

# Financial Statement

Property: Lakeview COA

07/01/19 - 07/31/19 (cash)

## ASSETS

|                               |  |                          |
|-------------------------------|--|--------------------------|
| Bank                          |  |                          |
| 1000 Operating Accounts       |  |                          |
| 1092 Lakeview COA OPR         |  | 28,765.92                |
| 1000 Total Operating Accounts |  | <u>28,765.92</u>         |
| 1111 Reserve Account          |  |                          |
| 1093 Lakeview Condo Reserve   |  | 76,045.40                |
| 1111 Total Reserve Account    |  | <u>76,045.40</u>         |
| Total Bank                    |  | <u>104,811.32</u>        |
| Other Current Asset           |  |                          |
| 1200 Undeposited Funds        |  | 21.24                    |
| Total Other Current Asset     |  | <u>21.24</u>             |
| <b>TOTAL ASSETS</b>           |  | <b><u>104,832.56</u></b> |

## LIABILITIES & EQUITY

### Equity

|   |  |                   |
|---|--|-------------------|
| Equity                                      |  |                   |
| 3001 Retained Earnings                      |  | 31,727.20         |
| 3040 Reserve Account Equity                 |  | 74,030.37         |
| Total Equity                                |  | <u>105,757.57</u> |
| <b>Net Income (1/1/2019 thru 6/30/2019)</b> |  | <b>18,721.65</b>  |

### Income

|                       |  |                 |
|-----------------------|--|-----------------|
| 4000 HOA Dues         |  | 2,754.89        |
| 4050 Reserve Income   |  | 664.32          |
| 4200 Income           |  |                 |
| 4210 Late Fees        |  | 50.00           |
| 4200 Total Income     |  | <u>50.00</u>    |
| 4263 Reserve Interest |  | 1.75            |
| 4627 SA19             |  | 1,400.00        |
| Total Income          |  | <u>4,870.96</u> |

### Expense

|                                  |  |                 |
|----------------------------------|--|-----------------|
| 5000 Association Expenses        |  |                 |
| 5010 Management Fees             |  | 433.00          |
| 5000 Other Association Expenses  |  | 53.98           |
| 5000 Total Association Expenses  |  | <u>486.98</u>   |
| 5100 Repairs & Maintenance       |  |                 |
| 5150 Plumbing Repairs            |  | 5,203.20        |
| 5100 Other Repairs & Maintenance |  | 415.25          |
| 5100 Total Repairs & Maintenance |  | <u>5,618.45</u> |
| 5200 Utilities                   |  |                 |
| 5210 Electric                    |  | 21.80           |
| 5240 Sewer                       |  | 507.00          |
| 5260 Garbage                     |  | 298.14          |
| 5200 Total Utilities             |  | <u>826.94</u>   |

|                                       |                                 |
|---------------------------------------|---------------------------------|
| 5300 General Expenses                 |                                 |
| 5315 State Filing Fee                 | 10.00                           |
| 5300 Total General Expenses           | <u>10.00</u>                    |
| 5400 Landscaping                      |                                 |
| 5410 Landscaping Contract             | 287.26                          |
| 5400 Total Landscaping                | <u>287.26</u>                   |
| 5600 Insurance                        |                                 |
| 5610 Insurance                        | 423.99                          |
| 5600 Total Insurance                  | <u>423.99</u>                   |
| 6700 Reserve Contribution             | 16,864.00                       |
| Total Expense                         | <u>24,517.62</u>                |
| Net Income (7/1/2019 thru 7/31/2019)  | -19,646.66                      |
| <br>                                  |                                 |
| Total Equity                          | <u>104,832.56</u>               |
| <br>                                  |                                 |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u><u>104,832.56</u></u></b> |

# General Ledger

Property: Lakeview COA  
Detail 07/01/19 - 07/31/19 (cash basis)

| Date                                       | Type   | Reference   | Description  | Debit                     | Credit       | Balance         |                  |
|--|--------|-------------|--|---------------------------|--------------|-----------------|------------------|
| <b>4000 HOA Dues (Income)</b>              |        |             |  |                           |              | 19,493.02       |                  |
| 07/01/19                                   | CHPAID | 1410        | David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 7/1.     | 162.44                    |              | 19,655.46       |                  |
| 07/01/19                                   | CHPAID | 1410        | David & Jana Hart #10 Alloc to 'HOADUE' Ch date: 7/1.    | 166.39                    |              | 19,821.85       |                  |
| 07/01/19                                   | CHPAID | 1410        | David & Jana Hart #12 Alloc to 'HOADUE' Ch date: 7/1.    | 166.39                    |              | 19,988.24       |                  |
| 07/01/19                                   | CSTPAY | 2535670053  | Jared Benedict #1  |                           | 21.51        | 20,009.75       |                  |
| 07/01/19                                   | CHPAID | 2535670053  | Jared Benedict #1 Alloc to 'HOADUE' Ch date: 7/1.        | 140.93                    |              | 20,150.68       |                  |
| 07/01/19                                   | CHPAID | 43903259    | Davovia Marith #6 Alloc to 'HOADUE' Ch date: 7/1.        | 162.44                    |              | 20,313.12       |                  |
| 07/03/19                                   | CHPAID | 45050001    | Matthew Cook #17 Alloc to 'HOADUE' Ch date: 6/1.         | 133.59                    |              | 20,446.71       |                  |
| 07/08/19                                   | CHPAID | 24576408    | Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date: 7/1.      | 124.61                    |              | 20,571.32       |                  |
| 07/08/19                                   | CHPAID | 24576408    | Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date: 7/1.       | 172.32                    |              | 20,743.64       |                  |
| 07/08/19                                   | CSTPAY | 626205663   | Heonia Chaschin #2                                       |                           | 162.44       | 20,906.08       |                  |
| 07/08/19                                   | CHPAID | 7472        | Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 7/1.    | 162.64                    |              | 21,068.72       |                  |
| 07/10/19                                   | CHPAID | 1201        | Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 7/1.         | 162.44                    |              | 21,231.16       |                  |
| 07/10/19                                   | CSTPAY | 465292771   | Ed & Denny LLC #20                                       |                           | 172.32       | 21,403.48       |                  |
| 07/10/19                                   | CHPAID | 46592772    | Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date: 7/1.      | 57.20                     |              | 21,460.68       |                  |
| 07/10/19                                   | CSTPAY | 46592772    | Ed & Denny LLC. #21                                      |                           | 124.61       | 21,585.29       |                  |
| 07/28/19                                   | CHPAID | Web Pay CHK | Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 6/1.     | 74.59                     |              | 21,659.88       |                  |
| 07/28/19                                   | CHPAID | Web Pay CHK | Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 7/1.     | 162.44                    |              | 21,822.32       |                  |
| 07/29/19                                   | UNALOC | 000995087   | Juan Piedra #18 Unallocated prepay                       |                           | 219.32       | 22,041.64       |                  |
| 07/29/19                                   | CSTPAY | 2539707022  | Jared Benedict #1  |                           | 21.51        | 22,063.15       |                  |
| 07/29/19                                   | UNALOC | 2539707022  | Jared Benedict #1 Unallocated prepay                     |                           | 184.76       | 22,247.91       |                  |
| <b>4000 HOA Dues</b>                       |        |             | <b>Beg Bal: 19,493.02</b>                                | <b>Activity: 2,754.89</b> | <b>0.00</b>  | <b>2,754.89</b> | <b>22,247.91</b> |
| <b>4050 Reserve Income (Income)</b>        |        |             |  |                           |              | 5,085.53        |                  |
| 07/01/19                                   | CHPAID | 1410        | David & Jana Hart #3 Alloc to 'RI' Ch date: 7/1/2019     |                           | 43.83        | 5,129.36        |                  |
| 07/01/19                                   | CHPAID | 1410        | David & Jana Hart #10 Alloc to 'RI' Ch date: 7/1/2019    |                           | 44.89        | 5,174.25        |                  |
| 07/01/19                                   | CHPAID | 1410        | David & Jana Hart #12 Alloc to 'RI' Ch date: 7/1/2019    |                           | 44.89        | 5,219.14        |                  |
| 07/01/19                                   | CHPAID | 2535670053  | Jared Benedict #1 Alloc to 'RI' Ch date: 7/1/2019        |                           | 43.83        | 5,262.97        |                  |
| 07/01/19                                   | CHPAID | 43903259    | Davovia Marith #6 Alloc to 'RI' Ch date: 7/1/2019        |                           | 43.83        | 5,306.80        |                  |
| 07/03/19                                   | CHPAID | 45050001    | Matthew Cook #17 Alloc to 'RI' Ch date: 6/1/2019         |                           | 36.04        | 5,342.84        |                  |
| 07/08/19                                   | CHPAID | 24576408    | Ed & Denny LLC #20 Alloc to 'RI' Ch date: 7/1/2019       |                           | 46.49        | 5,389.33        |                  |
| 07/08/19                                   | CHPAID | 24576408    | Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 7/1/2019      |                           | 49.05        | 5,438.38        |                  |
| 07/08/19                                   | CHPAID | 626205663   | Heonia Chaschin #2 Alloc to 'RI' Ch date: 7/1/2019       |                           | 9.81         | 5,448.19        |                  |
| 07/08/19                                   | CSTPAY | 626205663   | Heonia Chaschin #2                                       |                           | 30.75        | 5,478.94        |                  |
| 07/08/19                                   | CHPAID | 7472        | Israel Moshkovits #14 Alloc to 'RI' Ch date: 7/1/2019    |                           | 43.88        | 5,522.82        |                  |
| 07/10/19                                   | CHPAID | 1201        | Carmen Sonnes #4 Alloc to 'RI' Ch date: 7/1/2019         |                           | 43.83        | 5,566.65        |                  |
| 07/10/19                                   | CSTPAY | 465292771   | Ed & Denny LLC #20                                       |                           | 46.49        | 5,613.14        |                  |
| 07/10/19                                   | CSTPAY | 46592772    | Ed & Denny LLC. #21                                      |                           | 49.05        | 5,662.19        |                  |
| 07/28/19                                   | CHPAID | Web Pay CHK | Karen & Brian Dun #5 Alloc to 'RI' Ch date: 6/1/2019 F   |                           | 43.83        | 5,706.02        |                  |
| 07/28/19                                   | CHPAID | Web Pay CHK | Karen & Brian Dun #5 Alloc to 'RI' Ch date: 7/1/2019 F   |                           | 43.83        | 5,749.85        |                  |
| <b>4050 Reserve Income</b>                 |        |             | <b>Beg Bal: 5,085.53</b>                                 | <b>Activity: 664.32</b>   | <b>0.00</b>  | <b>664.32</b>   | <b>5,749.85</b>  |
| <b>4210 Late Fees (Income)</b>             |        |             |  |                           |              | 0.00            |                  |
| 07/01/19                                   | CHPAID | 2535460637  | Jared Benedict #1 Alloc to 'LC' Ch date: 6/5/2019        |                           | 25.00        | 25.00           |                  |
| 07/28/19                                   | CHPAID | Web Pay CHK | Karen & Brian Dun #5 Alloc to 'LC' Ch date: 7/15/2019    |                           | 25.00        | 50.00           |                  |
| <b>4210 Late Fees</b>                      |        |             | <b>Beg Bal: 0.00</b>                                     | <b>Activity: 50.00</b>    | <b>0.00</b>  | <b>50.00</b>    | <b>50.00</b>     |
| <b>4263 Reserve Interest (Income)</b>      |        |             |  |                           |              | 8.47            |                  |
| 07/31/19                                   | JOURNL | J5242       | July reserve interest                                    |                           | 1.75         | 10.22           |                  |
| <b>4263 Reserve Interest</b>               |        |             | <b>Beg Bal: 8.47</b>                                     | <b>Activity: 1.75</b>     | <b>0.00</b>  | <b>1.75</b>     | <b>10.22</b>     |
| <b>5000 Association Expenses (Expense)</b> |        |             |  |                           |              | 0.00            |                  |
| 07/01/19                                   | CHKITM | 809         | RPM Services Inc., reimb RPMS for reorder of bank checks | 53.98                     |              | 53.98           |                  |
| <b>5000 Association Expenses</b>           |        |             | <b>Beg Bal: 0.00</b>                                     | <b>Activity: 53.98</b>    | <b>53.98</b> | <b>0.00</b>     | <b>53.98</b>     |

