

Financial Statement

Property: Lakeview COA

Date Range: 01/01/19 - 01/31/19 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview Condo Owners Association	30,463.40
1000 Total Operating Accounts	<u>30,463.40</u>

1111 Reserve Account

1093 Lakeview Condo Reserve	54,762.57
1111 Total Reserve Account	<u>54,762.57</u>

Total Bank 85,225.97

Other Current Asset

1200 Undeposited Funds	21.24
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Total Other Current Asset 21.24

TOTAL ASSETS 85,247.21

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	31,727.20
3040 Reserve Account Equity	<u>52,756.37</u>

Total Equity 84,483.57

Income

4000 HOA Dues	2,926.19
4050 Reserve Income	703.10
4263 Reserve Interest	<u>1.39</u>

Total Income 3,630.68

Expense

5000 Association Expenses	
5010 Management Fees	433.00
5020 Postage / Copies	<u>32.94</u>
5000 Total Association Expenses	465.94

5200 Utilities

5210 Electric	16.52
5240 Sewer	494.00
5260 Garbage	<u>305.16</u>
5200 Total Utilities	815.68

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 2,867.04

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

763.64

Total Equity

85,247.21

TOTAL LIABILITIES & EQUITY

85,247.21

General Ledger

Property: Lakeview COA

Detail Date Range: 01/01/19 - 01/31/19 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						0.00
01/01/19	CHPAID	995074	Juan Piedra #18 Alloc to 'HOADUE' Ch date: 1/1.		172.72	172.72
01/03/19	CHPAID	1339	David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 12/		43.30	216.02
01/03/19	CHPAID	1339	David & Jana Hart #10 Alloc to 'HOADUE' Ch date: 12/		43.30	259.32
01/03/19	CHPAID	1339	David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 1/1		119.14	378.46
01/03/19	CHPAID	1339	David & Jana Hart #10 Alloc to 'HOADUE' Ch date: 1/1		123.09	501.55
01/03/19	CHPAID	1339	David & Jana Hart #12 Alloc to 'HOADUE' Ch date: 1/1.		166.39	667.94
01/03/19	CHPAID	2514339161	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 12/		18.49	686.43
01/03/19	CHPAID	2514339161	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 1/1.		143.95	830.38
01/03/19	CHPAID	51266234531	Daniel O'Neal #11 Alloc to 'HOADUE' Ch date: 1/1.		166.39	996.77
01/03/19	CHPAID	68197800	Davovia Marith #6 Alloc to 'HOADUE' Ch date: 1/1.		162.44	1,159.21
01/03/19	CHPAID	69416890	Matthew Cook #17 Alloc to 'HOADUE' Ch date: 1/1.		133.59	1,292.80
01/04/19	CHPAID	1166	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 11/		50.00	1,342.80
01/04/19	CHPAID	1166	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 12/		112.44	1,455.24
01/09/19	CHPAID	52113838	Justin Rhodes Inve #16 Alloc to 'HOADUE' Ch date: 1/1		138.14	1,593.38
01/09/19	CHPAID	52113838	Rhodes Investmen #19 Alloc to 'HOADUE' Ch date: 1/1		170.94	1,764.32
01/09/19	CHPAID	599186571	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 1/1.		27.37	1,791.69
01/09/19	CHPAID	599186571	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 12/		131.80	1,923.49
01/09/19	CHPAID	70669968	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date: 1/1.		172.32	2,095.81
01/09/19	CHPAID	70669969	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date: 1/1.		84.31	2,180.12
01/09/19	CHPAID	70669969	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date: 12/		97.50	2,277.62
01/09/19	CHPAID	7089	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 1/1.		162.64	2,440.26
01/11/19	CSTPAY	72367209	Karen & Brian Dun #5		17.57	2,457.83
01/11/19	CHPAID	72367209	Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 1/1.		162.44	2,620.27
01/18/19	CHPAID	302	David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 1/1.		43.30	2,663.57
01/18/19	CHPAID	302	David & Jana Hart #10 Alloc to 'HOADUE' Ch date: 1/1.		43.30	2,706.87
01/28/19	UNALOC	995076	Juan Piedra #18 Unallocated prepay		219.32	2,926.19
4000 HOA Dues			Beg Bal: 0.00	Activity: 2,926.19	0.00	2,926.19
4050 Reserve Income (Income)						0.00
01/01/19	CHPAID	995074	Juan Piedra #18 Alloc to 'RI' Ch date: 1/1/2019		46.60	46.60
01/03/19	CHPAID	1339	David & Jana Hart #3 Alloc to 'RI' Ch date: 1/1/2019		43.83	90.43
01/03/19	CHPAID	1339	David & Jana Hart #10 Alloc to 'RI' Ch date: 1/1/2019		44.89	135.32
01/03/19	CHPAID	1339	David & Jana Hart #12 Alloc to 'RI' Ch date: 1/1/2019		44.89	180.21
01/03/19	CHPAID	2514339161	Jared Benedict #1 Alloc to 'RI' Ch date: 1/1/2019		43.83	224.04
01/03/19	CHPAID	51266234531	Daniel O'Neal #11 Alloc to 'RI' Ch date: 1/1/2019		44.89	268.93
01/03/19	CHPAID	68197800	Davovia Marith #6 Alloc to 'RI' Ch date: 1/1/2019		43.83	312.76
01/03/19	CHPAID	69416890	Matthew Cook #17 Alloc to 'RI' Ch date: 1/1/2019		36.04	348.80
01/04/19	CHPAID	1166	Carmen Sonnes #4 Alloc to 'RI' Ch date: 12/1/2018		43.83	392.63
01/09/19	CHPAID	52113838	Justin Rhodes Inve #16 Alloc to 'RI' Ch date: 1/1/2019		37.27	429.90
01/09/19	CHPAID	52113838	Rhodes Investmen #19 Alloc to 'RI' Ch date: 1/1/2019		46.12	476.02
01/09/19	CHPAID	599186571	Heonia Chaschin #2 Alloc to 'RI' Ch date: 1/1/2019		43.83	519.85
01/09/19	CHPAID	70669968	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 1/1/2019		46.49	566.34
01/09/19	CHPAID	70669969	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 1/1/2019		49.05	615.39
01/09/19	CHPAID	7089	Israel Moshkovits #14 Alloc to 'RI' Ch date: 1/1/2019		43.88	659.27
01/11/19	CHPAID	72367209	Karen & Brian Dun #5 Alloc to 'RI' Ch date: 1/1/2019		43.83	703.10
4050 Reserve Income			Beg Bal: 0.00	Activity: 703.10	0.00	703.10
4263 Reserve Interest (Income)						0.00
01/31/19	JOURNL	J4910	jan reserve interest		1.39	1.39
4263 Reserve Interest			Beg Bal: 0.00	Activity: 1.39	0.00	1.39
5010 Management Fees (Expense)						0.00

