

Financial Statement

Property: Lakeview COA

06/01/19 - 06/30/19 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR	48,414.33
1000 Total Operating Accounts	<u>48,414.33</u>

1111 Reserve Account	
1093 Lakeview Condo Reserve	59,179.65
1111 Total Reserve Account	<u>59,179.65</u>

Total Bank 107,593.98

Other Current Asset

1200 Undeposited Funds	21.24
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Total Other Current Asset 21.24

TOTAL ASSETS 107,615.22

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	31,727.20
3040 Reserve Account Equity	57,166.37

Total Equity 88,893.57

Net Income (1/1/2019 thru 5/31/2019) 14,342.00

Income

4000 HOA Dues	3,104.99
4050 Reserve Income	1,037.55
4263 Reserve Interest	1.46
4627 SA19	3,082.00

Total Income 7,226.00

Expense

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

5200 Utilities

5210 Electric	22.79
5240 Sewer	507.00
5260 Garbage	298.14
5200 Total Utilities	<u>827.93</u>

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	2,846.35
Net Income (6/1/2019 thru 6/30/2019)	4,379.65
Total Equity	107,615.22
TOTAL LIABILITIES & EQUITY	107,615.22

General Ledger

Property: Lakeview COA
Detail 06/01/19 - 06/30/19 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						16,388.03
06/01/19	CSTPAY	2531941151	Jared Benedict #1		1.51	16,389.54
06/01/19	CHPAID	2531941151	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 6/1.		160.93	16,550.47
06/01/19	PPALOC	311	David & Jana Hart #3 Prepay alloc to 'RI'	43.83		16,506.64
06/01/19	PPALOC	311	David & Jana Hart #10 Prepay alloc to 'RI'	44.89		16,461.75
06/01/19	PPALOC	311	David & Jana Hart #12 Prepay alloc to 'RI'	44.89		16,416.86
06/01/19	PPALOC	995083	Juan Piedra #18 Prepay alloc to 'RI'	46.60		16,370.26
06/03/19	CHPAID	35784789	Davovia Marith #6 Alloc to 'HOADUE' Ch date: 6/1.		162.44	16,532.70
06/03/19	CHPAID	36946244	Matthew Cook #17 Alloc to 'HOADUE' Ch date: 5/1.		133.59	16,666.29
06/03/19	CHPAID	38209915	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date: 6/1.		172.32	16,838.61
06/03/19	CHPAID	38209916	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date: 6/1.		181.81	17,020.42
06/03/19	CSTPAY	621667181	Heonia Chaschin #2		162.44	17,182.86
06/05/19	CSTPAY	149	Debra Blizzard #7		332.78	17,515.64
06/05/19	CSTPAY	2028482	Justin Rhodes Inve #16		138.14	17,653.78
06/05/19	CSTPAY	20284982	Rhodes Investment #19		170.94	17,824.72
06/05/19	CHPAID	3053	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 5/1.		18.00	17,842.72
06/05/19	CHPAID	3053	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 6/1.		162.44	18,005.16