| Date                                  | Type   | Reference | Description  | Debit            | Credit           | Balance          |
|---------------------------------------|--------|-----------|--|------------------|------------------|------------------|
| 5010 Management Fees (Expense)        |        |           |  |                  |                  | 2,598.00         |
| 07/01/19                              | CHKITM | 809       | RPM Services Inc.: Monthly Management Fee -                    | 433.00           |                  | 3,031.00         |
| <b>5010 Management Fees</b>           |        |           | <b>Beg Bal: 2,598.00      Activity: 433.00</b>                 | <b>433.00</b>    | <b>0.00</b>      | <b>3,031.00</b>  |
| 5020 Postage / Copies (Expense)       |        |           |  |                  |                  | 32.94            |
|                                       |        |           | No activity in the period                                      |                  |                  | 32.94            |
| <b>5020 Postage / Copies</b>          |        |           | <b>Beg Bal: 32.94      Activity: 0.00</b>                      | <b>0.00</b>      | <b>0.00</b>      | <b>32.94</b>     |
| 5100 Repairs & Maintenance (Expense)  |        |           |  |                  |                  | 22.14            |
| 07/10/19                              | CHKITM | 814       | Terri Tangalin-Piedra: exterior door installation & supplies   | 203.87           |                  | 226.01           |
| 07/18/19                              | CHKITM | 815       | All Around Maintenance, Inc.: #6 soffits repair on 2nd balcony | 211.38           |                  | 437.39           |
| <b>5100 Repairs &amp; Maintenance</b> |        |           | <b>Beg Bal: 22.14      Activity: 415.25</b>                    | <b>415.25</b>    | <b>0.00</b>      | <b>437.39</b>    |
| 5150 Plumbing Repairs (Expense)       |        |           |  |                  |                  | 0.00             |
| 07/18/19                              | CHKITM | 815       | All Around Maintenance, Inc.: sewer pipe                       | 5,203.20         |                  | 5,203.20         |
| <b>5150 Plumbing Repairs</b>          |        |           | <b>Beg Bal: 0.00      Activity: 5,203.20</b>                   | <b>5,203.20</b>  | <b>0.00</b>      | <b>5,203.20</b>  |
| 5210 Electric (Expense)               |        |           |  |                  |                  | 113.78           |
| 07/10/19                              | CHKITM | 812       | Clark Public Utilities: Monthly Electricity Acct# 7236-175-1   | 21.80            |                  | 135.58           |
| <b>5210 Electric</b>                  |        |           | <b>Beg Bal: 113.78      Activity: 21.80</b>                    | <b>21.80</b>     | <b>0.00</b>      | <b>135.58</b>    |
| 5240 Sewer (Expense)                  |        |           |  |                  |                  | 3,029.00         |
| 07/10/19                              | CHKITM | 811       | Clark Regional Wastewater District: Monthly Sewer Acct#01612!  | 507.00           |                  | 3,536.00         |
| <b>5240 Sewer</b>                     |        |           | <b>Beg Bal: 3,029.00      Activity: 507.00</b>                 | <b>507.00</b>    | <b>0.00</b>      | <b>3,536.00</b>  |
| 5260 Garbage (Expense)                |        |           |  |                  |                  | 1,783.62         |
| 07/10/19                              | CHKITM | 813       | Waste Connections: Monthly Garbage 2010-976517                 | 298.14           |                  | 2,081.76         |
| <b>5260 Garbage</b>                   |        |           | <b>Beg Bal: 1,783.62      Activity: 298.14</b>                 | <b>298.14</b>    | <b>0.00</b>      | <b>2,081.76</b>  |
| 5301 Accounting (Expense)             |        |           |  |                  |                  | 125.00           |
|                                       |        |           | No activity in the period                                      |                  |                  | 125.00           |
| <b>5301 Accounting</b>                |        |           | <b>Beg Bal: 125.00      Activity: 0.00</b>                     | <b>0.00</b>      | <b>0.00</b>      | <b>125.00</b>    |
| 5315 State Filing Fee (Expense)       |        |           |  |                  |                  | 0.00             |
| 07/01/19                              | CHKITM | 809       | RPM Services Inc.: reimb RPMS for annual state filing          | 10.00            |                  | 10.00            |
| <b>5315 State Filing Fee</b>          |        |           | <b>Beg Bal: 0.00      Activity: 10.00</b>                      | <b>10.00</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      Activity: 0.00</b>                     | <b>0.00</b>      | <b>0.00</b>      | <b>800.00</b>    |
| 5410 Landscaping Contract (Expense)   |        |           |  |                  |                  | 1,723.56         |
| 07/01/19                              | CHKITM | 810       | Jave Landscape Maintenance: service 6/17/19                    | 287.26           |                  | 2,010.82         |
| <b>5410 Landscaping Contract</b>      |        |           | <b>Beg Bal: 1,723.56      Activity: 287.26</b>                 | <b>287.26</b>    | <b>0.00</b>      | <b>2,010.82</b>  |
| 5610 Insurance (Expense)              |        |           |  |                  |                  | 2,496.96         |
| 07/10/19                              | CHKITM | ACH       | American Family Insurance: Policy #019-860-226-37              | 423.99           |                  | 2,920.95         |
| <b>5610 Insurance</b>                 |        |           | <b>Beg Bal: 2,496.96      Activity: 423.99</b>                 | <b>423.99</b>    | <b>0.00</b>      | <b>2,920.95</b>  |
| 6004 Retaining Wall Project (Expense) |        |           |  |                  |                  | 2,600.00         |
|                                       |        |           | No activity in the period                                      |                  |                  | 2,600.00         |
| <b>6004 Retaining Wall Project</b>    |        |           | <b>Beg Bal: 2,600.00      Activity: 0.00</b>                   | <b>0.00</b>      | <b>0.00</b>      | <b>2,600.00</b>  |
| 6700 Reserve Contribution (Expense)   |        |           |  |                  |                  | 5,292.00         |
| 07/01/19                              | JOURNL | J5171     | July Reserve Contribution                                      | 882.00           |                  | 6,174.00         |
| 07/15/19                              | JOURNL | J5213     | SA19 paid transfer to reserve                                  | 15,982.00        |                  | 22,156.00        |
| <b>6700 Reserve Contribution</b>      |        |           | <b>Beg Bal: 5,292.00      Activity: 16,864.00</b>              | <b>16,864.00</b> | <b>0.00</b>      | <b>22,156.00</b> |
|                                       |        |           |  | <b>Totals:</b>   | <b>24,517.62</b> | <b>3,470.96</b>  |