Date	Type	Reference	Description	Debit	Credit	Balance
01/02/19	CHKITM	774	RPM Services Inc., Monthly Management Fee -	433.00		433.00
5010 Management Fees			Beg Bal: 0.00	Activity: 433.00	0.00	433.00
5020 Postage / Copies (Expense)						0.00
01/02/19	CHKITM	774	RPM Services Inc., annual meeting mailing	32.94		32.94
5020 Postage / Copies			Beg Bal: 0.00	Activity: 32.94	0.00	32.94
5210 Electric (Expense)						0.00
01/15/19	CHKITM	777	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	16.52		16.52
5210 Electric			Beg Bal: 0.00	Activity: 16.52	0.00	16.52
5240 Sewer (Expense)						0.00
01/15/19	CHKITM	776	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	494.00		494.00
5240 Sewer			Beg Bal: 0.00	Activity: 494.00	0.00	494.00
5260 Garbage (Expense)						0.00
01/15/19	CHKITM	778	Waste Connections: Monthly Garbage 2010-976517	305.16		305.16
5260 Garbage			Beg Bal: 0.00	Activity: 305.16	0.00	305.16
5410 Landscaping Contract (Expense)						0.00
01/02/19	CHKITM	775	Jave Landscpae Maintenance: service 12/21	287.26		287.26
5410 Landscaping Contract			Beg Bal: 0.00	Activity: 287.26	0.00	287.26
5610 Insurance (Expense)						0.00
01/14/19	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	416.16		416.16
5610 Insurance			Beg Bal: 0.00	Activity: 416.16	0.00	416.16
6700 Reserve Contribution (Expense)						0.00
01/04/19	JOURNL	J4839	January reserve contribution	882.00		882.00
6700 Reserve Contribution			Beg Bal: 0.00	Activity: 882.00	0.00	882.00
Totals:				2,867.04	3,630.68	