06/10/19	CHPAID	33171268	Daniel O'Neal #11 Alloc to 'HOADUE' Ch date: 4/1.		166.39	18,171.55
06/10/19	CHPAID	33171268	Daniel O'Neal #11 Alloc to 'HOADUE' Ch date: 5/1.		166.39	18,337.94
06/10/19	CHPAID	7409	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 6/1.		162.64	18,500.58
06/18/19	CSTPAY	2533847716	Jared Benedict #1		20.00	18,520.58
06/21/19	CSTPAY	1238	Kathy McClung #8		799.72	19,320.30
06/24/19	CSTPAY	00995085	Juan Piedra #18		172.72	19,493.02
4000 HOA Dues				Beg Bal: 16,388.03	Activity: 3,104.99	180.21 3,285.20 19,493.02
4050 Reserve Income (Income)						4,047.98
06/01/19	CHPAID	2531941151	Jared Benedict #1 Alloc to 'RI' Ch date: 6/1/2019		43.83	4,091.81
06/01/19	PYALOC	311	David & Jana Hart #3 Payment alloc to 'RI'		43.83	4,135.64
06/01/19	PYALOC	311	David & Jana Hart #10 Payment alloc to 'RI'		44.89	4,180.53
06/01/19	PYALOC	311	David & Jana Hart #12 Payment alloc to 'RI'		44.89	4,225.42
06/01/19	PYALOC	995083	Juan Piedra #18 Payment alloc to 'RI'		46.60	4,272.02
06/03/19	CHPAID	35784789	Davovia Marith #6 Alloc to 'RI' Ch date: 6/1/2019		43.83	4,315.85
06/03/19	CHPAID	36946244	Matthew Cook #17 Alloc to 'RI' Ch date: 5/1/2019		36.04	4,351.89
06/03/19	CHPAID	38209915	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 6/1/2019		46.49	4,398.38
06/03/19	CHPAID	38209916	Ed & Denny LLC #21 Alloc to 'RI' Ch date: 6/1/2019		49.05	4,447.43
06/03/19	CHPAID	621667181	Heonia Chaschin #2 Alloc to 'RI' Ch date: 6/1/2019		6.54	4,453.97
06/03/19	CSTPAY	621667181	Heonia Chaschin #2		34.02	4,487.99
06/05/19	CHPAID	149	Debra Blizzard #7 Alloc to 'RI' Ch date: 6/1/2019		11.00	4,498.99
06/05/19	CSTPAY	149	Debra Blizzard #7		78.78	4,577.77
06/05/19	CSTPAY	2028482	Justin Rhodes Inve #16		37.27	4,615.04
06/05/19	CSTPAY	20284982	Rhodes Investment #19		46.12	4,661.16
06/05/19	CHPAID	3053	Carmen Sonnes #4 Alloc to 'RI' Ch date: 6/1/2019		43.83	4,704.99
06/10/19	CHPAID	33171268	Daniel O'Neal #11 Alloc to 'RI' Ch date: 4/1/2019		44.89	4,749.88
06/10/19	CHPAID	33171268	Daniel O'Neal #11 Alloc to 'RI' Ch date: 5/1/2019		44.89	4,794.77
06/10/19	CHPAID	7409	Israel Moshkovits #14 Alloc to 'RI' Ch date: 6/1/2019		43.88	4,838.65
06/21/19	CSTPAY	1238	Kathy McClung #8		200.28	5,038.93
06/24/19	CSTPAY	00995085	Juan Piedra #18		46.60	5,085.53
4050 Reserve Income				Beg Bal: 4,047.98	Activity: 1,037.55	0.00 1,037.55 5,085.53
4263 Reserve Interest (Income)						7.01
06/30/19	JOURNL	J5185	June Reserve Interest		1.46	8.47
4263 Reserve Interest				Beg Bal: 7.01	Activity: 1.46	0.00 1.46 8.47