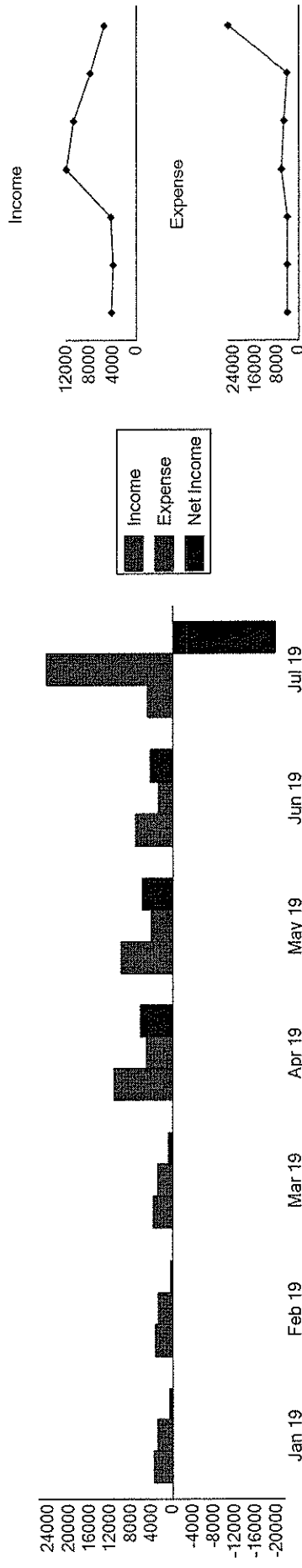
# Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/19 - 07/31/19 (cash basis)

|                                  | JAN 19          | FEB 19          | MAR 19          | APR 19           | MAY 19           | JUN 19          | JUL 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        | 22,247.91        |
| 4050 Reserve Income              | 703.10          | 669.21          | 891.13          | 1,138.48         | 646.06           | 1,037.55        | 664.32          | 5,749.85         |
| 4200 Income                      |                 |                 |                 |                  |                  |                 |                 |                  |
| 4210 Late Fees                   | 0.00            | 0.00            | 0.00            | 0.00             | 0.00             | 0.00            | 50.00           | 50.00            |
| 4200 Total Income                | 0.00            | 0.00            | 0.00            | 0.00             | 0.00             | 0.00            | 50.00           | 50.00            |
| 4263 Reserve Interest            | 1.39            | 1.28            | 1.44            | 1.42             | 1.48             | 1.46            | 1.75            | 10.22            |
| 4626 SA18 Special Assessment     | 0.00            | 0.00            | 0.00            | 169.63           | 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        | 15,982.00        |
| <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>44,209.61</b> |
| <b>EXPENSE</b>                   |                 |                 |                 |                  |                  |                 |                 |                  |
| 5000 Association Expenses        |                 |                 |                 |                  |                  |                 |                 |                  |
| 5010 Management Fees             | 433.00          | 433.00          | 433.00          | 433.00           | 433.00           | 433.00          | 433.00          | 3,031.00         |
| 5020 Postage / Copies            | 32.94           | 0.00            | 0.00            | 0.00             | 0.00             | 0.00            | 0.00            | 32.94            |
| 5000 Other Association Expenses  | 0.00            | 0.00            | 0.00            | 0.00             | 0.00             | 0.00            | 53.98           | 53.98            |
| 5000 Total Association Expenses  | 465.94          | 433.00          | 433.00          | 433.00           | 433.00           | 433.00          | 486.98          | 3,117.92         |
| 5100 Repairs & Maintenance       |                 |                 |                 |                  |                  |                 |                 |                  |
| 5150 Plumbing Repairs            | 0.00            | 0.00            | 0.00            | 0.00             | 0.00             | 0.00            | 5,203.20        | 5,203.20         |
| 5100 Other Repairs & Maintenance | 0.00            | 0.00            | 22.14           | 0.00             | 0.00             | 0.00            | 415.25          | 437.39           |
| 5100 Total Repairs & Maintenance | 0.00            | 0.00            | 22.14           | 0.00             | 0.00             | 0.00            | 5,618.45        | 5,640.59         |
| 5200 Utilities                   |                 |                 |                 |                  |                  |                 |                 |                  |
| 5210 Electric                    | 16.52           | 18.03           | 30.17           | 10.07            | 16.20            | 22.79           | 21.80           | 135.58           |
| 5240 Sewer                       | 494.00          | 507.00          | 507.00          | 507.00           | 507.00           | 507.00          | 507.00          | 3,536.00         |
| 5260 Garbage                     | 305.16          | 290.82          | 293.22          | 298.14           | 298.14           | 298.14          | 298.14          | 2,081.76         |
| 5200 Total Utilities             | 815.68          | 815.85          | 830.39          | 815.21           | 821.34           | 827.93          | 826.94          | 5,753.34         |
| 5300 General Expenses            |                 |                 |                 |                  |                  |                 |                 |                  |
| 5301 Accounting                  | 0.00            | 0.00            | 0.00            | 125.00           | 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           | 10.00            |
| 5325 Reserve Study               | 0.00            | 0.00            | 0.00            | 800.00           | 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           | 935.00           |
| 5400 Landscaping                 |                 |                 |                 |                  |                  |                 |                 |                  |
| 5410 Landscaping Contract        | 287.26          | 287.26          | 287.26          | 287.26           | 287.26           | 287.26          | 287.26          | 2,010.82         |
| 5400 Total Landscaping           | 287.26          | 287.26          | 287.26          | 287.26           | 287.26           | 287.26          | 287.26          | 2,010.82         |
| 5600 Insurance                   |                 |                 |                 |                  |                  |                 |                 |                  |
| 5610 Insurance                   | 416.16          | 416.16          | 416.16          | 416.16           | 416.16           | 416.16          | 423.99          | 2,920.95         |
| 5600 Total Insurance             | 416.16          | 416.16          | 416.16          | 416.16           | 416.16           | 416.16          | 423.99          | 2,920.95         |

|                             | JAN 19          | FEB 19          | MAR 19          | APR 19          | MAY 19          | JUN 19          | JUL 19            | TOTAL            |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------|------------------|
| 6004 Retaining Wall Project | 0.00            | 0.00            | 0.00            | 1,300.00        | 1,300.00        | 0.00            | 0.00              | 2,600.00         |
| 6700 Reserve Contribution   | 882.00          | 882.00          | 882.00          | 882.00          | 882.00          | 882.00          | 16,864.00         | 22,156.00        |
| <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>45,134.62</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>-925.01</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          | 44,209.61        |
| Expense                     | -2,867.04       | -2,834.27       | -2,870.95       | -5,058.63       | -4,139.76       | -2,846.35       | -24,517.62        | -45,134.62       |
| <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>-925.01</b>   |



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 07/01/19 - 07/31/19 and 01/01/19 - 07/31/19 (cash basis)

|                                  | Actual<br>07/01/19 - 07/31/19 | Budget<br>07/19 - 07/19 | \$ Change     | % Change      | Actual YTD<br>01/01/19 - 07/31/19 | Budget YTD<br>01/19 - 07/19 | \$ Change        | % Change      |
|----------------------------------|-------------------------------|-------------------------|---------------|---------------|-----------------------------------|-----------------------------|------------------|---------------|
| <b>INCOME</b>                    |                               |                         |               |               |                                   |                             |                  |               |
| 4000 HOA Dues                    | 2,754.89                      | 3,269.17                | -514.28       | -15.7 %       | 22,247.91                         | 22,884.15                   | -636.24          | -2.8 %        |
| 4050 Reserve Income              | 664.32                        | 882.00                  | -217.68       | -24.7 %       | 5,749.85                          | 6,174.00                    | -424.15          | -6.9 %        |
| 4200 Income                      |                               |                         |               |               |                                   |                             |                  |               |
| 4210 Late Fees                   | 50.00                         | 0.00                    | 50.00         |               | 50.00                             | 0.00                        | 50.00            |               |
| 4200 Total Income                | 50.00                         | 0.00                    | 50.00         |               | 50.00                             | 0.00                        | 50.00            |               |
| 4263 Reserve Interest            | 1.75                          | 0.00                    | 1.75          |               | 10.22                             | 0.00                        | 10.22            |               |
| 4626 SA18 Special Assessment     | 0.00                          | 0.00                    | 0.00          |               | 169.63                            | 0.00                        | 169.63           |               |
| 4627 SA19                        | 1,400.00                      | 0.00                    | 1,400.00      |               | 15,982.00                         | 0.00                        | 15,982.00        |               |
| <b>TOTAL INCOME</b>              | <b>4,670.96</b>               | <b>4,151.17</b>         | <b>719.79</b> | <b>17.3 %</b> | <b>44,209.61</b>                  | <b>29,058.15</b>            | <b>15,151.46</b> | <b>52.1 %</b> |
| <b>EXPENSE</b>                   |                               |                         |               |               |                                   |                             |                  |               |
| 5000 Association Expenses        |                               |                         |               |               |                                   |                             |                  |               |
| 5005 Association Operations      | 0.00                          | 25.00                   | -25.00        | -100.0 %      | 0.00                              | 175.00                      | -175.00          | -100.0 %      |
| 5010 Management Fees             | 433.00                        | 433.00                  | 0.00          | 0.0 %         | 3,031.00                          | 3,031.00                    | 0.00             | 0.0 %         |
| 5020 Postage / Copies            | 0.00                          | 8.34                    | -8.34         | -100.0 %      | 32.94                             | 58.30                       | -25.36           | -43.5 %       |
| 5065 Website                     | 0.00                          | 0.00                    | 0.00          |               | 0.00                              | 15.00                       | -15.00           | -100.0 %      |
| 5000 Other Association Expenses  | 53.98                         | 0.00                    | 53.98         |               | 53.98                             | 0.00                        | 53.98            |               |
| 5000 Total Association Expenses  | 486.98                        | 466.34                  | 20.64         | 4.4 %         | 3,117.92                          | 3,279.30                    | -161.38          | -4.9 %        |
| 5100 Repairs & Maintenance       |                               |                         |               |               |                                   |                             |                  |               |
| 5120 Gutter Clean/Maint.         | 0.00                          | 0.00                    | 0.00          |               | 0.00                              | 600.00                      | -600.00          | -100.0 %      |
| 5150 Plumbing Repairs            | 5,203.20                      | 0.00                    | 5,203.20      |               | 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 | 415.25                        | 832.08                  | -416.83       | -50.1 %       | 437.39                            | 5,824.60                    | -5,387.21        | -92.5 %       |
| 5100 Total Repairs & Maintenance | 5,618.45                      | 832.08                  | 4,786.37      | 575.2 %       | 5,640.59                          | 7,324.60                    | -1,684.01        | -23.0 %       |
| 5200 Utilities                   |                               |                         |               |               |                                   |                             |                  |               |
| 5210 Electric                    | 21.80                         | 25.00                   | -3.20         | -12.8 %       | 135.58                            | 175.00                      | -39.42           | -22.5 %       |
| 5240 Sewer                       | 507.00                        | 500.00                  | 7.00          | 1.4 %         | 3,536.00                          | 3,500.00                    | 36.00            | 1.0 %         |
| 5260 Garbage                     | 298.14                        | 310.00                  | -11.86        | -3.8 %        | 2,081.76                          | 2,170.00                    | -88.24           | -4.1 %        |
| 5200 Total Utilities             | 826.94                        | 835.00                  | -8.06         | -1.0 %        | 5,753.34                          | 5,845.00                    | -91.66           | -1.6 %        |
| 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                              | 583.35                      | -583.35          | -100.0 %      |
| 5315 State Filing Fee            | 10.00                         | 0.83                    | 9.17          | 1,104.8 %     | 10.00                             | 5.85                        | 4.15             | 70.9 %        |
| 5325 Reserve Study               | 0.00                          | 0.00                    | 0.00          |               | 800.00                            | 0.00                        | 800.00           |               |
| 5300 Total General Expenses      | 10.00                         | 84.16                   | -74.16        | -88.1 %       | 935.00                            | 789.20                      | 145.80           | 18.5 %        |