Profit & Loss 12 Month Recap

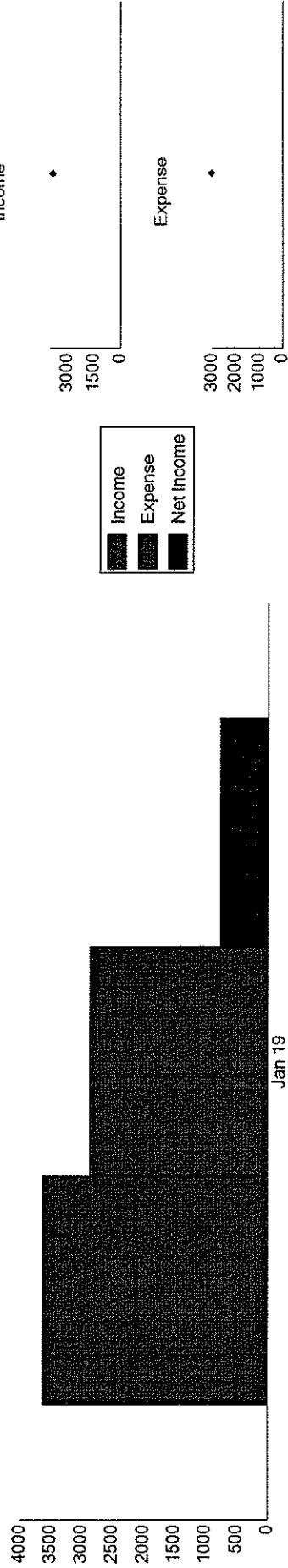
Property: Lakeview COA

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

	JAN 19	TOTAL
INCOME		
4000 HOA Dues	2,926.19	2,926.19
4050 Reserve Income	703.10	703.10
4263 Reserve Interest	1.39	1.39
TOTAL INCOME	3,630.68	3,630.68
EXPENSE		
5000 Association Expenses		
5010 Management Fees	433.00	433.00
5020 Postage / Copies	32.94	32.94
5000 Total Association Expenses	465.94	465.94
5200 Utilities		
5210 Electric	16.52	16.52
5240 Sewer	494.00	494.00
5260 Garbage	305.16	305.16
5200 Total Utilities	815.68	815.68
5400 Landscaping		
5410 Landscaping Contract	287.26	287.26
5400 Total Landscaping	287.26	287.26
5600 Insurance		
5610 Insurance	416.16	416.16
5600 Total Insurance	416.16	416.16
6700 Reserve Contribution	882.00	882.00
TOTAL EXPENSE	2,867.04	2,867.04
NET INCOME	763.64	763.64

NET INCOME SUMMARY

	JAN 19	TOTAL
Income	3,630.68	3,630.68
Expense	-2,867.04	-2,867.04
NET INCOME	763.64	763.64



