

Financial Statement

Property: Lakeview COA

03/01/19 - 03/31/19 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview Condo Owners Association	31,861.97
1000 Total Operating Accounts	<u>31,861.97</u>

1111 Reserve Account

1093 Lakeview Condo Reserve	56,529.29
1111 Total Reserve Account	<u>56,529.29</u>

Total Bank 88,391.26

Other Current Asset

1200 Undeposited Funds	21.24
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Total Other Current Asset 21.24

TOTAL ASSETS 88,412.50

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	31,727.20
3040 Reserve Account Equity	<u>54,520.37</u>

Total Equity 86,247.57

Net Income (1/1/2019 thru 2/28/2019) 1,267.91

Income

4000 HOA Dues	2,875.40
4050 Reserve Income	891.13
4263 Reserve Interest	1.44

Total Income 3,767.97

Expense

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

5100 Repairs & Maintenance 22.14

5200 Utilities

5210 Electric	30.17
5240 Sewer	507.00
5260 Garbage	<u>293.22</u>
5200 Total Utilities	830.39

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	2,870.95
Net Income (3/1/2019 thru 3/31/2019)	897.02
Total Equity	88,412.50
TOTAL LIABILITIES & EQUITY	88,412.50

General Ledger

Property: Lakeview COA

Detail 03/01/19 - 03/31/19 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance		
4000 HOA Dues (Income)						5,594.24		
03/01/19	PPALOC	139	Debra Blizzard #7 Prepay alloc to 'RI'	44.89		5,549.35		
03/01/19	PPALOC	2520548051	Jared Benedict #1 Prepay alloc to 'RI'	1.51		5,547.84		
03/01/19	CSTPAY	2521257253	Jared Benedict #1		1.51	5,549.35		
03/01/19	CHPAID	2521257253	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 3/1		162.44	5,711.79		
03/01/19	CHPAID	304	David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 3/1		162.44	5,874.23		
03/01/19	CHPAID	304	David & Jana Hart #10 Alloc to 'HOADUE' Ch date: 3/1		166.39	6,040.62		
03/01/19	CHPAID	304	David & Jana Hart #12 Alloc to 'HOADUE' Ch date: 3/1		166.39	6,207.01		
03/01/19	CHPAID	83186616	Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 2/1		144.87	6,351.88		
03/01/19	CHPAID	995077	Juan Piedra #18 Alloc to 'HOADUE' Ch date: 3/1		172.72	6,524.60		
03/04/19	CHPAID	84529752	Davovia Marith #6 Alloc to 'HOADUE' Ch date: 3/1		162.44	6,687.04		
03/04/19	CHPAID	85061045	Matthew Cook #17 Alloc to 'HOADUE' Ch date: 3/1		133.59	6,820.63		
03/08/19	CHPAID	3602	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 3/1		34.44	6,855.07		
03/08/19	CHPAID	3602	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 1/1		128.00	6,983.07		
03/08/19	CHPAID	607845292	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 3/1		20.83	7,003.90		
03/08/19	CHPAID	607845292	Heonia Chaschin #2 Alloc to 'HOADUE' Ch date: 2/1		138.34	7,142.24		
03/08/19	CHPAID	8279515	Justin Rhodes inve #16 Alloc to 'HOADUE' Ch date: 3/1		138.14	7,280.38		
03/08/19	CHPAID	8279515	Rhodes Investmen #19 Alloc to 'HOADUE' Ch date: 3/1		170.94	7,451.32		