|                             | Actual<br>07/01/19 - 07/31/19 | Budget<br>07/19 - 07/19 | \$ Change         | % Change           | Actual YTD<br>01/01/19 - 07/31/19 | Budget YTD<br>01/19 - 07/19 | \$ Change        | % Change        |
|-----------------------------|-------------------------------|-------------------------|-------------------|--------------------|-----------------------------------|-----------------------------|------------------|-----------------|
| 5400 Landscaping            |                               |                         |                   |                    |                                   |                             |                  |                 |
| 5410 Landscaping Contract   | 287.26                        | 350.00                  | -62.74            | -17.9 %            | 2,010.82                          | 2,450.00                    | -439.18          | -17.9 %         |
| 5400 Total Landscaping      | 287.26                        | 350.00                  | -62.74            | -17.9 %            | 2,010.82                          | 2,450.00                    | -439.18          | -17.9 %         |
| 5600 Insurance              |                               |                         |                   |                    |                                   |                             |                  |                 |
| 5610 Insurance              | 423.99                        | 400.00                  | 23.99             | 6.0 %              | 2,920.95                          | 2,800.00                    | 120.95           | 4.3 %           |
| 5600 Total Insurance        | 423.99                        | 400.00                  | 23.99             | 6.0 %              | 2,920.95                          | 2,800.00                    | 120.95           | 4.3 %           |
| 6004 Retaining Wall Project | 0.00                          | 0.00                    | 0.00              |                    | 2,600.00                          | 0.00                        | 2,600.00         |                 |
| 6400 Delinquent Contingency | 0.00                          | 41.67                   | -41.67            | -100.0 %           | 0.00                              | 291.65                      | -291.65          | -100.0 %        |
| 6500 Unbudgeted Expense     | 0.00                          | 67.00                   | -67.00            | -100.0 %           | 0.00                              | 469.00                      | -469.00          | -100.0 %        |
| 6700 Reserve Contribution   | 16,864.00                     | 882.00                  | 15,982.00         | 1,812.0 %          | 22,156.00                         | 6,174.00                    | 15,982.00        | 258.9 %         |
| <b>TOTAL EXPENSE</b>        | <b>24,517.62</b>              | <b>3,958.25</b>         | <b>20,559.37</b>  | <b>519.4 %</b>     | <b>45,134.62</b>                  | <b>29,422.75</b>            | <b>15,711.87</b> | <b>53.4 %</b>   |
| <b>NET INCOME</b>           | <b>-19,646.66</b>             | <b>192.92</b>           | <b>-19,839.58</b> | <b>-10,283.8 %</b> | <b>-925.01</b>                    | <b>-364.60</b>              | <b>-560.41</b>   | <b>-153.7 %</b> |
| <b>NET INCOME SUMMARY</b>   |                               |                         |                   |                    |                                   |                             |                  |                 |
| Income                      | 4,870.96                      | 4,151.17                | 719.79            | 17.3 %             | 44,209.61                         | 29,058.15                   | 15,151.46        | 52.1 %          |
| Expense                     | -24,517.62                    | -3,958.25               | -20,559.37        | 519.4 %            | -45,134.62                        | -29,422.75                  | -15,711.87       | 53.4 %          |
| Other Income & Expense      | 0.00                          | 0.00                    | 0.00              |                    | 0.00                              | 0.00                        | 0.00             |                 |
| <b>NET INCOME</b>           | <b>-19,646.66</b>             | <b>192.92</b>           | <b>-19,839.58</b> | <b>-10,283.8 %</b> | <b>-925.01</b>                    | <b>-364.60</b>              | <b>-560.41</b>   | <b>-153.7 %</b> |



# Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 07/31/19

\* indicates a past homeowner

| Homeowner Name                        | Acc              | Unit | Unit Type | Amount    |
|---------------------------------------|------------------|------|-----------|-----------|
| <b>Lakeview COA</b>                   |                  |      |           |           |
| Cook, Matthew                         | 1927             | #17  | CONDO/HOA | 2,234.00  |
| Hammett, Michael                      | 1920             | #9   | CONDO/HOA | 7,203.86  |
| King - CALAW, Bobbi                   | 2923             | #15  | CONDO/HOA | 6,539.59  |
| 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 | 1,472.56  |
| Sonnes, Carmen                        | 1915             | #4   | CONDO/HOA | 18.00     |
| <b>Total Delinquent for Property:</b> | <b>45,592.60</b> |      |           |           |

## Report Summary

| Detail              | Value     |
|---------------------|-----------|
| Homeowners:         | 8         |
| Percent Delinquent: | 32.00 %   |
| Delinquent Amount:  | 45,592.60 |

# Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 07/31/19

| Homeowner Name   | Property | Unit | Acc. | Default Phone | Address            | Amount          |
|------------------|----------|------|------|---------------|--------------------|-----------------|
| Benedict, Jared  | Lakev    | #1   | 1912 | (503)708-1759 | C/O Mishawn Nelson | 227.78          |
| Blizzard, Debra  | Lakev    | #7   | 1918 | (561)352-0824 | PO BOX 65503       | 211.28          |
| Chaschin, Heonia | Lakev    | #2   | 1913 | (503)312-1514 | 3451 SW Doschview  | 193.19          |
| 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.  | 2,056.40        |
| Piedra, Juan     | Lakev    | #18  | 1928 | (971)230-8071 | PO Box 935         | 219.32          |
| <b>Totals:</b>   |          |      |      |               |                    | <b>3,300.44</b> |