Date	Type	Reference	Description	Debit	Credit	Balance
5010	Management Fees	(Expense)				2,165.00
06/01/19	CHKITM	804	RPM Services Inc.: Monthly Management Fee -	433.00		2,598.00
	5010 Management Fees		Beg Bal: 2,165.00 Activity: 433.00	433.00	0.00	2,598.00
5020	Postage / Copies	(Expense)				32.94
			No activity in the period			32.94
	5020 Postage / Copies		Beg Bal: 32.94 Activity: 0.00	0.00	0.00	32.94
5100	Repairs & Maintenance	(Expense)				22.14
			No activity in the period			22.14
	5100 Repairs & Maintenance		Beg Bal: 22.14 Activity: 0.00	0.00	0.00	22.14
5210	Electric	(Expense)				90.99
06/11/19	CHKITM	806	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	22.79		113.78
	5210 Electric		Beg Bal: 90.99 Activity: 22.79	22.79	0.00	113.78
5240	Sewer	(Expense)				2,522.00
06/11/19	CHKITM	807	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	507.00		3,029.00
	5240 Sewer		Beg Bal: 2,522.00 Activity: 507.00	507.00	0.00	3,029.00
5260	Garbage	(Expense)				1,485.48
06/11/19	CHKITM	808	Waste Connections: Monthly Garbage 2010-976517	298.14		1,783.62
	5260 Garbage		Beg Bal: 1,485.48 Activity: 298.14	298.14	0.00	1,783.62
5301	Accounting	(Expense)				125.00
			No activity in the period			125.00
	5301 Accounting		Beg Bal: 125.00 Activity: 0.00	0.00	0.00	125.00
5325	Reserve Study	(Expense)				800.00
			No activity in the period			800.00
	5325 Reserve Study		Beg Bal: 800.00 Activity: 0.00	0.00	0.00	800.00
5410	Landscaping Contract	(Expense)				1,436.30
06/01/19	CHKITM	805	Jave Landscape Maintenance: service 5/20/19	287.26		1,723.56
	5410 Landscaping Contract		Beg Bal: 1,436.30 Activity: 287.26	287.26	0.00	1,723.56
5610	Insurance	(Expense)				2,080.80
06/25/19	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	416.16		2,496.96
	5610 Insurance		Beg Bal: 2,080.80 Activity: 416.16	416.16	0.00	2,496.96
6004	Retaining Wall Project	(Expense)				2,600.00
			No activity in the period			2,600.00
	6004 Retaining Wall Project		Beg Bal: 2,600.00 Activity: 0.00	0.00	0.00	2,600.00
6700	Reserve Contribution	(Expense)				4,410.00
06/03/19	JOURNL	J5145	June Reserve Contribution	882.00		5,292.00
	6700 Reserve Contribution		Beg Bal: 4,410.00 Activity: 882.00	882.00	0.00	5,292.00
				Totals:	3,026.56	4,324.21

