						<u>1,001.51</u>

Checks By Account

Property: Lakeview COA

Date Range: 02/01/19 - 02/28/19

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	2/1/19	779	Monthly Managem	2/1/19	February	Lakev	433.00
							<u>433.00</u>
5200 Utilities : 5210 Electric							
Clark Public Utiliti	2/18/19	783	Monthly Electricity	2/1/19	7236-175-1	Lakev	18.03
							<u>18.03</u>
5200 Utilities : 5240 Sewer							
Clark Regional W	2/18/19	782	Monthly Sewer Ac	2/1/19	016125-000	Lakev	507.00
							<u>507.00</u>
5200 Utilities : 5260 Garbage							
Waste Connector	2/8/19	781	Monthly Garbage ;	2/1/19	2010-976517	Lakev	290.82
							<u>290.82</u>
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscpae Iv	2/8/19	780	service 1/25/19	2/1/19	123452	Lakev	287.26
							<u>287.26</u>
5600 Insurance : 5610 Insurance							
American Family I	2/8/19	ACH	Policy #019-860-2	2/1/19	019-860-226-37	Lakev	416.16
							<u>416.16</u>
							Total Amount: 1,952.27

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconciled on: 03/07/19

Deposits

Date	Ref #	Details	Amount
02/08/19	D9880	Bank Deposit: Deposit	2,360.57
02/14/19	D9944	Bank Deposit: Deposit	956.69
02/26/19	D9982	Bank Deposit: Deposit	20.00
			3,337.26

Payments

Date	Ref #	Details	Amount
02/01/19	779	RPM Services Inc,	433.00
02/01/19	J4897	Journal: February reserve contribution	882.00
02/08/19	780	Jave Landscpae Maintenance	287.26
02/08/19	781	Waste Connections	290.82
02/08/19	ACH	American Family Insurance	416.16
02/18/19	782	Clark Regional Wastewater District	507.00
02/18/19	783	Clark Public Utilities	18.03
			2,834.27

Outstanding Deposits

Date	Ref #	Details	Amount
03/07/19	D10036	Bank Deposit: Deposit	1,654.16
			1,654.16

Outstanding Payments

Date	Ref #	Details	Amount
03/01/19	784	Dennis Huston	22.14
03/01/19	785	Jave Landscpae Maintenance	287.26
03/01/19	786	RPM Services Inc,	433.00
03/01/19	J4944	Journal: March Reserve Transfer Contribution	882.00
			1,624.40

Summary

Previous Cleared Balance:	30,463.40
+ Selected Deposits	3,337.26
- Selected Payments	2,834.27
Reconciled Balance:	30,966.39
Goal:	30,966.39
Difference:	0.00

Reconciled Balance	30,966.39
+ Uncleared Deposits	1,654.16
- Outstanding Checks	1,624.40
Register Balance	30,996.15



UMPQUA BANK

February 28, 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: January 31, 2019
This statement: February 28, 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	\$30,463.40
Low balance	\$29,148.40	Deposits/Additions	\$3,337.26
Average balance	\$30,960.55	Withdrawals/Subtractions	\$2,834.27
Interest earned	\$0.00	Ending balance	\$30,966.39

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-07	Deposit	2,360.57
02-14	Deposit	956.69
02-26	Deposit	20.00
Total Additions		\$3,337.26

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-11	ACH Debit American Family Webpayment 000000021244zq5 20190211	416.16
Total ACH and Electronic Payments/Subtractions		\$416.16

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-01	Cash Mgmt Trsfr Dr Ref 0320703I Funds Transfer To Dep 9800551419 From February Reserve C Ontrib Transfer	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>
01-31	30,463.40	02-11	31,092.81	02-21	31,453.39
02-01	29,581.40	02-13	30,801.99	02-25	30,946.39
02-04	29,148.40	02-14	31,758.68	02-26	30,966.39
02-07	31,508.97	02-20	31,471.42	02-28	30,966.39

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>
779	\$433.00	02-04	782	\$507.00	02-25
780	\$287.26	02-20	783	\$18.03	02-21
781	\$290.82	02-13			

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

Total Checks paid: 5 for **-\$1,536.11**

Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 03/07/19

Deposits

Date	Ref #	Details	Amount
02/01/19	J4897	Journal: February reserve contribution	882.00
02/28/19	J4967	Journal: Feb Reserve Interest	1.28
			<u>883.28</u>

Outstanding Deposits

Date	Ref #	Details	Amount
03/01/19	J4944	Journal: March Reserve Transfer Contribution	882.00
			<u>882.00</u>

Summary

Previous Cleared Balance:	54,762.57
+ Selected Deposits	883.28
- Selected Payments	0.00
<u>Reconciled Balance:</u>	<u>55,645.85</u>
Goal:	55,645.85
Difference:	0.00

Reconciled Balance	55,645.85
+ Uncleared Deposits	882.00
- Outstanding Checks	0.00
<u>Register Balance</u>	<u>56,527.85</u>