03/11/19	CHPAID	1101	Daniel O'Neal #11 Alloc to 'HOADUE' Ch date: 2/1		166.39	7,617.71		
03/11/19	CHPAID	7223	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 3/1		162.64	7,780.35		
03/11/19	CHPAID	86896435	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date: 3/1		172.32	7,952.67		
03/11/19	CHPAID	86896436	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date: 3/1		181.81	8,134.48		
03/18/19	CHPAID	2523543345	Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 3/1		162.44	8,296.92		
03/26/19	CSTPAY	995079	Juan Piedra #18		172.72	8,469.64		
4000 HOA Dues				Beg Bal: 5,594.24	Activity: 2,875.40	46.40	2,921.80	8,469.64
4050 Reserve Income (Income)						1,372.31		
03/01/19	PYALOC	139	Debra Blizzard #7 Payment alloc to 'RI'		44.89	1,417.20		
03/01/19	PYALOC	2520548051	Jared Benedict #1 Payment alloc to 'RI'		1.51	1,418.71		
03/01/19	CHPAID	2521257253	Jared Benedict #1 Alloc to 'RI' Ch date: 3/1/2019		42.32	1,461.03		
03/01/19	CHPAID	304	David & Jana Hart #3 Alloc to 'RI' Ch date: 3/1/2019		43.83	1,504.86		
03/01/19	CHPAID	304	David & Jana Hart #10 Alloc to 'RI' Ch date: 3/1/2019		44.89	1,549.75		
03/01/19	CHPAID	304	David & Jana Hart #12 Alloc to 'RI' Ch date: 3/1/2019		44.89	1,594.64		
03/01/19	CHPAID	83186616	Karen & Brian Dun #5 Alloc to 'RI' Ch date: 3/1/2019		35.14	1,629.78		
03/01/19	CHPAID	83186616	Karen & Brian Dun #5 Alloc to 'RI' Ch date: 2/1/2019		43.83	1,673.61		
03/01/19	CHPAID	995077	Juan Piedra #18 Alloc to 'RI' Ch date: 3/1/2019		46.60	1,720.21		
03/04/19	CHPAID	84529752	Davovia Marith #6 Alloc to 'RI' Ch date: 3/1/2019		43.83	1,764.04		
03/04/19	CHPAID	85061045	Matthew Cook #17 Alloc to 'RI' Ch date: 3/1/2019		36.04	1,800.08		
03/08/19	CHPAID	3602	Carmen Sonnes #4 Alloc to 'RI' Ch date: 3/1/2019		43.83	1,843.91		
03/08/19	CHPAID	607845292	Heonia Chaschin #2 Alloc to 'RI' Ch date: 3/1/2019		43.83	1,887.74		
03/08/19	CHPAID	8279515	Justin Rhodes inve #16 Alloc to 'RI' Ch date: 3/1/2019		37.27	1,925.01		
03/08/19	CHPAID	8279515	Rhodes Investmen #19 Alloc to 'RI' Ch date: 3/1/2019		46.12	1,971.13		
03/11/19	CHPAID	1101	Daniel O'Neal #11 Alloc to 'RI' Ch date: 2/1/2019		44.89	2,016.02		
03/11/19	CHPAID	7223	Israel Moshkovits #14 Alloc to 'RI' Ch date: 3/1/2019		43.88	2,059.90		
03/11/19	CHPAID	86896435	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 3/1/2019		46.49	2,106.39		
03/11/19	CHPAID	86896436	Ed & Denny LLC #21 Alloc to 'RI' Ch date: 3/1/2019		49.05	2,155.44		
03/18/19	CHPAID	2523543345	Karen & Brian Dun #5 Alloc to 'RI' Ch date: 3/1/2019		8.69	2,164.13		
03/18/19	CSTPAY	2523543345	Karen & Brian Dun #5		52.71	2,216.84		
03/26/19	CSTPAY	995079	Juan Piedra #18		46.60	2,263.44		
4050 Reserve Income				Beg Bal: 1,372.31	Activity: 891.13	0.00	891.13	2,263.44
4263 Reserve Interest (Income)						2.67		
03/31/19	JOURNL	J5023	March reserve interest		1.44	4.11		

Date	Type	Reference	Description	Debit	Credit	Balance
4263	Reserve Interest		Beg Bal: 2.67 Activity: 1.44	0.00	1.44	4.11
5010	Management Fees (Expense)					866.00
03/01/19	CHKITM	786	RPM Services Inc.; Monthly Management Fee -	433.00		1,299.00
5010	Management Fees		Beg Bal: 866.00 Activity: 433.00	433.00	0.00	1,299.00
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)					0.00
03/01/19	CHKITM	784	Dennis Huston: reimb for dryer vents	22.14		22.14
5100	Repairs & Maintenance		Beg Bal: 0.00 Activity: 22.14	22.14	0.00	22.14
5210	Electric (Expense)					34.55
03/11/19	CHKITM	787	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	30.17		64.72
5210	Electric		Beg Bal: 34.55 Activity: 30.17	30.17	0.00	64.72
5240	Sewer (Expense)					1,001.00
03/11/19	CHKITM	788	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	507.00		1,508.00
5240	Sewer		Beg Bal: 1,001.00 Activity: 507.00	507.00	0.00	1,508.00
5260	Garbage (Expense)					595.98
03/11/19	CHKITM	789	Waste Connections: Monthly Garbage 2010-976517	293.22		889.20
5260	Garbage		Beg Bal: 595.98 Activity: 293.22	293.22	0.00	889.20
5410	Landscaping Contract (Expense)					574.52
03/01/19	CHKITM	785	Jave Landscpae Maintenance: service 2/22/19	287.26		861.78
5410	Landscaping Contract		Beg Bal: 574.52 Activity: 287.26	287.26	0.00	861.78
5610	Insurance (Expense)					832.32
03/11/19	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	416.16		1,248.48
5610	Insurance		Beg Bal: 832.32 Activity: 416.16	416.16	0.00	1,248.48
6700	Reserve Contribution (Expense)					1,764.00
03/01/19	JOURNL	J4944	March Reserve Transfer Contribution	882.00		2,646.00
6700	Reserve Contribution		Beg Bal: 1,764.00 Activity: 882.00	882.00	0.00	2,646.00
Totals:				<u>2,917.35</u>	<u>3,814.37</u>	

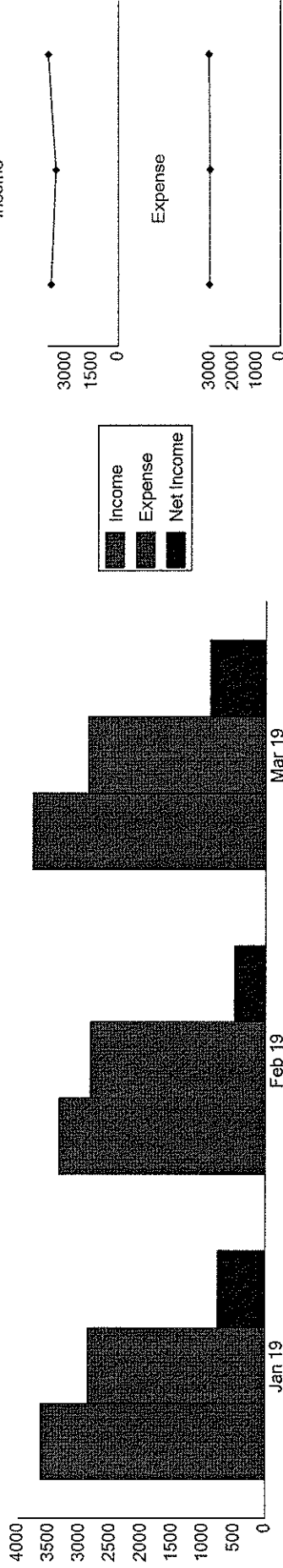
Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/19 - 03/31/19 (cash basis)

	JAN 19	FEB 19	MAR 19	TOTAL
INCOME				
4000 HOA Dues	2,926.19	2,668.05	2,875.40	8,469.64
4050 Reserve Income	703.10	669.21	891.13	2,263.44
4263 Reserve Interest	1.39	1.28	1.44	4.11
TOTAL INCOME	3,630.68	3,338.54	3,767.97	10,737.19
EXPENSE				
5000 Association Expenses				
5010 Management Fees	433.00	433.00	433.00	1,299.00
5020 Postage / Copies	32.94	0.00	0.00	32.94
5000 Total Association Expenses	465.94	433.00	433.00	1,331.94
5100 Repairs & Maintenance	0.00	0.00	22.14	22.14
5200 Utilities				
5210 Electric	16.52	18.03	30.17	64.72
5240 Sewer	494.00	507.00	507.00	1,508.00
5260 Garbage	305.16	290.82	293.22	889.20
5200 Total Utilities	815.68	815.85	830.39	2,461.92
5400 Landscaping				
5410 Landscaping Contract	287.26	287.26	287.26	861.78
5400 Total Landscaping	287.26	287.26	287.26	861.78
5600 Insurance				
5610 Insurance	416.16	416.16	416.16	1,248.48
5600 Total Insurance	416.16	416.16	416.16	1,248.48
6700 Reserve Contribution	882.00	882.00	882.00	2,646.00
TOTAL EXPENSE	2,867.04	2,834.27	2,870.95	8,572.26
NET INCOME	763.64	504.27	897.02	2,164.93