Profit & Loss 12 Month Recap

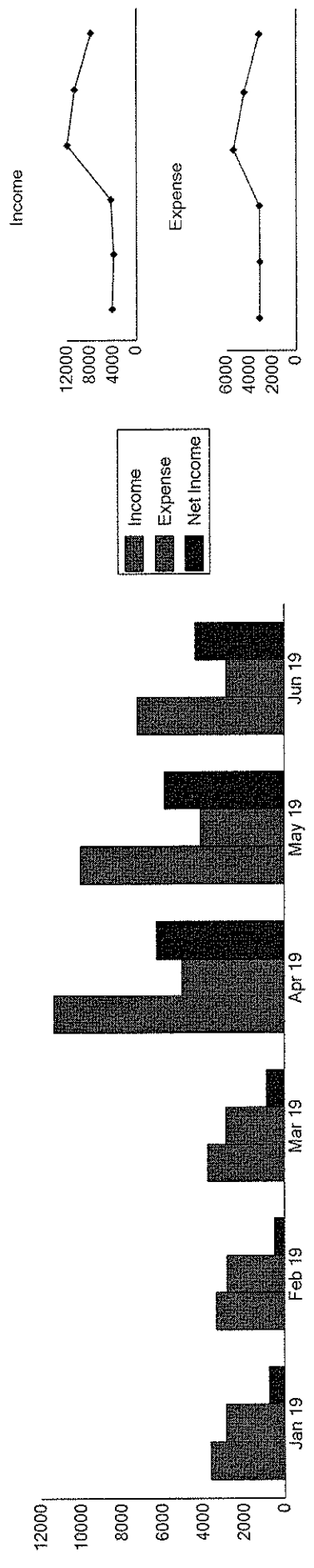
Property: Lakeview COA

Monthly recap 01/01/19 - 06/30/19 (cash basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	TOTAL
INCOME							
4000 HOA Dues	2,926.19	2,668.05	2,875.40	5,029.80	2,888.59	3,104.99	19,493.02
4050 Reserve Income	703.10	669.21	891.13	1,138.48	646.06	1,037.55	5,085.53
4263 Reserve Interest	1.39	1.28	1.44	1.42	1.48	1.46	8.47
4626 SA18 Special Assessment	0.00	0.00	0.00	169.63	0.00	0.00	169.63
4627 SA19	0.00	0.00	0.00	5,000.00	6,500.00	3,082.00	14,582.00
TOTAL INCOME	3,630.68	3,338.54	3,767.97	11,339.33	10,036.13	7,226.00	39,338.65
EXPENSE							
5000 Association Expenses							
5010 Management Fees	433.00	433.00	433.00	433.00	433.00	433.00	2,598.00
5020 Postage / Copies	32.94	0.00	0.00	0.00	0.00	0.00	32.94
5000 Total Association Expenses	465.94	433.00	433.00	433.00	433.00	433.00	2,630.94
5100 Repairs & Maintenance	0.00	0.00	22.14	0.00	0.00	0.00	22.14
5200 Utilities							
5210 Electric	16.52	18.03	30.17	10.07	16.20	22.79	113.78
5240 Sewer	494.00	507.00	507.00	507.00	507.00	507.00	3,029.00
5260 Garbage	305.16	290.82	293.22	298.14	298.14	298.14	1,783.62
5200 Total Utilities	815.68	815.85	830.39	815.21	821.34	827.93	4,926.40
5300 General Expenses							
5301 Accounting	0.00	0.00	0.00	125.00	0.00	0.00	125.00
5325 Reserve Study	0.00	0.00	0.00	800.00	0.00	0.00	800.00
5300 Total General Expenses	0.00	0.00	0.00	925.00	0.00	0.00	925.00
5400 Landscaping							
5410 Landscaping Contract	287.26	287.26	287.26	287.26	287.26	287.26	1,723.56
5400 Total Landscaping	287.26	287.26	287.26	287.26	287.26	287.26	1,723.56
5600 Insurance							
5610 Insurance	416.16	416.16	416.16	416.16	416.16	416.16	2,496.96
5600 Total Insurance	416.16	416.16	416.16	416.16	416.16	416.16	2,496.96
6004 Retaining Wall Project	0.00	0.00	0.00	1,300.00	1,300.00	0.00	2,600.00
6700 Reserve Contribution	882.00	882.00	882.00	882.00	882.00	882.00	5,292.00
TOTAL EXPENSE	2,867.04	2,834.27	2,870.95	5,058.63	4,139.76	2,846.35	20,617.00
NET INCOME	763.64	504.27	897.02	6,280.70	5,896.37	4,379.65	18,721.65

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	TOTAL
Income	3,630.68	3,338.54	3,767.97	11,339.33	10,036.13	7,226.00	39,338.65
Expense	-2,867.04	-2,834.27	-2,870.95	-5,058.63	-4,139.76	-2,846.35	-20,617.00
NET INCOME	763.64	504.27	897.02	6,280.70	5,896.37	4,379.65	18,721.65

NET INCOME SUMMARY



Budget Comparison

Property: Lakeview COA

Comparison Periods: 06/01/19 - 06/30/19 and 01/01/19 - 06/30/19 (cash basis)