# Checks By Account

Property: Lakeview COA

Date Range: 07/01/19 - 07/31/19

| Payee   | Check Date | Reference | Memo                 | Bill Date      | Bill Reference     | Property | Amount   |
|---|------------|-----------|----------------------|----------------|--------------------|----------|----------|
| <b>5000 Association Expenses</b>                              |            |           |                      |                |                    |          |          |
| RPM Services Inc  | 7/1/19     | 809       | reimb RPMS for r     | 6/26/19        | Reimb checks       | Lakev    | 53.98    |
|   |            |           |                      |                |                    |          | 53.98    |
| <b>5000 Association Expenses : 5010 Management Fees</b>       |            |           |                      |                |                    |          |          |
| RPM Services Inc  | 7/1/19     | 809       | Monthly Managem      | 7/1/19         | July               | Lakev    | 433.00   |
|   |            |           |                      |                |                    |          | 433.00   |
| <b>5100 Repairs &amp; Maintenance</b>                         |            |           |                      |                |                    |          |          |
| Terri Tangalin-Pie  | 7/10/19    | 814       | exterior door instal | 7/10/19        | 07022019           | Lakev    | 203.87   |
| All Around Mainte   | 7/18/19    | 815       | #6 soffits repair o  | 7/18/19        | 3790               | Lakev    | 211.38   |
|   |            |           |                      |                |                    |          | 415.25   |
| <b>5100 Repairs &amp; Maintenance : 5150 Plumbing Repairs</b> |            |           |                      |                |                    |          |          |
| All Around Mainte   | 7/18/19    | 815       | sewer pipe           | 7/18/19        | 3797               | Lakev    | 5,203.20 |
|   |            |           |                      |                |                    |          | 5,203.20 |
| <b>5200 Utilities : 5210 Electric</b>                         |            |           |                      |                |                    |          |          |
| Clark Public Utilitir   | 7/10/19    | 812       | Monthly Electricity  | 7/1/19         | 7236-175-1         | Lakev    | 21.80    |
|   |            |           |                      |                |                    |          | 21.80    |
| <b>5200 Utilities : 5240 Sewer</b>                            |            |           |                      |                |                    |          |          |
| Clark Regional W  | 7/10/19    | 811       | Monthly Sewer Ac     | 7/1/19         | 016125-000         | Lakev    | 507.00   |
|   |            |           |                      |                |                    |          | 507.00   |
| <b>5200 Utilities : 5260 Garbage</b>                          |            |           |                      |                |                    |          |          |
| Waste Connector   | 7/10/19    | 813       | Monthly Garbage :    | 7/1/19         | 2010-976517        | Lakev    | 298.14   |
|   |            |           |                      |                |                    |          | 298.14   |
| <b>5300 General Expenses : 5315 State Filing Fee</b>          |            |           |                      |                |                    |          |          |
| RPM Services Inc  | 7/1/19     | 809       | reimb RPMS for a     | 6/26/19        | Sec of State reimt | Lakev    | 10.00    |
|   |            |           |                      |                |                    |          | 10.00    |
| <b>5400 Landscaping : 5410 Landscaping Contract</b>           |            |           |                      |                |                    |          |          |
| Jave Landscape Iv   | 7/1/19     | 810       | service              | 6/17/19 7/1/19 | 1146               | Lakev    | 287.26   |
|   |            |           |                      |                |                    |          | 287.26   |
| <b>5600 Insurance : 5610 Insurance</b>                        |            |           |                      |                |                    |          |          |
| American Family I   | 7/10/19    | ACH       | Policy #019-860-2    | 7/10/19        | August             | Lakev    | 423.99   |
|   |            |           |                      |                |                    |          | 423.99   |

**Total Amount: 7,653.62**

# Bank Reconciliation Report

Lakeview COA OPR  
Reconciled on: 08/05/19

## Deposits

| Date     | Ref #  | Details                     | Amount          |
|----------|--------|-----------------------------|-----------------|
| 07/03/19 | D10664 | Bank Deposit: Deposit       | 2,236.00        |
| 07/10/19 | D10707 | Bank Deposit: Deposit       | 801.99          |
| 07/18/19 | D10755 | Bank Deposit: Deposit       | 1,055.94        |
| 07/29/19 | D10816 | Bank Deposit: Deposit - ach | 349.69          |
| 07/30/19 | D10797 | Bank Deposit: Deposit       | 425.59          |
|          |        |                             | <b>4,869.21</b> |

## Payments

| Date     | Ref # | Details                                       | Amount           |
|----------|-------|---|------------------|
| 07/01/19 | 809   | RPM Services Inc,                             | 496.98           |
| 07/01/19 | 810   | Jave Landscape Maintenance                    | 287.26           |
| 07/01/19 | J5171 | Journal: July Reserve Contribution            | 882.00           |
| 07/10/19 | 811   | Clark Regional Wastewater District            | 507.00           |
| 07/10/19 | 812   | Clark Public Utilities                        | 21.80            |
| 07/10/19 | 813   | Waste Connections                             | 298.14           |
| 07/10/19 | 814   | Terri Tangalin-Piedra                         | 203.87           |
| 07/10/19 | ACH   | American Family Insurance                     | 423.99           |
| 07/15/19 | J5213 | Journal: SA19 paid transfer to reserve        | 15,982.00        |
| 07/18/19 | 815   | All Around Maintenance, Inc.                  | 5,414.58         |
| 08/01/19 | J5226 | Journal: August reserve transfer contribution | 882.00           |
|          |       |   | <b>25,399.62</b> |

## Outstanding Payments

| Date     | Ref # | Details                    | Amount        |
|----------|-------|----------------------------|---------------|
| 08/01/19 | 816   | RPM Services Inc,          | 452.50        |
| 08/01/19 | 817   | Jave Landscape Maintenance | 287.26        |
|          |       |                            | <b>739.76</b> |

## Summary

|                                  |           |                             |           |
|----------------------------------|-----------|-----------------------------|-----------|
| <b>Previous Cleared Balance:</b> | 48,414.33 | <b>Reconciled Balance</b>   | 27,883.92 |
| <b>+ Selected Deposits</b>       | 4,869.21  | <b>+ Uncleared Deposits</b> | 0.00      |
| <b>- Selected Payments</b>       | 25,399.62 | <b>- Outstanding Checks</b> | 739.76    |
| <b>Reconciled Balance:</b>       | 27,883.92 | <b>Register Balance</b>     | 27,144.16 |
| <b>Goal:</b>                     | 27,883.92 |                             |           |
| <b>Difference:</b>               | 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: June 30, 2019  
This statement: July 31, 2019

Save time and money on payroll with one of our full-service options. Business Online Payroll (R) is a cost-effective, online payroll solution with complete tax pay and file service. Paychex (R) is a full-service option which includes expert, one-on-one service. Visit our website to learn more about payroll services available through Umpqua Bank.

## BUSINESS FREE CHECKING

|                 |             |                          |             |
|-----------------|-------------|--------------------------|-------------|
| Account number  | 9805844488  | Beginning balance        | \$48,414.33 |
| Low balance     | \$27,883.92 | Deposits/Additions       | \$4,869.21  |
| Average balance | \$39,099.14 | Withdrawals/Subtractions | \$25,399.62 |
| Interest earned | \$0.00      | Ending balance           | \$27,883.92 |

### Deposits/Additions

| <u>Date</u>            | <u>Description</u> | <u>Additions</u>  |
|------------------------|--------------------|-------------------|
| 07-03                  | Deposit            | 2,236.00          |
| 07-10                  | Deposit            | 801.99            |
| 07-18                  | Deposit            | 1,055.94          |
| 07-30                  | Deposit            | 425.59            |
| <b>Total Additions</b> |                    | <b>\$4,519.52</b> |

### ACH and Electronic Payments/Subtractions

| <u>Date</u>   | <u>Description</u>  | <u>Subtractions</u> |
|---|---|---------------------|
| 07-11   | ACH Debit American Family Webpayment 0000000219093g3 20190711 | 423.99              |
| <b>Total ACH and Electronic Payments/Subtractions</b> |   | <b>\$423.99</b>     |

**ACH and Electronic Deposits/Additions**

| <u>Date</u>  | <u>Description</u>  | <u>Additions</u> |
|--|---|------------------|
| 07-30  | ACH Credit Paylease.Com Settlement 000006390951001 20190730 | 349.69           |
| <b>Total ACH and Electronic Deposits/Additions</b> |   | <b>\$349.69</b>  |

**Other Withdrawals/Subtractions**

| <u>Date</u>                                 | <u>Description</u>   | <u>Subtractions</u> |
|---|--|---------------------|
| 07-01                                       | Cash Mgmt Trsfr Dr Ref 1820707I Funds Transfer To Dep 9800551419 From July Reserve<br>Contr Ibution          | 882.00              |
| 07-15                                       | Cash Mgmt Trsfr Dr Ref 1961138I Funds Transfer To Dep 9800551419 From Sa19 Money<br>Paid An D Transferred    | 15,982.00           |
| 07-31                                       | Cash Mgmt Trsfr Dr Ref 2121424I Funds Transfer To Dep 9800551419 From August<br>Reserve Tra NSF Contribution | 882.00              |
| <b>Total Other Withdrawals/Subtractions</b> |  | <b>\$17,746.00</b>  |

**Daily Balances**

| <u>Date</u> | <u>Amount</u> | <u>Date</u> | <u>Amount</u> | <u>Date</u> | <u>Amount</u> |
|-------------|---------------|-------------|---------------|-------------|---------------|
| 06-30       | 48,414.33     | 07-11       | 49,649.35     | 07-24       | 27,990.64     |
| 07-01       | 47,035.35     | 07-15       | 33,380.09     | 07-30       | 28,765.92     |
| 07-03       | 49,271.35     | 07-17       | 32,647.42     | 07-31       | 27,883.92     |
| 07-10       | 50,073.34     | 07-18       | 33,405.22     |             |               |

**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> |
|----------------|---------------|-------------|----------------|---------------|-------------|
| 809            | \$496.98      | 07-01       | 813            | \$298.14      | 07-18       |
| 810            | \$287.26      | 07-15       | 814            | \$203.87      | 07-17       |
| 811            | \$507.00      | 07-17       | 815            | \$5,414.58    | 07-24       |
| 812            | \$21.80       | 07-17       |                |               |             |

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

Total Checks paid: 7 for -\$7,229.63

# Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 08/05/19

## Deposits

| Date     | Ref # | Details                                       | Amount           |
|----------|-------|---|------------------|
| 07/01/19 | J5171 | Journal: July Reserve Contribution            | 882.00           |
| 07/15/19 | J5213 | Journal: SA19 paid transfer to reserve        | 15,982.00        |
| 07/31/19 | J5242 | Journal: July reserve interest                | 1.75             |
| 08/01/19 | J5226 | Journal: August reserve transfer contribution | 882.00           |
|          |       |   | <b>17,747.75</b> |

## Summary

|                            |                  |
|----------------------------|------------------|
| Previous Cleared Balance:  | 59,179.65        |
| + Selected Deposits        | 17,747.75        |
| - Selected Payments        | 0.00             |
| <b>Reconciled Balance:</b> | <b>76,927.40</b> |
| <b>Goal:</b>               | <b>76,927.40</b> |
| <b>Difference:</b>         | <b>0.00</b>      |

|                             |                  |
|-----------------------------|------------------|
| <b>Reconciled Balance</b>   | 76,927.40        |
| <b>+ Uncleared Deposits</b> | 0.00             |
| <b>- Outstanding Checks</b> | 0.00             |
| <b>Register Balance</b>     | <b>76,927.40</b> |



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: June 30, 2019  
This statement: July 31, 2019

Save time and money on payroll with one of our full-service options. Business Online Payroll (R) is a cost-effective, online payroll solution with complete tax pay and file service. Paychex (R) is a full-service option which includes expert, one-on-one service. Visit our website to learn more about payroll services available through Umpqua Bank.