Budget Comparison

Property: Lakeview COA

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

	Actual 01/01/19 - 01/31/19	Budget 01/19 - 01/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
INCOME								
4000 HOA Dues	2,926.19	3,269.13	-342.94	-10.5 %	4,142.36	39,230.00	-35,087.64	-89.4 %
4050 Reserve Income	703.10	882.00	-178.90	-20.3 %	1,090.40	10,584.00	-9,493.60	-89.7 %
4263 Reserve Interest	1.39	0.00	1.39		1.39	0.00	1.39	
TOTAL INCOME	3,630.68	4,151.13	-520.45	-12.5 %	5,234.15	49,814.00	-44,579.85	-89.5 %
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 %	866.00	5,196.00	-4,330.00	-83.3 %
5020 Postage / Copies	32.94	8.30	24.64	296.9 %	32.94	100.00	-67.06	-67.1 %
5065 Website	0.00	15.00	-15.00	-100.0 %	0.00	15.00	-15.00	-100.0 %
5000 Total Association Expenses	465.94	481.30	-15.36	-3.2 %	898.94	5,611.00	-4,712.06	-84.0 %
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	832.12	-832.12	-100.0 %	0.00	9,985.00	-9,985.00	-100.0 %
5100 Total Repairs & Maintenance	0.00	832.12	-832.12	-100.0 %	0.00	12,085.00	-12,085.00	-100.0 %
5200 Utilities								
5210 Electric	16.52	25.00	-8.48	-33.9 %	16.52	300.00	-283.48	-94.5 %
5240 Sewer	494.00	500.00	-6.00	-1.2 %	494.00	6,000.00	-5,506.00	-91.8 %
5260 Garbage	305.16	310.00	-4.84	-1.6 %	305.16	3,720.00	-3,414.84	-91.8 %
5200 Total Utilities	815.68	835.00	-19.32	-2.3 %	815.68	10,020.00	-9,204.32	-91.9 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
5305 Legal	0.00	83.37	-83.37	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
5315 State Filing Fee	0.00	0.87	-0.87	-100.0 %	0.00	10.00	-10.00	-100.0 %
5300 Total General Expenses	0.00	84.24	-84.24	-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 %	287.26	4,200.00	-3,912.74	-93.2 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	287.26	4,200.00	-3,912.74	-93.2 %
5600 Insurance								
5610 Insurance	416.16	400.00	16.16	4.0 %	416.16	4,800.00	-4,383.84	-91.3 %
5600 Total Insurance	416.16	400.00	16.16	4.0 %	416.16	4,800.00	-4,383.84	-91.3 %
6400 Delinquent Contingency	0.00	41.63	-41.63	-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 %

6700 Reserve Contribution

	Actual 01/01/19 - 01/31/19	Budget 01/19 - 01/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
	882.00	882.00	0.00	0.0 %	1,764.00	10,584.00	-8,820.00	-83.3 %
TOTAL EXPENSE	2,867.04	3,973.29	-1,106.25	-27.8 %	4,182.04	49,814.00	-45,631.96	-91.6 %
NET INCOME	763.64	177.84	585.80	329.4 %	1,052.11	0.00	1,052.11	
NET INCOME SUMMARY								
Income	3,630.68	4,151.13	-520.45	-12.5 %	5,234.15	49,814.00	-44,579.85	-89.5 %
Expense	-2,867.04	-3,973.29	1,106.25	27.8 %	-4,182.04	-49,814.00	45,631.96	91.6 %
Other Income & Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
NET INCOME	763.64	177.84	585.80	329.4 %	1,052.11	0.00	1,052.11	

Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 01/31/19

* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
Benedict, Jared	1912	#1	CONDO/HOA	18.49
Chaschin, Heonia	1913	#2	CONDO/HOA	135.07
Cook, Matthew	1927	#17	CONDO/HOA	1,244.00
Ed & Denny LLC.	1931	#21	CONDO/HOA	97.50
Hammett, Michael	1920	#9	CONDO/HOA	4,731.18
King - CALAW, Bobbi	2923	#15	CONDO/HOA	4,084.97
King-old, Bobbi *	1925	#15	CONDO/HOA	17,401.42
King-Post-VF, Bobbi *	2731	#15	CONDO/HOA	2,564.79
King-Prior, Bobbi *	2053	#15	CONDO/HOA	7,946.25
Sonnes, Carmen	1915	#4	CONDO/HOA	256.27
Total Delinquent for Property:	38,479.94			

Report Summary

Detail	Value
Homeowners:	10
Percent Delinquent:	40.00 %
Delinquent Amount:	38,479.94