	Actual 06/01/19 - 06/30/19	Budget 06/19 - 06/19	\$ Change	% Change	Actual YTD 01/01/19 - 06/30/19	Budget YTD 01/19 - 06/19	\$ Change	% Change
INCOME								
4000 HOA Dues	3,104.99	3,269.17	-164.18	-5.0 %	19,493.02	19,614.98	-121.96	-0.6 %
4050 Reserve Income	1,037.55	882.00	155.55	17.6 %	5,085.53	5,292.00	-206.47	-3.9 %
4263 Reserve Interest	1.46	0.00	1.46		8.47	0.00	8.47	
4626 SA18 Special Assessment	0.00	0.00	0.00		169.63	0.00	169.63	
4627 SA19	3,082.00	0.00	3,082.00		14,582.00	0.00	14,582.00	
TOTAL INCOME	7,226.00	4,151.17	3,074.83	74.1 %	39,338.65	24,906.98	14,431.67	57.9 %
EXPENSE								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
5010 Management Fees	433.00	433.00	0.00	0.0 %	2,598.00	2,598.00	0.00	0.0 %
5020 Postage / Copies	0.00	8.34	-8.34	-100.0 %	32.94	49.96	-17.02	-34.1 %
5065 Website	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0 %
5000 Total Association Expenses	433.00	466.34	-33.34	-7.1 %	2,630.94	2,812.96	-182.02	-6.5 %
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	0.00	0.00	0.00		0.00	600.00	-600.00	-100.0 %
5170 Dryer Vent Cleaning	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0 %
5100 Other Repairs & Maintenance	0.00	832.08	-832.08	-100.0 %	22.14	4,992.52	-4,970.38	-99.6 %
5100 Total Repairs & Maintenance	0.00	832.08	-832.08	-100.0 %	22.14	6,492.52	-6,470.38	-99.7 %
5200 Utilities								
5210 Electric	22.79	25.00	-2.21	-8.8 %	113.78	150.00	-36.22	-24.1 %
5240 Sewer	507.00	500.00	7.00	1.4 %	3,029.00	3,000.00	29.00	1.0 %
5260 Garbage	298.14	310.00	-11.86	-3.8 %	1,783.62	1,860.00	-76.38	-4.1 %
5200 Total Utilities	827.93	835.00	-7.07	-0.8 %	4,926.40	5,010.00	-83.60	-1.7 %
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	500.02	-500.02	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	5.02	-5.02	-100.0 %
5325 Reserve Study	0.00	0.00	0.00		800.00	0.00	800.00	
5300 Total General Expenses	0.00	84.16	-84.16	-100.0 %	925.00	705.04	219.96	31.2 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	1,723.56	2,100.00	-376.44	-17.9 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	1,723.56	2,100.00	-376.44	-17.9 %
5600 Insurance								
5610 Insurance	416.16	400.00	16.16	4.0 %	2,496.96	2,400.00	96.96	4.0 %

	Actual 06/01/19 - 06/30/19	Budget 06/19 - 06/19	\$ Change	% Change	Actual YTD 01/01/19 - 06/30/19	Budget YTD 01/19 - 06/19	\$ Change	% Change
5600 Total Insurance	416.16	400.00	16.16	4.0 %	2,496.96	2,400.00	96.96	4.0 %
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	249.98	-249.98	-100.0 %
6500 Unbudgeted Expense	0.00	67.00	-67.00	-100.0 %	0.00	402.00	-402.00	-100.0 %
6700 Reserve Contribution	882.00	882.00	0.00	0.0 %	5,292.00	5,292.00	0.00	0.0 %
TOTAL EXPENSE	2,846.35	3,958.25	-1,111.90	-28.1 %	20,617.00	25,464.50	-4,847.50	-19.0 %
NET INCOME	4,379.65	192.92	4,186.73	2,170.2 %	18,721.65	-557.52	19,279.17	3,458.0 %
NET INCOME SUMMARY								
Income	7,226.00	4,151.17	3,074.83	74.1 %	39,338.65	24,906.98	14,431.67	57.9 %
Expense	-2,846.35	-3,958.25	1,111.90	28.1 %	-20,617.00	-25,464.50	4,847.50	19.0 %
Other income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	4,379.65	192.92	4,186.73	2,170.2 %	18,721.65	-557.52	19,279.17	3,458.0 %

Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 06/30/19

* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
Benedict, Jared	1912	#1	CONDO/HOA	1,025.00
Cook, Matthew	1927	#17	CONDO/HOA	2,214.00
Dunlap, Karen & Brian	2969	#5	CONDO/HOA	118.42
Hammett, Michael	1920	#9	CONDO/HOA	6,957.58
King - CALAW, Bobbi	2923	#15	CONDO/HOA	6,296.32
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	1,261.28
Sonnes, Carmen	1915	#4	CONDO/HOA	418.00

Total Delinquent for Property: 46,415.19

Report Summary

Detail	Value
Homeowners:	10
Percent Delinquent:	40.00 %
Delinquent Amount:	46,415.19