	JAN 19	FEB 19	MAR 19	TOTAL
NET INCOME SUMMARY				
Income	3,630.68	3,338.54	3,767.97	10,737.19
Expense	-2,867.04	-2,834.27	-2,870.95	-8,572.26
NET INCOME	763.64	504.27	897.02	2,164.93



Budget Comparison

Property: Lakeview COA

Comparison Periods: 03/01/19 - 03/31/19 and 01/01/19 - 12/31/19 (cash basis)

	Actual 03/01/19 - 03/31/19	Budget 03/19 - 03/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
INCOME								
4000 HOA Dues	2,875.40	3,269.17	-393.77	-12.0 %	9,093.41	39,230.00	-30,136.59	-76.8 %
4050 Reserve Income	891.13	882.00	9.13	1.0 %	2,474.77	10,584.00	-8,109.23	-76.6 %
4263 Reserve Interest	1.44	0.00	1.44		4.11	0.00	4.11	
4626 SA18 Special Assessment	0.00	0.00	0.00		169.63	0.00	169.63	
TOTAL INCOME	3,767.97	4,151.17	-383.20	-9.2 %	11,741.92	49,814.00	-38,072.08	-76.4 %
EXPENSE								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5010 Management Fees	433.00	433.00	0.00	0.0 %	1,732.00	5,196.00	-3,464.00	-66.7 %
5020 Postage / Copies	0.00	8.34	-8.34	-100.0 %	32.94	100.00	-67.06	-67.1 %
5066 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 %	1,764.94	5,611.00	-3,846.06	-68.5 %
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	0.00	0.00	0.00		0.00	1,200.00	-1,200.00	-100.0 %
5170 Dryer Vent. Cleaning	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0 %
5100 Other Repairs & Maintenance	22.14	832.08	-809.94	-97.3 %	22.14	9,985.00	-9,962.86	-99.8 %
5100 Total Repairs & Maintenance	22.14	832.08	-809.94	-97.3 %	22.14	12,085.00	-12,062.86	-99.8 %
5200 Utilities								
5210 Electric	30.17	25.00	5.17	20.7 %	64.72	300.00	-235.28	-78.4 %
5240 Sewer	507.00	500.00	7.00	1.4 %	1,508.00	6,000.00	-4,492.00	-74.9 %
5260 Garbage	293.22	310.00	-16.78	-5.4 %	889.20	3,720.00	-2,830.80	-76.1 %
5200 Total Utilities	830.39	835.00	-4.61	-0.6 %	2,461.92	10,020.00	-7,558.08	-75.4 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
5305 Legal	0.00	83.33	-83.33	-100.0 %	0.00	1,000.00	-1,000.00	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	10.00	-10.00	-100.0 %
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 %	800.00	1,210.00	-410.00	-33.9 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	1,149.04	4,200.00	-3,050.96	-72.6 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	1,149.04	4,200.00	-3,050.96	-72.6 %
5600 Insurance								
5610 Insurance	416.16	400.00	16.16	4.0 %	1,248.48	4,800.00	-3,551.52	-74.0 %
5600 Total Insurance	416.16	400.00	16.16	4.0 %	1,248.48	4,800.00	-3,551.52	-74.0 %

	Actual 03/01/19 - 03/31/19	Budget 03/19 - 03/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0 %	0.00	500.00	-500.00	-100.0 %
6500 Unbudgeted Expense	0.00	67.00	-67.00	-100.0 %	0.00	804.00	-804.00	-100.0 %
6700 Reserve Contribution	882.00	882.00	0.00	0.0 %	3,528.00	10,584.00	-7,056.00	-66.7 %
TOTAL EXPENSE	2,870.95	3,958.25	-1,087.30	-27.5 %	10,974.52	49,814.00	-38,839.48	-78.0 %
NET INCOME	897.02	192.92	704.10	365.0 %	767.40	0.00	767.40	

NET INCOME SUMMARY

Income	3,767.97	4,151.17	-383.20	-9.2 %	11,741.92	49,814.00	-38,072.08	-76.4 %
Expense	-2,870.95	-3,958.25	1,087.30	27.5 %	-10,974.52	-49,814.00	38,839.48	78.0 %
Other Income & Expense	0.00	0.00	0.00	0.0 %	0.00	0.00	0.00	
NET INCOME	897.02	192.92	704.10	365.0 %	767.40	0.00	767.40	

Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 03/31/19

* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
Chaschin, Heonia	1913	#2	CONDO/HOA	141.61
Cook, Matthew	1927	#17	CONDO/HOA	1,334.00
Hammitt, Michael	1920	#9	CONDO/HOA	5,318.74
King - CALAW, Bobbi	2923	#15	CONDO/HOA	4,666.51
King-old, Bobbi *	1925	#15	CONDO/HOA	17,401.42
King-Post-VF, Bobbi *	2731	#15	CONDO/HOA	2,564.79
King-Prior, Bobbi *	2053	#15	CONDO/HOA	7,946.25
McClung, Kathy	1919	#8	CONDO/HOA	11.51
O'Neal, Daniel	2956	#11	CONDO/HOA	211.28
Sonnes, Carmen	1915	#4	CONDO/HOA	128.00
Total Delinquent for Property:	39,724.11			

Report Summary

Detail	Value
Homeowners:	10
Percent Delinquent:	40.00 %
Delinquent Amount:	39,724.11

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 03/31/19

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
Benedict, Jared	Lakev	#1	1912	(503)708-1759	C/O Mishawn Nelson	1.51
Blizzard, Debra	Lakev	#7	1918	(561)352-0824	PO BOX 65503	211.28
Duniap, Karen & Brian	Lakev	#5	2969	(360)947-4456	2102 NW Kelly Dr. Unit #5	52.71
McClung, Kathy	Lakev	#8	1919	(360)573-8954	2606 NE 125th St.	377.67
Piedra, Juan	Lakev	#18	1928	(971)230-8071	PO Box 935	219.32
Totals:						862.49

Checks By Account

Property: Lakeview COA

Date Range: 03/01/19 - 03/31/19

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	3/1/19	786	Monthly Managem	3/1/19	March	Lakev	433.00
							433.00
5100 Repairs & Maintenance							
Dennis Huston	3/1/19	784	reimb for dryer ver	2/28/19	Reimb	Lakev	22.14
							22.14
5200 Utilities : 5210 Electric							
Clark Public Utiliti	3/1/19	787	Monthly Electricity	3/1/19	7236-175-1	Lakev	30.17
							30.17
5200 Utilities : 5240 Sewer							
Clark Regional Wi	3/1/19	788	Monthly Sewer Ac	3/1/19	016125-000	Lakev	507.00
							507.00
5200 Utilities : 5260 Garbage							
Waste Connector	3/1/19	789	Monthly Garbage ;	3/1/19	2010-976517	Lakev	293.22
							293.22
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscapae Iv	3/1/19	785	service 2/22/19	3/1/19	123474	Lakev	287.26
							287.26
5600 Insurance : 5610 Insurance							
American Family I	3/1/19	ACH	Policy #019-860-2	3/1/19	019-860-226-37	Lakev	416.16
							416.16
Total Amount:							1,988.95

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconciled on: 04/01/19

Deposits

Date	Ref #	Details	Amount
03/07/19	D10036	Bank Deposit: Deposit	1,654.16
03/14/19	D10085	Bank Deposit: Deposit	1,669.21
03/27/19	D10128	Bank Deposit: Deposit	443.16
			3,766.53

Payments

Date	Ref #	Details	Amount
03/01/19	784	Dennis Huston	22.14
03/01/19	785	Jave Landscpae Maintenance	287.26
03/01/19	786	RPM Services Inc,	433.00
03/01/19	J4944	Journal: March Reserve Transfer Contribution	882.00
03/11/19	ACH	American Family Insurance	416.16
03/11/19	787	Clark Public Utilities	30.17
03/11/19	788	Clark Regional Wastewater District	507.00
03/11/19	789	Waste Connections	293.22
			2,870.95

Outstanding Payments

Date	Ref #	Details	Amount
04/01/19	790	RPM Services Inc,	433.00
04/01/19	791	Jave Landscpae Maintenance	287.26
04/01/19	792	Association Reserves LLC,	800.00
04/01/19	J5013	Journal: April reserve contribution transfer	882.00
			2,402.26

Summary

Previous Cleared Balance:	30,966.39	Reconciled Balance	31,861.97
+ Selected Deposits	3,766.53	+ Uncleared Deposits	0.00
- Selected Payments	2,870.95	- Outstanding Checks	2,402.26
Reconciled Balance:	31,861.97	Register Balance	29,459.71
Goal:	31,861.97		
Difference:	0.00		



UMPQUA BANK

March 31, 2019 Page: 1 of 2

Customer Service:
1-866-486-7782

REAL PROPERTY MANAGEMENT SERVICE INC
LAKEVIEW CONDO OWNERS ASSOCIATION
H O A TRUST ACCOUNT
5620 NE GHER RD SUITE H
VANCOUVER WA 98662-6164

Last statement: February 28, 2019
This statement: March 31, 2019

Improve cash flow, streamline accounts payable and simplify bookkeeping with Umpqua card solutions for businesses. Features include company spending reports and online reporting tools to easily track and monitor employee spending. Contact your Umpqua Bank Relationship Manager for details.

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$30,966.39
Low balance	\$29,364.13	Deposits/Additions	\$3,766.53
Average balance	\$31,250.83	Withdrawals/Subtractions	\$2,870.95
Interest earned	\$0.00	Ending balance	\$31,861.97

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-07	Deposit	1,654.16
03-13	Deposit	1,669.21
03-27	Deposit	443.16
Total Additions		\$3,766.53

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
03-12	ACH Debit American Family Webpayment 00000021386syh 20190312	416.16
Total ACH and Electronic Payments/Subtractions		\$416.16

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
03-01	Cash Mgmt Trsfr Dr Ref 06014351 Funds Transfer To Dep 9800551419 From March Reserve Tran Sfer 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>
02-28	30,966.39	03-07	31,018.29	03-19	31,418.81
03-01	30,084.39	03-12	30,602.13	03-27	31,861.97
03-05	29,651.39	03-13	32,271.34	03-31	31,861.97
03-06	29,364.13	03-18	31,712.03		

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>
785	\$287.26	03-06	788	\$507.00	03-18
786	\$433.00	03-05	789	\$293.22	03-19
787	\$30.17	03-18	*90784	\$22.14	03-18

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

Total Checks paid: 6 for **-\$1,572.79**

Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 04/01/19

Deposits

Date	Ref #	Details	Amount
03/01/19	J4944	Journal: March Reserve Transfer Contribution	882.00
03/31/19	J5023	Journal: March reserve interest	1.44
			883.44

Outstanding Deposits

Date	Ref #	Details	Amount
04/01/19	J5013	Journal: April reserve contribution transfer	882.00
			882.00

Summary

Previous Cleared Balance:	55,645.85	Reconciled Balance	56,529.29
+ Selected Deposits	883.44	+ Uncleared Deposits	882.00
- Selected Payments	0.00	- Outstanding Checks	0.00
Reconciled Balance:	56,529.29	Register Balance	57,411.29
Goal:	56,529.29		
Difference:	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: February 28, 2019
This statement: March 31, 2019

Improve cash flow, streamline accounts payable and simplify bookkeeping with Umpqua card solutions for businesses. Features include company spending reports and online reporting tools to easily track and monitor employee spending. Contact your Umpqua Bank Relationship Manager for details.

MAIN STREET MONEY MARKET

Account number	9800551419	Beginning balance	\$55,645.85
Low balance	\$56,527.85	Additions/Deposits	\$883.44
Average balance	\$56,527.85	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$4.11	Ending balance	\$56,529.29
Interest earned	\$1.44		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
03-01	Cash Mgmt Trsfr Cr Ref 0601435I Funds Transfer Frm Dep 9805844488 From March Reserve Tran Sfer Contribution	882.00
03-31	Interest Credit	1.44
Total Other Deposits/ Additions		\$883.44

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
02-28	55,645.85	03-01	56,527.85	03-31	56,529.29

Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	31
Average balance for APY	\$56,527.85
Interest earned	\$1.44
Interest paid year to date	\$4.11
Statement period	03/01 to 03/31

Overdraft Fee Summary

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

Checks

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

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

RECEIVED
FEB 25 2019

BY: _____

2.73
8.59
10.82

22.14

PO Box 640
Woodland, WA
98674

Reimburse
Dennis
Houston
Lakeview
Dwyer vents

PAID
MAR 01 2019
784



**PARKROSE
HARDWARE**

THANK YOU FOR SHOPPING AT
PARKROSE HARDWARE HAZEL DELL
(360) 635-4700

02/22/19 2:52PM DB4684 3813 SALE
1176858 12 EA .21 EA
BULK FASTENER 2.52
SUB-TOTAL \$ 2.52 TAX: \$.21
TOTAL: \$ 2.73
CASH TEND: 20.75 CHANGE: 18.02

2.73

JRN#H66971/S
CUST. NO.:4904
Customer Copy

Grover Electric & Plumbing Supply
1900 NE 78th Street
Vancouver, WA 98665
(360) 574-3134

M-F 8:00 am - 7:00 pm
SAT 8:00 am - 5:30 pm
SUN 9:00 am - 4:30 pm
www.GroverElectric.com

3 4" WHITE LOUVER ONLY FOR
@ 2.64
SUBTOTAL 7.92
TAX 0.67
TOTAL 8.59

ACCOUNT: 1493
AMOUNT: 8.59
CARD TYPE: VISA
TRAN TYPE: SALE
AUTH CODE: 958046

BANKCARD CHANGE 8.59
02/22/2019 02:40:48 PM R T C T 50 8.59

Save This Receipt for Refunds or Adjustments
For Details go to www.GroverElectric.com

02222019100100050



**PARKROSE
HARDWARE**

THANK YOU FOR SHOPPING AT
PARKROSE HARDWARE HAZEL DELL
(360) 635-4700

2/22/19 3:45PM DM6692 3812 SALE
1046210 2 EA 4.99 EA
2676W 4IN WHITE LOUVER VENT 1 9.98
SUB-TOTAL \$ 9.98 TAX: \$.84
TOTAL: \$ 10.82
CASH TEND: 19.00 CHANGE: .82

10.82

JRN#H66999/S
CUST. NO.:4904
Customer Copy

15 16



Transfer Confirmation

The request below has been transmitted successfully.

Confirmation: 507181671
Approval status: 1 of 1 received
Transmitted: 03/01/2019 03:35:46 PM (ET)
Transmitted by: RPMHOA

Details

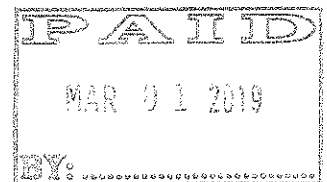
From account: Lakeview OPR - Checking - *4488 - \$30,966.39
(Balance as of: 03/01/2019 03:27:04 PM (ET) Not a guarantee of available funds.)

To account: Lakeview RES - Checking - *1419 - \$55,645.85
(Balance as of: 03/01/2019 03:27:04 PM (ET) Not a guarantee of available funds.)

Amount: \$882.00

Description: March Reserve Transfer Contribution

Send on: 03/01/2019 (today)

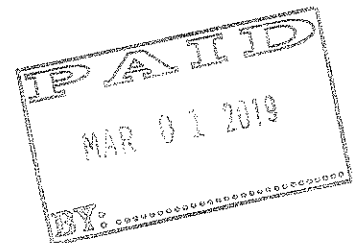


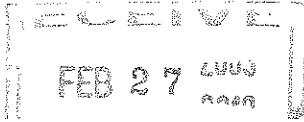
Lakeview Condo Owners Association

2019 Reserve Contribution

Monthly \$882.00

MARCH 2019





Invoice # 123474

BY: _____

Jave Landscape

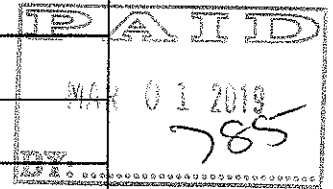
Date:02/25/19

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

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

Bill to: Lake view Condo Owners Association

Quan.	Description	Price	Amount
1	Service 2/22/19	265.00	265.00
		tax	22.26
		total	287.26