### MAIN STREET MONEY MARKET

|                            |             |                          |             |
|----------------------------|-------------|--------------------------|-------------|
| Account number             | 9800551419  | Beginning balance        | \$59,179.65 |
| Low balance                | \$60,061.65 | Additions/Deposits       | \$17,747.75 |
| Average balance            | \$68,854.42 | Withdrawals/Subtractions | \$0.00      |
| Interest paid year to date | \$10.22     | Ending balance           | \$76,927.40 |
| Interest earned            | \$1.75      |                          |             |

### Other Deposits/ Additions

| <u>Date</u>                            | <u>Description</u>   | <u>Additions</u>   |
|--|--|--------------------|
| 07-01                                  | Cash Mgmt Trsfr Cr Ref 18207071 Funds Transfer Frm Dep 9805844488 From July Reserve Contr Ibution          | 882.00             |
| 07-15                                  | Cash Mgmt Trsfr Cr Ref 19611381 Funds Transfer Frm Dep 9805844488 From Sa19 Money Paid An D Transferred    | 15,982.00          |
| 07-31                                  | Cash Mgmt Trsfr Cr Ref 21214241 Funds Transfer Frm Dep 9805844488 From August Reserve Tra NSF Contribution | 882.00             |
| 07-31                                  | Interest Credit  | 1.75               |
| <b>Total Other Deposits/ Additions</b> |  | <b>\$17,747.75</b> |

### Daily Balances

| <u>Date</u> | <u>Balance</u> | <u>Date</u> | <u>Balance</u> | <u>Date</u> | <u>Balance</u> |
|-------------|----------------|-------------|----------------|-------------|----------------|
| 06-30       | 59,179.65      | 07-15       | 76,043.65      | 07-31       | 76,927.40      |
| 07-01       | 60,061.65      |             |                |             |                |



**Interest Information**

|                                |                |
|--------------------------------|----------------|
| Annual percentage yield earned | .03%           |
| Interest-bearing days          | 31             |
| Average balance for APY        | \$68,854.42    |
| Interest earned                | \$1.75         |
| Interest paid year to date     | \$10.22        |
| Statement period               | 07/01 to 07/31 |

**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:    | 1917974291                  |
| Approval status: | 1 of 1 received             |
| Transmitted:     | 07/15/2019 12:38:19 PM (ET) |
| Transmitted by:  | RPMHOA                      |

### Details

---

|               |   |
|---------------|---|
| From account: | Lakeview OPR - Checking - *4488 - \$49,649.35<br>(Balance as of: 07/15/2019 12:37:51 PM (ET) Not a guarantee of available funds.) |
| To account:   | Lakeview RES - Checking - *1419 - \$60,061.65<br>(Balance as of: 07/15/2019 12:37:51 PM (ET) Not a guarantee of available funds.) |
| Amount:       | \$15,982.00   |
| Description:  | SA19 money paid and transferred   |
| Send on:      | 07/15/2019 (today)  |

---



# General Ledger

Property: Lakeview COA  
Detail 04/01/19 - 07/12/19 (cash basis)

| Date               | Type   | Reference            | Description   | Debit       | Credit           | Balance          |
|--------------------|--------|----------------------|---|-------------|------------------|------------------|
| 4627 SA19 (Income) |        |                      |   |             |                  | 0.00             |
| 04/04/19           | CHPAID | 144                  | Debra Blizzard #7 Alloc to 'SA19' Ch date: 4/1/201      |             | 1,000.00         | 1,000.00         |
| 04/15/19           | CHPAID | 613590019            | Heonia Chaschin #2 Alloc to 'SA19' Ch date: 4/1/201     |             | 1,000.00         | 2,000.00         |
| 04/23/19           | CHPAID | 1321                 | Justin Rhodes Inve #16 Alloc to 'SA19' Ch date: 4/1/201 |             | 1,000.00         | 3,000.00         |
| 04/23/19           | CHPAID | 1321                 | Rhodes investmen #19 Alloc to 'SA19' Ch date: 4/1/201   |             | 1,000.00         | 4,000.00         |
| 04/24/19           | CSTPAY | 1227                 | Kathy McClung #8 for 2019 special assessment an         |             | 1,000.00         | 5,000.00         |
| 05/06/19           | CHPAID | 1172                 | Carmen Sonnes #4 Alloc to 'SA19' Ch date: 4/1/201       |             | 500.00           | 5,500.00         |
| 05/06/19           | CHPAID | 7354                 | Israel Moshkovits #14 Alloc to 'SA19' Ch date: 4/1/201  |             | 1,000.00         | 6,500.00         |
| 05/10/19           | CHPAID | 3284482              | Ed & Denny LLC #20 Alloc to 'SA19' Ch date: 4/1/201     |             | 500.00           | 7,000.00         |
| 05/10/19           | CHPAID | 3284483              | Ed & Denny LLC #21 Alloc to 'SA19' Ch date: 4/1/201     |             | 500.00           | 7,500.00         |
| 05/28/19           | CHPAID | 311                  | David & Jana Hart #3 Alloc to 'SA19' Ch date: 4/1/201   |             | 1,000.00         | 8,500.00         |
| 05/28/19           | CHPAID | 311                  | David & Jana Hart #10 Alloc to 'SA19' Ch date: 4/1/201  |             | 1,000.00         | 9,500.00         |
| 05/28/19           | CHPAID | 311                  | David & Jana Hart #12 Alloc to 'SA19' Ch date: 4/1/201  |             | 1,000.00         | 10,500.00        |
| 05/28/19           | CHPAID | 6185568              | Davovia Marith #6 Alloc to 'SA19' Ch date: 4/1/201      |             | 1,000.00         | 11,500.00        |
| 06/03/19           | CHPAID | 35556284             | Juan Piedra #18 Alloc to 'SA19' Ch date: 4/1/201        |             | 1,000.00         | 12,500.00        |
| 06/03/19           | CHPAID | 37932753             | Karen & Brian Dun #5 Alloc to 'SA19' Ch date: 4/1/201   |             | 1,000.00         | 13,500.00        |
| 06/03/19           | CHPAID | 38209915             | Ed & Denny LLC #20 Alloc to 'SA19' Ch date: 4/1/201     |             | 500.00           | 14,000.00        |
| 06/03/19           | CHPAID | 38209916             | Ed & Denny LLC #21 Alloc to 'SA19' Ch date: 4/1/201     |             | 500.00           | 14,500.00        |
| 06/05/19           | CHPAID | 3053                 | Carmen Sonnes #4 Alloc to 'SA19' Ch date: 4/1/201       |             | 82.00            | 14,582.00        |
| 07/01/19           | CHPAID | 2535460637           | Jared Benedict #1 Alloc to 'SA19' Ch date: 4/1/201      |             | 1,000.00         | 15,582.00        |
| 07/10/19           | CHPAID | 1201                 | Carmen Sonnes #4 Alloc to 'SA19' Ch date: 4/1/201       |             | 400.00           | 15,982.00        |
| <b>4627 SA19</b>   |        | <b>Beg Bal: 0.00</b> | <b>Activity: 15,982.00</b>                              | <b>0.00</b> | <b>15,982.00</b> | <b>15,982.00</b> |

Totals: 0.00 15,982.00



**UMPQUA BANK**

## Transfer Confirmation

The request below has been approved and added to the schedule successfully. On each scheduled date, the request will be transmitted.

### Schedule Information

---

Scheduled: 06/28/2019 04:54:20 PM (ET)  
Scheduled By: RPMHOA  
Approval status: 1 of 1 received

### Details

---

From account: Lakeview OPR - Checking - \*4488 - \$48,414.33  
(Balance as of: 06/28/2019 04:51:05 PM (ET) Not a guarantee of available funds.)

To account: Lakeview RES - Checking - \*1419 - \$59,178.19  
(Balance as of: 06/28/2019 04:51:05 PM (ET) Not a guarantee of available funds.)

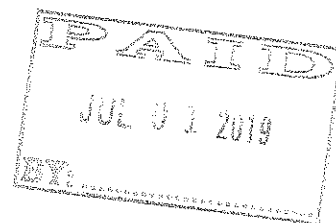
Amount: \$882.00

Description: July Reserve Contribution

Frequency: Custom

Send on: 07/01/2019

---

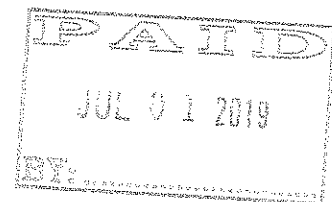


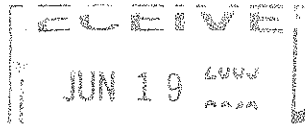
# **Lakeview Condo Owners Association**

**2019 Reserve Contribution**

**Monthly \$882.00**

**JULY 2019**





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

### Jave Landscape

Lawn Service

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

NE 1146

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

Date 6-18-19

|  |             |           |
|--|-------------|-----------|
| Name <u>Lakewood Cards Association</u> |             |           |
| Address _____                          |             |           |
| City _____                             | State _____ | Zip _____ |

| Qty.         | Description     | Amount        |
|--------------|-----------------|---------------|
| 1            | Service 6/17/19 | 265.00        |
|              |                 |               |
|              |                 |               |
|              |                 |               |
|              |                 |               |
|              |                 |               |
|              |                 |               |
|              |                 |               |
|              |                 |               |
|              |                 |               |
|              |                 |               |
| Sub Total    |                 | 265.00        |
| Tax          |                 | 22.26         |
| <b>Total</b> |                 | <b>287.26</b> |

**PAID**

JUL 01 2019

BY: OSIC

*Approved*

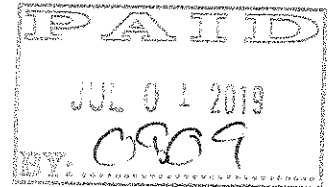
# Thank You!