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 06/30/19

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
Benedict, Jared	Lakev	#1	1912	(503)708-1759	C/O Mishawn Nelson	21.51
Blizzard, Debra	Lakev	#7	1918	(561)352-0824	PO BOX 65503	422.56
Chaschin, Heonia	Lakev	#2	1913	(503)312-1514	3451 SW Doschview	196.46
McClung, Kathy	Lakev	#8	1919	(360)573-8954	2606 NE 125th St.	2,267.68
Piedra, Juan	Lakev	#18	1928	(971)230-8071	PO Box 935	219.32
Rhodes Investments	Lakev	#19	1929		PO BOX 2129	217.06
Rhodes Investments, Justin	Lakev	#16	1926	(480)251-5360	PO BOX 2129	175.41
Totals:						3,520.00

Checks By Account

Property: Lakeview COA

Date Range: 06/01/19 - 06/30/19

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	6/1/19	804	Monthly Managem	6/1/19	June	Lakev	433.00
							433.00
5200 Utilities : 5210 Electric							
Clark Public Utiliti	6/11/19	806	Monthly Electricity	6/1/19	7236-175-1	Lakev	22.79
							22.79
5200 Utilities : 5240 Sewer							
Clark Regional W:	6/11/19	807	Monthly Sewer Ac	6/1/19	016125-000	Lakev	507.00
							507.00
5200 Utilities : 5260 Garbage							
Waste Connector	6/11/19	808	Monthly Garbage :	6/1/19	2010-976517	Lakev	298.14
							298.14
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscape Iv	6/1/19	805	service 5/20/19	6/1/19	1130	Lakev	287.26
							287.26
5600 Insurance : 5610 Insurance							
American Family I	6/25/19	ACH	Policy #019-860-2	6/25/19	July	Lakev	416.16
							416.16

Total Amount: 1,964.35

Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 07/02/19

Deposits

Date	Ref #	Details	Amount
06/07/19	D10525	Bank Deposit: Deposit	2,703.47
06/13/19	D10563	Bank Deposit: Deposit	3,281.75
06/20/19	D10597	Bank Deposit: Deposit	20.00
06/27/19	D10624	Bank Deposit: Deposit	1,219.32
			7,224.54

Payments

Date	Ref #	Details	Amount
05/15/19	803	Mia C Mahedy-Sexton	1,300.00
06/01/19	804	RPM Services Inc,	433.00
06/01/19	805	Jave Landscape Maintenance	287.26
06/03/19	J5145	Journal: June Reserve Contribution	882.00
06/11/19	806	Clark Public Utilities	22.79
06/11/19	807	Clark Regional Wastewater District	507.00
06/11/19	808	Waste Connections	298.14
06/25/19	ACH	American Family Insurance	416.16
			4,146.35

Outstanding 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
			1,666.24

Summary

Previous Cleared Balance:	45,336.14
+ Selected Deposits	7,224.54
- Selected Payments	4,146.35
Reconciled Balance:	48,414.33
Goal:	48,414.33
Difference:	0.00

Reconciled Balance	48,414.33
+ Uncleared Deposits	0.00
- Outstanding Checks	1,666.24
Register Balance	46,748.09



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: May 31, 2019
This statement: June 30, 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	\$45,336.14
Low balance	\$42,721.14	Deposits/Additions	\$7,224.54
Average balance	\$46,705.47	Withdrawals/Subtractions	\$4,146.35
Interest earned	\$0.00	Ending balance	\$48,414.33

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
06-07	Deposit	2,703.47
06-13	Deposit	3,281.75
06-20	Deposit	20.00
06-27	Deposit	1,219.32
Total Additions		\$7,224.54

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
06-26	ACH Debit American Family Webpayment 000000021854cpr 20190626	416.16
Total ACH and Electronic Payments/Subtractions		\$416.16

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
06-03	Cash Mgmt Trsfr Dr Ref 15412201 Funds Transfer To Dep 9800551419 From June Reserve Trans Fer Contribution	882.00
Total Other Withdrawals/Subtractions		\$882.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
05-31	45,336.14	06-10	45,137.35	06-20	47,611.17
06-03	44,454.14	06-13	48,419.10	06-26	47,195.01
06-04	44,021.14	06-17	47,912.10	06-27	48,414.33
06-06	42,721.14	06-18	47,889.31	06-30	48,414.33
06-07	45,424.61	06-19	47,591.17		