UMPQUA BANK

February 28, 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: January 31, 2019
This statement: February 28, 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	\$54,762.57
Low balance	\$55,644.57	Additions/Deposits	\$883.28
Average balance	\$55,644.57	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$2.67	Ending balance	\$55,645.85
Interest earned	\$1.28		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-01	Cash Mgmt Trsfr Cr Ref 03207031 Funds Transfer Frm Dep 9805844488 From February Reserve C Ontrib Transfer	882.00
02-28	Interest Credit	1.28
Total Other Deposits/ Additions		\$883.28

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
01-31	54,762.57	02-01	55,644.57	02-28	55,645.85

Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	28
Average balance for APY	\$55,644.57
Interest earned	\$1.28
Interest paid year to date	\$2.67
Statement period	02/01 to 02/28

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))

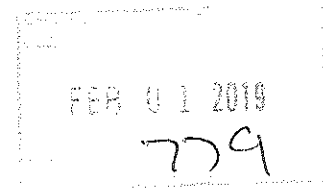
Total Checks paid: 0 for **-\$0.00**

**Lakeview Condo Owners Association
2019 Management Fee**

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

Monthly \$433.00

FEBRUARY 2019



Lakeview Condo Owners Association

2019 Reserve Contribution

Monthly \$882.00

FEBRUARY 2019



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. 15349029
 STATEMENT DATE 02/01/19
 DUE DATE 02/25/19
 BILLING PERIOD 01/01/19 - 01/31/19

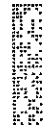
LAKEVIEW CONDOS LLC
 RPM SERVICES
 5620 NE GHER RD
 VANCOUVER WA 98662

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

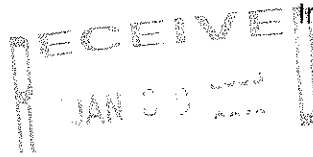
INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 305.16
01/18/19	Payment Thank You! 778	\$ -305.16
	Total Payments And Credits	\$ -305.16
	Service Location	
	Acct #976517	
	Lakeview Condos Llc	
	2102 Nw Kelley Dr	
01/31/19	4Yd Cont 1X Weekly 01/01/19-01/31/19 1 Each @ \$222.91	\$ 222.91
01/31/19	Multi-Family Recycle 01/01/19-01/31/19 12 Each @ \$3.45	\$ 41.40
01/31/19	Perm Cont Rent 4Yd 01/01/19-01/31/19 1 Each @ \$17.06	\$ 17.06
	Refuse Tax 3.6%	\$ 8.02
	State Sales Tax 8.4%	\$ 1.43
	Current Charges And Fees	\$ 290.82
	Total Due	\$ 290.82

PAID
 FEB 08 2019



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.



Invoice # 123452

BY: _____

Jave Landscape

Date: 01/25/19

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 1/25/19	265.00	265.00
		tax	22.26
		total	287.26

Thank you!
Approved
- Liz



You've successfully scheduled a payment.

\$416.16 will be paid on 02/08/19

Details

Lakeview Insurance	
Confirmation Number	000000021244zq5
Payment Details	\$416.16 02/08/19
Payment Method	Lakeview Am Fam insurance ***** 488 UMPQUA BANK

FEB 08 2019

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

Last login: January 14, 2019 at 12:37 p.m.

Cindy Hammond

From: AmericanFamilyInsurance@amfam.com
Sent: Tuesday, February 5, 2019 3:02 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: 03/01/2019
Minimum Due: \$416.16
Account Balance: \$2,080.80

FEB 08 2019

21244295

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.

If you would like to resume receiving paper billing statements for this billing account, log into My Account at www.amfam.com and go to Billing & Payments. Please know that by stopping electronic payments, you will no longer receive electronic notifications regarding this billing account.

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.



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

Billing Statement

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 1/1/2019 To 1/31/2019
BILLING DATE: 1/31/2019

DUE DATE: 2/28/2019

SPECIAL MESSAGE

Rate Change - Effective January 1, 2019, the monthly rate is \$39.00 per Equivalent Residential Unit (ERU).

CURRENT CHARGES

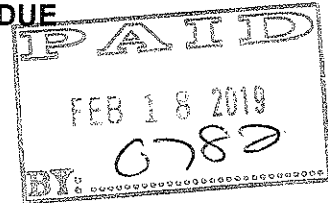
SEWER SERVICE 507.00

TOTAL CURRENT CHARGES 507.00

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 507.00

TOTAL AMOUNT DUE 507.00





Customer-owned. customer-focused

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

Your Electricity Use

Residential electric service meter 501493
 In 32 days you used 76 kwh
 Present reading - 02/05/19 13024
 Previous reading - 01/04/19 - 12948
Total electric usage 76
 Your charge for 76 kwh is:
 Basic service \$12.00
 76 kwh @ 8.16 cents each 6.20
 REP Credit @ 0.229 cents/kwh* -0.17
 Total electric service \$18.03
Your average daily cost was \$0.56

Total Cost This Billing

Total electric service \$18.03
Total charges this billing \$18.03

* Residential Exchange Program Credit via BPA
 Bring in burned out screw-in CFLs to any utility location for safe recycling and receive two free LEDs per household per day in exchange.

Account Summary

Previous balance \$16.52
 Payments - thank you
 January 17, 2019 16.52CR
 Balance forward 0.00
 Current charges 18.03
Current balance \$18.03

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
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
03/05/18	28	42	2
02/05/18	32	50	2
02/03/17	29	50	2