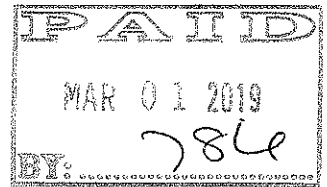
Thank you!

**Lakeview Condo Owners Association
2019 Management Fee**

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

Monthly \$433.00

MARCH 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 28 days you used 229 kwh

Present reading - 03/05/19 13253

Previous reading - 02/05/19 - 13024

Total electric usage 229

Your charge for 229 kwh is:

Basic service \$12.00

229 kwh @ 8.16 cents each 18.69

REP Credit @ 0.229 cents/kwh* -0.52

Total electric service \$30.17

Your average daily cost was \$1.08

Total Cost This Billing

Total electric service \$30.17

Total charges this billing \$30.17

* Residential Exchange Program Credit via BPA

Before you get started on any outdoor projects that require digging, remember to call 811 two business days before you dig so you can steer clear of underground lines!

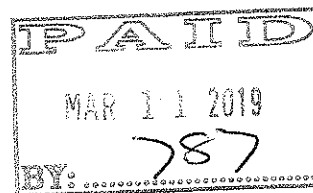
Account Summary

Previous balance	\$18.03
Payments - thank you	
February 21, 2019	18.03CR
Balance forward	0.00
Current charges	30.17
Current balance	\$30.17

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
05/03/18	29	29	1
04/04/18	30	74	2
03/05/18	28	42	2
03/03/17	28	47	2





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: 2/1/2019 To 2/28/2019
BILLING DATE: 2/28/2019

DUE DATE: 3/29/2019

SPECIAL MESSAGE

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

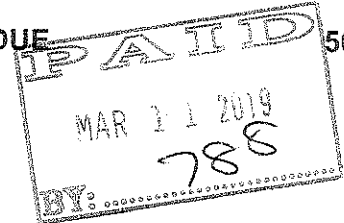
CURRENT CHARGES

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



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

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

ACCOUNT NO. 2010-976517
INVOICE NO. 15416157
STATEMENT DATE 02/28/19
DUE DATE 03/25/19
BILLING PERIOD 02/01/19 - 02/28/19

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 290.82
02/11/19	Payment Thank You!	\$ -290.82
	Total Payments And Credits	\$ -290.82
	Service Location	
	Acct #976517	
	Prorated Recyclables Processing Sur	
02/19/19	02/19/19-02/28/19	
	4Yd Cont 1X Weekly	\$ 2.40
02/28/19	02/01/19-02/28/19	\$ 222.91
	Multi-Family Recycle	\$ 41.40
02/28/19	02/01/19-02/28/19	\$ 17.06
	Perm Cont Rent 4Yd	\$ 8.02
02/28/19	02/01/19-02/28/19	\$ 1.43
	Refuse Tax 3.6%	\$ 298.22
	State Sales Tax 8.4%	\$ 298.22
	Current Charges And Fees	
	Total Due	

Lakeview Condos Llc
2102 Nw Kelley Dr
12 Each @ \$0.20
1 Each @ \$222.91
12 Each @ \$3.45
1 Each @ \$17.06

PAID
MAR 11 2019
789

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



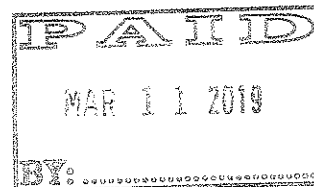
You've successfully scheduled a payment.

\$416.16 will be paid on 03/11/19

Details

Lakeview Insurance	
Confirmation Number	000000021386syh
Payment Details	\$416.16 03/11/19
Payment Method	Lakeview Am Fam insurance *****488 UMPQUA BANK

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



Last login: February 8, 2019 at 11:37 a.m.