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>
803	\$1,300.00	06-06	806	\$22.79	06-18
804	\$433.00	06-04	807	\$507.00	06-17
805	\$287.26	06-10	808	\$298.14	06-19

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

Total Checks paid: 6 for **-\$2,848.19**

Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 07/02/19

Deposits

Date	Ref #	Details	Amount
06/03/19	J5145	Journal: June Reserve Contribution	882.00
06/30/19	J5185	Journal: June Reserve Interest	1.46
			<u>883.46</u>

Outstanding Deposits

Date	Ref #	Details	Amount
07/01/19	J5171	Journal: July Reserve Contribution	882.00
			<u>882.00</u>

Summary

Previous Cleared Balance:	58,296.19
+ Selected Deposits	883.46
- Selected Payments	0.00
<u>Reconciled Balance:</u>	<u>59,179.65</u>
Goal:	59,179.65
Difference:	0.00

Reconciled Balance	59,179.65
+ Uncleared Deposits	882.00
- Outstanding Checks	0.00
<u>Register Balance</u>	<u>60,061.65</u>



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: May 31, 2019
This statement: June 30, 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	\$58,296.19
Low balance	\$59,178.19	Additions/Deposits	\$883.46
Average balance	\$59,119.39	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$8.47	Ending balance	\$59,179.65
Interest earned	\$1.46		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
06-03	Cash Mgmt Trsfr Cr Ref 1541220I Funds Transfer Frm Dep 9805844488 From June Reserve Trans Fer Contribution	882.00
06-30	Interest Credit	1.46
Total Other Deposits/ Additions		\$883.46

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
05-31	58,296.19	06-03	59,178.19	06-30	59,179.65

Interest information

Annual percentage yield earned	.03%
Interest-bearing days	30
Average balance for APY	\$59,119.39
Interest earned	\$1.46
Interest paid year to date	\$8.47
Statement period	06/01 to 06/30

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

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

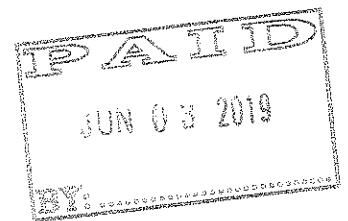
Total Checks paid: 0 for **-\$0.00**

Lakeview Condo Owners Association

2019 Reserve Contribution

Monthly \$882.00

JUNE 2019





UMPQUA BANK

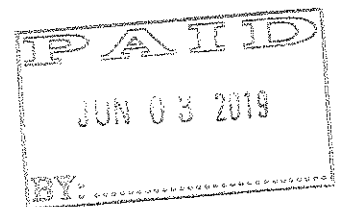
Transfer Confirmation

The request below has been transmitted successfully.

Confirmation: 2569425872
Approval status: 1 of 1 received
Transmitted: 06/03/2019 01:20:48 PM (ET)
Transmitted by: RPMHOA

Details

From account: Lakeview OPR - Checking - *4488 - \$45,336.14
(Balance as of: 06/03/2019 01:17:37 PM (ET) Not a guarantee of available funds.)
To account: Lakeview RES - Checking - *1419 - \$58,296.19
(Balance as of: 06/03/2019 01:17:37 PM (ET) Not a guarantee of available funds.)
Amount: \$882.00
Description: June Reserve Transfer Contribution
Send on: 06/03/2019 (today)

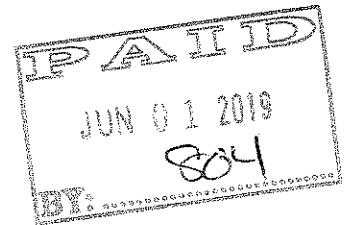


**Lakeview Condo Owners Association
2019 Management Fee**

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

Monthly \$433.00

JUNE 2019





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

Your Electricity Use

Residential electric service meter 501493
 In 33 days you used 136 kwh
 Present reading - 06/05/19 13506
 Previous reading - 05/03/19 - 13370
Total electric usage 136
 Your charge for 136 kwh is:
 Basic service \$12.00
 136 kwh @ 8.16 cents each 11.10
 REP Credit @ 0.229 cents/kwh* -0.26
 REP Credit @ 0.26 cents/kwh* -0.05
 Total electric service \$22.79
Your average daily cost was \$0.69

Total Cost This Billing

Total electric service \$22.79
Total charges this billing \$22.79

* Residential Exchange Program Credit via BPA
 Look for the Clark Public Utilities tent at summer community events, talk with our employees about current programs and enjoy free, fun and educational activities for the whole family.