**Lakeview Condo Owners Association  
2019 Management Fee**

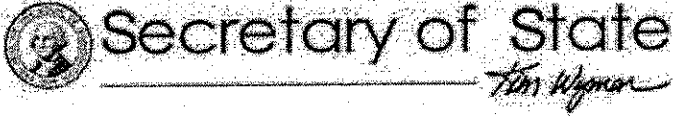
**Pay To RPM Services, Inc.  
5620 NE Gher Rd. Suite H  
Vancouver, WA 98662**

**Monthly \$433.00**

**JULY 2019**



Washington Secretary of State  
 Corporations and Charities Division  
 801 Capitol Way South  
 PO Box 40234  
 Olympia, WA 98504-0234  
 (360) 725-0377  
[corps@sos.wa.gov](mailto:corps@sos.wa.gov)



## Customer Receipt

### Payment Transaction:

Work Order #: [REDACTED]  
 Received Date: 06/20/2019  
 Total Paid: \$ [REDACTED]

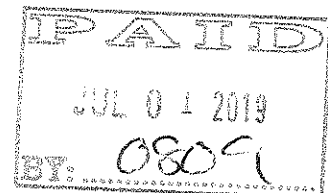
### Payment Details:

| Cardholder Name / Payer Name | Payment Type | Identifying Number | Payment Date | Amount     |
|------------------------------|--------------|--------------------|--------------|------------|
| [REDACTED]                   | [REDACTED]   | [REDACTED]         | 06/20/2019   | [REDACTED] |

### Transaction Details:

| Name                              | UBI # / Registration # | Service Type  | Amount     | Processing Fee |
|-----------------------------------|------------------------|---------------|------------|----------------|
| E                                 |                        |               |            | \$0.00         |
| LAKEVIEW CONDO OWNERS ASSOCIATION | 602 635 673            | ANNUAL REPORT | \$10.00    | \$0.00         |
| [REDACTED]                        | [REDACTED]             | [REDACTED]    | [REDACTED] | [REDACTED]     |

*Reimburse RDM S*







Filed  
 Secretary of State  
 State of Washington  
 Date Filed: 06/20/2019  
 Effective Date: 06/20/2019  
 UBI #: 602 635 673

# Annual Report

## BUSINESS INFORMATION

---

Business Name:  
**LAKEVIEW CONDO OWNERS ASSOCIATION**

UBI Number:  
**602 635 673**

Business Type:  
**WA NONPROFIT CORPORATION**

Business Status:  
**ACTIVE**

Principal Office Street Address:  
**5620 NE GHER RD #H, VANCOUVER, WA, 98662, UNITED STATES**

Principal Office Mailing Address:  
**5620 NE GHER RD #H, VANCOUVER, WA, 98662, UNITED STATES**

Expiration Date:  
**07/31/2020**

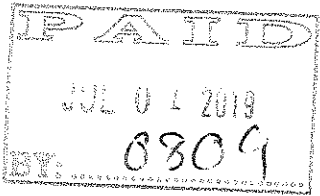
Jurisdiction:  
**UNITED STATES, WASHINGTON**

Formation/Registration Date:  
**07/26/2006**

Period of Duration:  
**PERPETUAL**

Inactive Date:

Nature of Business:  
**CONDOMINIUM ASSOCIATION**



**REGISTERED AGENT**     RCW 23.95.410

---

| Registered Agent Name | Street Address  | Mailing Address |
|-----------------------|---|-----------------|
| KENNETH OPP           | 5620 NE GHER RD STE H, VANCOUVER, WA, 98662-6164, UNITED STATES |                 |

## PRINCIPAL OFFICE

---

Phone:  
**3606936260**

Email:

RPMS@RPMSERVICE.NET

Street Address:

5620 NE GHER RD #H, VANCOUVER, WA, 98662, USA

Mailing Address:

5620 NE GHER RD #H, VANCOUVER, WA, 98662, USA

## GOVERNORS

| Title    | Type       | Entity Name | First Name | Last Name |
|----------|------------|-------------|------------|-----------|
| GOVERNOR | INDIVIDUAL |             | JUAN       | PIEDRA    |
| GOVERNOR | INDIVIDUAL |             | DENNY      | HUSTON    |
| GOVERNOR | INDIVIDUAL |             | DANO       | MARITH    |

## NATURE OF BUSINESS

- CONDOMINIUM ASSOCIATION

## EFFECTIVE DATE

Effective Date:

06/20/2019

## CONTROLLING INTEREST

1. Does your company own real property (including leasehold interests) in Washington?

NO

2. Has there been a transfer of stock, other financial interest change, or an option agreement exercised during the last 12 months that resulted in a transfer of controlling interest?

NO

3. Has an option agreement been executed in the last 12 months allowing for the future purchase or acquisition of the entity, that, if exercised would result in a transfer of controlling interest?

NO

You must contact the Washington State Department of Revenue to report a Controlling Interest Transfer **IF**:

\* This company owns land, buildings or other real estate in Washington State,

**AND**

\* Answered "YES" to questions 2 or 3 above.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of RCW 82.45.220.

For more information on **Controlling Interest**, please call the Department of Revenue at (360) 534-1503, option 1, or visit [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET)

## RETURN ADDRESS FOR THIS FILING

Attention:

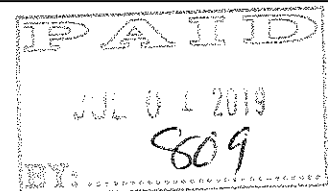
CINDY

Email:

RPMS@RPMSERVICE.NET

Address:

5620 NE GHER RD STE H, VANCOUVER, WA, 98662-6164, USA



## UPLOAD ADDITIONAL DOCUMENTS

Do you have additional documents to upload? No

## EMAIL OPT-IN

---

By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I acknowledge that I will no longer receive paper notifications.

## AUTHORIZED PERSON

---

I am an authorized person.

Person Type:

**INDIVIDUAL**

First Name:

**KENNETH**

Last Name:

**OPP**

Title:

**REGISTERED AGENT**

This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.

**Item Description**

**Quantity**

**Price**

Laser Multi-Purpose Check Middle  
Item# - L-MP48L

500 Navy Marble -  
1 Part

\$49.80

**Delivery Estimate:** delivered to you by June 27

**Shipping Address:** 5620 NE Gher Rd. Suite H, Vancouver,  
WA 98662 United States

**Shipping Method:** Standard (non-trackable)

**Costco Gold Star/Business Member Subtotal:**  
**\$49.80**

Shipping & Processing:  
\$0.00

Sales Tax:  
\$4.18

Order Total:  
**\$53.98**

*check records*

*Reimburs Rpm  
services*

[Home \(/home\)](#)

[Personal \(/c/personal-checks/19055\)](#)

[Business \(/c/business-checks/19063\)](#)

[Accessories \(/c/accessories/8871\)](#)

[Tax Forms \(/c/tax-forms/20600\)](#)

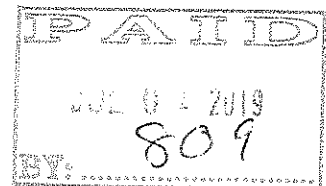
[Quick Reorder \(/OrderStatusRs.aspx?to=/OrderListingRs.aspx\)](#)

[My Orders \(/OrderStatusRs.aspx?to=/OrderListingRs.aspx\)](#)

[My Account \(/MyAccountDashboardRs.aspx\)](#)

[Contact Us \(/ContactUsRs.aspx\)](#)

[Help \(/c/servicing-pages/19989\)](#)





P.O. Box 3855  
 Seattle, WA 98124-3855  
 (360) 750-5876  
 (360) 993-8800 SelfPay  
 (360) 750-7570 Fax  
 www.crwwd.com

# Billing Statement

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

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 6/1/2019 To 6/30/2019  
**BILLING DATE:** 6/28/2019  
**DUE DATE:** 7/31/2019

## SPECIAL MESSAGE

Go Paperless! Sign up to receive your e-bill at [www.crwwd.com](http://www.crwwd.com). Click on 'Pay Your Bill' to Register.

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

PAID  
 JUL 10 2019  
 BY: 811

=====  
 =====  
 =====  
 =====  
 =====  
 =====



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

**Your Electricity Use**

Residential electric service meter 501493  
 In 28 days you used 124 kwh  
 Present reading - 07/03/19 13630  
 Previous reading - 06/05/19 - 13506  
**Total electric usage 124**  
 Your charge for 124 kwh is:  
 Basic service \$12.00  
 124 kwh @ 8.16 cents each 10.12  
 REP Credit @ 0.26 cents/kwh\* -0.32  
 Total electric service \$21.80  
**Your average daily cost was \$0.78**

**Total Cost This Billing**

Total electric service \$21.80  
**Total charges this billing \$21.80**

\* Residential Exchange Program Credit via BPA  
 Join in the fun this summer and come see us at the Clark County Fair, held August 2 through 11. We will be serving up free ice water at our booth in the exhibition hall. Stop by and say hello!

**Account Summary**

Previous balance \$22.79  
 Payments - thank you  
 June 14, 2019 22.79CR  
 Balance forward 0.00  
 Current charges 21.80  
**Current balance \$21.80**

**Compare Your Use**

**ELECTRIC METER 501493**

| SERVICE TO | DAYS | KWH USED | KWH/DAY |
|------------|------|----------|---------|
| 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       |
| 07/05/18   | 30   | 25       | 1       |
| 07/06/17   | 31   | 53       | 2       |

PAID  
 JUL 10 2019  
 812  
 BY: \_\_\_\_\_



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. 15716761  
 STATEMENT DATE 07/01/19  
 DUE DATE 07/25/19  
 BILLING PERIOD 06/01/19 - 06/30/19

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     |
|----------|--|------------|
|          | Previous Balance                               | \$ 298.14  |
| 06/17/19 | Payment Thank You! 808                         | \$ -298.14 |
|          | <b>Total Payments And Credits</b>              | \$ -298.14 |
|          | <b>Service Location</b>                        |            |
|          | <b>Acct #976517</b>                            |            |
| 06/30/19 | 4Yd Cont 1X Weekly<br>06/01/19-06/30/19        | \$ 222.91  |
| 06/30/19 | Multi-Family Recycle<br>06/01/19-06/30/19      | \$ 41.40   |
| 06/30/19 | Perm Cont Rent 4Yd<br>06/01/19-06/30/19        | \$ 17.06   |
| 06/30/19 | Recycle Process Surcharge<br>06/01/19-06/30/19 | \$ 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  |

Lakeview Condos Lic  
 2102 Nw Kelley Dr

**PAID**  
 JUL 10 2019  
 BY: 813



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 02 2019  
BY: [unclear]

**Cindy Hammond**

---

**From:** Juan n Terri Piedra <pedra970@hotmail.com>  
**Sent:** Tuesday, July 2, 2019 11:32 AM  
**To:** Elizabeth Divers  
**Cc:** zz Denny kelly rd Huston; Danovia Marith  
**Subject:** Request for Reimbursement - Invoice for Exterior Door LVC Condos  
**Attachments:** Invoice Demand for Payment LVC HOA - Exterior Door Installation - July 2 2019.pdf

Greetings!

Please find attached the invoice and request for reimbursement for the exterior door installation and Lakeview Condos.

Thank you!

Terri

Sent from Mail for Windows 10

approved  
Juan  
Dano  
Denny

PAID  
JUL 10 2019  
BY: 814







More saving.  
More doing.<sup>SM</sup>

8601 NORTH EAST ANDRESEN ROAD  
VANCOUVER, WA 98665 (360)253-3993

4718 00003 15515 06/28/19 03:08 PM  
CASHIER ANNA

043374407174 DENY BOT WH <A> <M> 18.52  
DENY CNCH SLD UNDER DOOR SEAL WH 36"  
MAX REFUND VALUE \$16.67  
042049951189 COMBO PACK <A,S> <M> 19.97  
KS SEC TYLO SGL CYL COMBO SC  
MAX REFUND VALUE \$17.97  
733254532286 30X80 PREHNG <A> <M> 189.00  
30X80 LH PREM 6 PANEL IS BM  
NLP Savings \$10.00  
MAX REFUND VALUE \$170.10

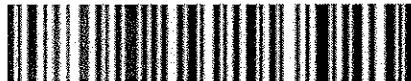
-----10% off Military Discount-----  
227.49 10% off Military Discount -22.75  
MUST RETURN ALL ITEMS FOR A FULL REFUND  
-----

SUBTOTAL 204.74  
SALES TAX 17.20  
TOTAL \$221.94

XXXXXXXXXXXX1444 VISA USD\$ 221.94  
AUTH CODE 00554G/4032723 TA  
AID A0000000031010 CHASE VISA

P.O.#/JOB NAME: KELLY RD

<M> = Military Appreciation



4718 03 15515 06/28/2019 2592

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 09/26/2019

\*\*\*\*\*  
DID WE NAIL IT?

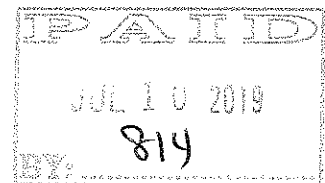
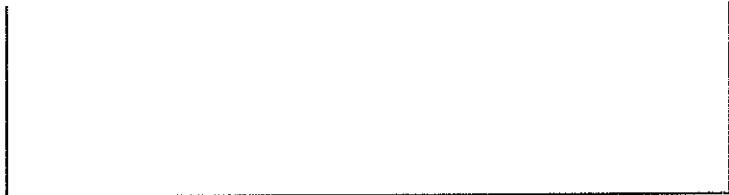
Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: HTJ 36037 31322  
PASSWORD: 19328 31319

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.





More saving.  
More doing.<sup>SM</sup>

LONGVIEW WA (360)578-1030  
STORE MANAGER KATIE SLACK

4725 00016 58608 07/01/19 02:38 PM  
CASHIER ROSALIE

\* ORIG REC: 4718 003 15515 06/28/19 TA \*

043374407174 DENY BOT WH -16.67

SUBTOTAL -16.67

SALES TAX -1.40

TOTAL -\$18.07

XXXXXXXXXXXX1444 VISA -18.07

INVOICE 1160424 TA

REFUND-CUSTOMER COPY

\*\*\*\*\*

DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

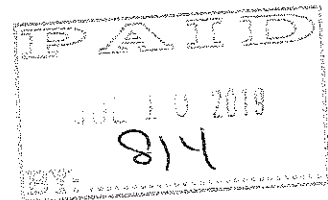
Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: XG0 122230 117521

PASSWORD: 19351 117505

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.





**You've successfully scheduled a payment.**

**\$423.99 will be paid on 07/10/19**

**Details**

|                            |   |
|----------------------------|---|
| Lakeview Insurance         |   |
| <b>Confirmation Number</b> | 0000000219093g3                                       |
| <b>Payment Details</b>     | \$423.99<br>07/10/19                                  |
| <b>Payment Method</b>      | Lakeview Am Fam insurance<br>***** 488<br>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

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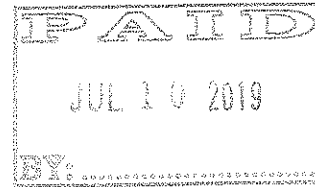
**From:** AmericanFamilyInsurance@amfam.com  
**Sent:** Monday, July 8, 2019 3:01 AM  
**To:** rpms@rpmservice.net  
**Subject:** Your American Family Insurance Bill Is Ready to View Online

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: 08/01/2019  
Minimum Due: \$423.99  
Account Balance: \$5,087.00



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.

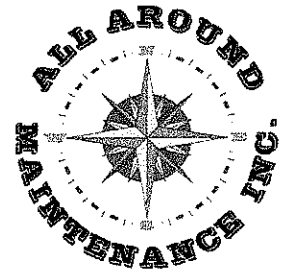
American Family Mutual Insurance Company, S.I. | American Family Insurance Company | American Family Life Insurance Company | American Standard Insurance Company of Ohio | American Standard Insurance Company of Wisconsin | Midvale Indemnity Company | Home Office - 6000 American Parkway | Madison, WI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

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

RECEIVED  
 JUL 16 2019  
 BY: \_\_\_\_\_



# Invoice

**BILL TO**

RPM Services  
 5620 NE Gher Rd.  
 Vancouver, WA 98662

**INVOICE # 3797**

**DATE 07/15/2019**

**DUE DATE 07/25/2019**

**TERMS Net 10**

**SERVICE ADDRESS**

Lake Shore HOA

| DATE       | ACTIVITY   | QTY | RATE     | AMOUNT    |
|------------|--|-----|----------|-----------|
| 07/15/2019 | <b>Maintenance</b><br>* Dig and uncover a sewer pipe (50-liner feet) using a shovel and hand tools due to tight space.<br>* Remove concrete sewer line that is old and leaking.<br>* Install 50-foot sewer pipe with 4-inch abs black sewer line and rubber couplings/connections.<br>* Support the pipe and backfill to the original settlement.<br>* Haul away debris created. | 1   | 4,800.00 | 4,800.00T |

SUBTOTAL 4,800.00  
 TAX (8.4%) 403.20  
 TOTAL 5,203.20  
**BALANCE DUE \$5,203.20**

PAID  
 JUL 16 2019  
 BY: *815*

*Approved Per Board.*

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



# Invoice

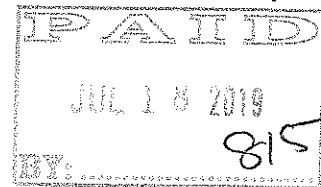
**BILL TO**  
RPM Services  
5620 NE Gher Rd.  
Vancouver, WA 98662

**INVOICE #** 3790  
**DATE** 07/09/2019  
**DUE DATE** 07/19/2019  
**TERMS** Net 10

**SERVICE ADDRESS**  
Lakeview HOA #6

| DATE       | ACTIVITY   | QTY | RATE   | AMOUNT  |
|------------|--|-----|--------|---------|
| 07/09/2019 | <b>Repair</b><br>* Secured soffits with screws<br>above the 2nd story balcony. | 1   | 195.00 | 195.00T |

SUBTOTAL 195.00  
TAX (8.4%) 16.38  
TOTAL 211.38  
BALANCE DUE **\$211.38**



*Approved  
7-15 Board*