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 01/31/19

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
Blizzard, Debra	Lakev	#7	1918	(561)352-0824	PO BOX 65503	211.28
Dunlap, Karen & Brian	Lakev	#5	2969	(360)947-4456	2102 NW Kelly Dr. Unit #5	17.57
McClung, Kathy	Lakev	#8	1919	(360)573-8954	2606 NE 125th St.	788.72
Piedra, Juan	Lakev	#18	1928	(971)230-8071	PO Box 935	219.32
Totals:						<u>1,236.89</u>

Checks By Account

Property: Lakeview COA
Date Range: 01/01/19 - 01/31/19

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	1/2/19	774	Monthly Managem	1/1/19	January	Lakev	433.00
							<u>433.00</u>
5000 Association Expenses : 5020 Postage / Copies							
RPM Services Inc	1/2/19	774	annual meeting m	1/2/19	Postage	Lakev	32.94
							<u>32.94</u>
5200 Utilities : 5210 Electric							
Clark Public Utiliti	1/15/19	777	Monthly Electricity	1/1/19	7236-175-1	Lakev	16.52
							<u>16.52</u>
5200 Utilities : 5240 Sewer							
Clark Regional W:	1/15/19	776	Monthly Sewer Ac	1/1/19	016125-000	Lakev	494.00
							<u>494.00</u>
5200 Utilities : 5260 Garbage							
Waste Connector	1/15/19	778	Monthly Garbage :	1/1/19	2010-976517	Lakev	305.16
							<u>305.16</u>
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscpae N	1/2/19	775	service 12/21	1/1/19	123405	Lakev	287.26
							<u>287.26</u>
5600 Insurance : 5610 Insurance							
American Family I	1/14/19	ACH	Policy #019-860-2	1/1/19	019-860-226-37	Lakev	416.16
							<u>416.16</u>
Total Amount:							1,985.04

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconciled on: 02/04/19

Deposits

Date	Ref #	Details	Amount
01/07/19	D9694	Bank Deposit: Deposit	1,847.87
01/14/19	D9735	Bank Deposit: Deposit	1,251.66
01/22/19	D9785	Bank Deposit: Deposit	310.44
01/30/19	D9831	Bank Deposit: Deposit	219.32
			3,629.29

Payments

Date	Ref #	Details	Amount
11/30/18	769	Debra Blizzard	5.29
01/02/19	774	RPM Services Inc,	465.94
01/02/19	775	Jave Landscpae Maintenance	287.26
01/04/19	J4839	Journal: January reserve contribution	882.00
01/14/19	ACH	American Family Insurance	416.16
01/15/19	776	Clark Regional Wastewater District	494.00
01/15/19	777	Clark Public Utilities	16.52
01/15/19	778	Waste Connections	305.16
			2,872.33

Outstanding Payments

Date	Ref #	Details	Amount
02/01/19	779	RPM Services Inc,	433.00
02/01/19	J4897	Journal: February reserve contribution	882.00
			1,315.00

Summary

Previous Cleared Balance:	29,706.44	Reconciled Balance	30,463.40
+ Selected Deposits	3,629.29	+ Uncleared Deposits	0.00
- Selected Payments	2,872.33	- Outstanding Checks	1,315.00
Reconciled Balance:	30,463.40	Register Balance	29,148.40
Goal:	30,463.40		
Difference:	0.00		



UMPQUA BANK

January 31, 2019 Page: 1 of 2

Customer Service:
1-866-486-7782

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

Last statement: December 31, 2018
This statement: January 31, 2019

Get paid faster with next day funding and improve your cash flow with Umpqua Merchant Services. We have a full range of hardware and software available to fit your business needs. Visit our website to learn more about merchant services available through Umpqua Bank.

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$29,706.44
Low balance	\$28,353.21	Deposits/Additions	\$3,629.29
Average balance	\$30,096.53	Withdrawals/Subtractions	\$2,872.33
Interest earned	\$0.00	Ending balance	\$30,463.40

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-07	Deposit	1,847.87
01-14	Deposit	1,251.66
01-22	Deposit	310.44
01-30	Deposit	219.32
Total Additions		\$3,629.29

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
01-15	ACH Debit American Family Webpayment 000000021137r9s 20190115	416.16
Total ACH and Electronic Payments/Subtractions		\$416.16

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
01-04	Cash Mgmt Trsfr Dr Ref 0041339I Funds Transfer To Dep 9800551419 From January Reserve Co Ntribution	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>
12-31	29,706.44	01-08	29,913.82	01-23	30,244.08
01-03	29,240.50	01-14	31,165.48	01-30	30,463.40
01-04	28,353.21	01-15	30,749.32	01-31	30,463.40
01-07	30,201.08	01-22	30,549.24		

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>
769	\$5.29	01-04	776	\$494.00	01-22
*774	\$465.94	01-03	777	\$16.52	01-22
775	\$287.26	01-08	778	\$305.16	01-23

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

Total Checks paid: 6 for **-\$1,574.17**

Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 02/04/19

Deposits

Date	Ref #	Details	Amount
01/04/19	J4839	Journal: January reserve contribution	882.00
01/31/19	J4910	Journal: jan reserve interest	1.39
			883.39

Outstanding Deposits

Date	Ref #	Details	Amount
02/01/19	J4897	Journal: February reserve contribution	882.00
			882.00

Summary

Previous Cleared Balance:	53,879.18
+ Selected Deposits	883.39
- Selected Payments	0.00
Reconciled Balance:	54,762.57
Goal:	54,762.57
Difference:	0.00

Reconciled Balance	54,762.57
+ Uncleared Deposits	882.00
- Outstanding Checks	0.00
Register Balance	55,644.57



UMPQUA BANK

January 31, 2019 Page: 1 of 2

Customer Service:
1-866-486-7782

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

Last statement: December 31, 2018
This statement: January 31, 2019

Get paid faster with next day funding and improve your cash flow with Umpqua Merchant Services. We have a full range of hardware and software available to fit your business needs. Visit our website to learn more about merchant services available through Umpqua Bank.

MAIN STREET MONEY MARKET

Account number	9800551419	Beginning balance	\$53,879.18
Low balance	\$53,879.18	Additions/Deposits	\$883.39
Average balance	\$54,675.83	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$1.39	Ending balance	\$54,762.57
Interest earned	\$1.39		

Other Deposits/ Additions

Date	Description	Additions
01-04	Cash Mgmt Trsfr Cr Ref 00413391 Funds Transfer Frm Dep 9805844488 From January Reserve Co Ntribution	882.00
01-31	Interest Credit	1.39

Total Other Deposits/ Additions **\$883.39**

Daily Balances

Date	Balance	Date	Balance	Date	Balance
12-31	53,879.18	01-04	54,761.18	01-31	54,762.57

Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	31
Average balance for APY	\$54,675.83
Interest earned	\$1.39
Interest paid year to date	\$1.39
Statement period	01/01 to 01/31

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))

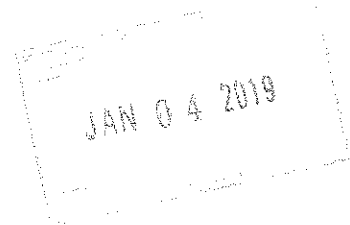
Total Checks paid: 0 for **-\$0.00**

Lakeview Condo Owners Association

2019 Reserve Contribution

Monthly \$882.00

JANUARY 2019





UMPQUA BANK

Transfer Confirmation

The request below has been transmitted successfully.

Confirmation:	2927800219
Approval status:	1 of 1 received
Transmitted:	01/04/2019 02:39:32 PM (ET)
Transmitted by:	RPMHOA

Details

From account:	Lakeview OPR - Checking - *4488 - \$29,240.50 (Balance as of: 01/04/2019 02:35:19 PM (ET) Not a guarantee of available funds.)
To account:	Lakeview RES - Checking - *1419 - \$53,879.18 (Balance as of: 01/04/2019 02:35:21 PM (ET) Not a guarantee of available funds.)
Amount:	\$882.00
Description:	January Reserve Contribution
Send on:	01/04/2019 (today)

JAN 04 2019

RECEIVED
DEC 2 2018

BY: _____

Invoice # 123405

Jave Landscape

date:12/25/18

Lawn service
8403 NE ST Johns RD #38
Vancouver, Wa 98665

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

JAN 02 2019
775

Bill to: Lakeview Condo Owners Association

Quan.	Description	Price	Amount
1	Service 12/21/18	265.00	265.00
		tax	22.26
		total	287.26

Approved

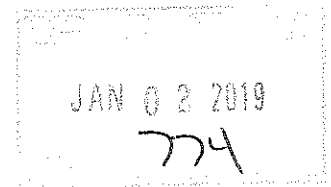
Thank you

**Lakeview Condo Owners Association
2019 Management Fee**

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

Monthly \$433.00

JANUARY 2019



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

POSTAGE INVOICE

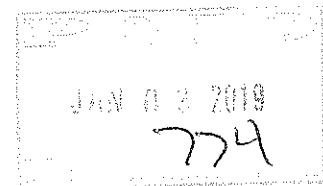
To: Lakeview

Date: 12/21/2018

Regarding: Annual meeting

Copies:	Cost Per		Amount	Total
Single Sided	\$0.15	x	36	\$5.40
Double Sided	\$0.20	x	18	\$3.60
Color Paper Copies	\$0.25	x	18	\$4.50
Mailing supplies & postage:				
Envelopes	\$0.98	x	18	\$17.64
Return Envelopes	\$0.10	x	18	\$1.80
Postage	\$0.47	x		\$0.00

Total Cost **\$32.94**



A handwritten signature in dark ink, consisting of several loops and a long tail, located in the bottom right corner of the page.



You've successfully scheduled a payment.

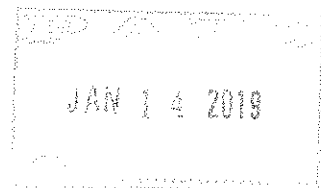
\$416.16 will be paid on 01/14/19

Details

Lakeview Insurance	
Confirmation Number	000000021137r9s
Payment Details	\$416.16 01/14/19
Payment Method	Lakeview Am Fam insurance *****488 UMPQUA BANK

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

Last login: November 13, 2018 at 12:40 p.m.



Cindy Hammond

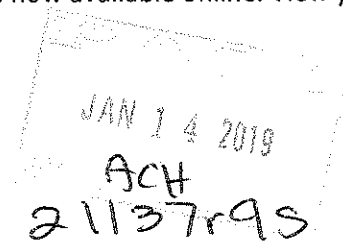
From: AmericanFamilyInsurance@amfam.com
Sent: Monday, January 7, 2019 3:04 AM
To: rpms@rpmservice.net
Subject: Your American Family Insurance Bill Is Ready to View Online

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: 02/01/2019
Minimum Due: \$416.16
Account Balance: \$2,496.96



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.



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: 12/1/2018 To 12/31/2018
BILLING DATE: 12/31/2018

DUE DATE: 1/31/2019

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

SPECIAL MESSAGE

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

CURRENT CHARGES

SEWER SERVICE 494.00

TOTAL CURRENT CHARGES 494.00

BILL SUMMARY

PREVIOUS BALANCE	494.00
PAYMENTS	-494.00
ADJUSTMENTS	0.00
MISCELLANEOUS	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	494.00
TOTAL AMOUNT DUE	494.00

JAN 15 2019
 274





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

Your Electricity Use

Residential electric service meter 501493
 In 30 days you used 57 kwh
 Present reading - 01/04/19 12948
 Previous reading - 12/05/18 - 12891
Total electric usage 57
 Your charge for 57 kwh is:
 Basic service \$12.00
 57 kwh @ 8.16 cents each 4.65
 REP Credit @ 0.229 cents/kwh* -0.13
 Total electric service \$16.52
Your average daily cost was \$0.55

Total Cost This Billing

Total electric service \$16.52
Total charges this billing \$16.52

* Residential Exchange Program Credit via BPA
 Severe winter weather and wind storms can knock down power lines. If you see any type of downed line, don't touch it. Stay away, keep others away and then call us at 360-992-8000 to report the problem.

Account Summary

Previous balance \$16.04
 Payments - thank you
 December 21, 2018 16.04CR
 Balance forward 0.00
 Current charges 16.52
Current balance \$16.52

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
01/04/18	30	42	1
01/05/17	31	68	2

JAN 16 2019

777