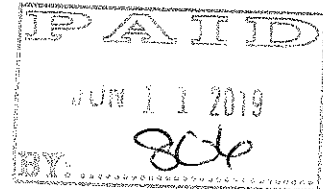
Account Summary

Previous balance \$16.20
 Payments - thank you
 May 13, 2019 16.20CR
 Balance forward 0.00
 Current charges 22.79
Current balance \$22.79

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
06/05/18	33	58	2
06/05/17	33	81	2





P.O. Box 3855
 Seattle, WA 98124-3855
 (360) 750-5876
 (360) 933-8800 SelfPay
 (360) 750-7570 Fax
 www.crwwd.com

Billing Statement

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 5/1/2019 To 5/31/2019
BILLING DATE: 5/31/2019
DUE DATE: 6/28/2019

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

SPECIAL MESSAGE

Go Paperless! Sign up to receive your e-bill at www.crwwd.com. Click on 'Pay Your Bill' to register.

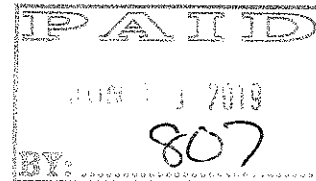
CURRENT CHARGES

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
TOTAL AMOUNT DUE	507.00





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. 15648754
 STATEMENT DATE 06/01/19
 DUE DATE 06/25/19
 BILLING PERIOD 05/01/19 - 05/31/19

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


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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 298.14
05/13/19	Payment Thank You! 802	\$ -298.14
	Total Payments And Credits	\$ -298.14
	Service Location	Lakeview Condos Llc
	Acct #976517	2102 Nw Kelley Dr
05/31/19	4Yd Cont 1X Weekly	1 Each @ \$222.91 \$ 222.91
05/31/19	05/01/19-05/31/19 Multi-Family Recycle	12 Each @ \$3.45 \$ 41.40
05/31/19	05/01/19-05/31/19 Perm Cont Rent 4Yd	1 Each @ \$17.06 \$ 17.06
05/31/19	05/01/19-05/31/19 Recycle Process Surcharge	12 Each @ \$0.61 \$ 7.32
	05/01/19-05/31/19 Refuse Tax 3.6%	\$ 8.02
	State Sales Tax 8.4%	\$ 1.43
	Current Charges And Fees	\$ 298.14
	Total Due	\$ 298.14



Please remit to the address below and return your remit stub with your payment or look on the reverse side to learn about on-line bill pay.

 **You've successfully scheduled a payment.**
\$416.16 will be paid on 06/25/19

Details

Lakeview Insurance	
Confirmation Number	000000021854cpr
Payment Details	\$416.16 06/25/19
Payment Method	Lakeview Am Fam insurance ***** 488 UMPQUA BANK

Sign Up for Auto Pay!

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

Payment Amount	Minimum Due
Payment Method	Lakeview Am Fam insurance
Due Date	On due date

SIGN UP

EDIT DETAILS

[Back to Billing & Payments](#)

RECEIVED
JUN 05 2019

Cindy Hammond

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

Hello cindy hammond,

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

Here's a summary of your current bill:

Due Date: 07/01/2019
Minimum Due: \$416.16
Account Balance: \$416.16

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

American Family Mutual Insurance Company, S.I.
American Standard Insurance Company Of Wisconsin American Family Life Insurance Company American Family Insurance Company American Standard Insurance Company Of Ohio Midvale Indemnity Company

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

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

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

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

PAID
JUN 25 2019
BY: