

Financial Statement

Property: Lakeview COA

05/01/19 - 05/31/19 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR	44,036.14
1000 Total Operating Accounts	<u>44,036.14</u>

1111 Reserve Account	
1093 Lakeview Condo Reserve	58,296.19
1111 Total Reserve Account	<u>58,296.19</u>

Total Bank 102,332.33

Other Current Asset

1200 Undeposited Funds	21.24
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Total Other Current Asset 21.24

TOTAL ASSETS 102,353.57

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	31,727.20
3040 Reserve Account Equity	<u>56,284.37</u>

Total Equity 88,011.57

Net Income (1/1/2019 thru 4/30/2019) 8,445.63

Income

4000 HOA Dues	2,888.59
4050 Reserve Income	646.06
4263 Reserve Interest	1.48
4627 SA19	<u>6,500.00</u>

Total Income 10,036.13

Expense

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

5200 Utilities

5210 Electric	16.20
5240 Sewer	507.00
5260 Garbage	<u>298.14</u>
5200 Total Utilities	821.34

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>

6004 Retaining Wall Project 1,300.00

6700 Reserve Contribution	882.00
Total Expense	4,139.76
Net Income (5/1/2019 thru 5/31/2019)	5,896.37
Total Equity	102,353.57
TOTAL LIABILITIES & EQUITY	102,353.57

General Ledger

Property: Lakeview COA

Detail 05/01/19 - 05/31/19 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance	
4000 HOA Dues (Income)						14,274.99	
05/01/19	PPALOC	2528428848	Jared Benedict #1 Prepay alloc to 'RI'	43.83		14,231.16	
05/01/19	CHPAID	309	David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 5/1		162.44	14,393.60	
05/01/19	CHPAID	309	David & Jana Hart #10 Alloc to 'HOADUE' Ch date: 5/1		166.39	14,559.99	
05/01/19	CHPAID	309	David & Jana Hart #12 Alloc to 'HOADUE' Ch date: 5/1		166.39	14,726.38	
05/01/19	CHPAID	690674	Davovia Marith #6 Alloc to 'HOADUE' Ch date: 5/1		162.44	14,888.82	
05/01/19	PPALOC	995082	Juan Piedra #18 Prepay alloc to 'RI'	46.60		14,842.22	
05/02/19	CHPAID	2176481	Matthew Cook #17 Alloc to 'HOADUE' Ch date: 4/1		133.59	14,975.81	
05/06/19	CSTPAY	16441492	Justin Rhodes Inve #16		138.14	15,113.95	
05/06/19	CHPAID	545	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 4/1		18.00	15,131.95	
05/06/19	CHPAID	545	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 5/1		144.44	15,276.39	
05/06/19	CHPAID	7354	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 5/1		162.64	15,439.03	
05/06/19	CSTPAY	7354	Rhodes Investment #19		170.94	15,609.97	
05/09/19	CSTPAY	617378380	Heonia Chaschin #2		162.44	15,772.41	
05/10/19	CHPAID	3284482	Ed & Denny LLC #20 Alloc to 'HOADUE' Ch date: 5/1		172.32	15,944.73	
05/10/19	CHPAID	3284483	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date: 5/1		181.81	16,126.54	
05/13/19	CSTPAY	2530270506	Karen & Brian Dun #5		87.85	16,214.39	
05/13/19	CHPAID	2530270506	Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 5/1		101.04	16,315.43	
05/28/19	UNALOC	311	David & Jana Hart #3 Unallocated prepay		206.27	16,521.70	
05/28/19	UNALOC	311	David & Jana Hart #10 Unallocated prepay		211.28	16,732.98	
05/28/19	UNALOC	311	David & Jana Hart #12 Unallocated prepay		211.28	16,944.26	
05/28/19	UNALOC	995083	Juan Piedra #18 Unallocated prepay		219.32	17,163.58	
4000 HOA Dues			Beg Bal: 14,274.99	Activity: 2,888.59	90.43	2,979.02	17,163.58
4050 Reserve Income (Income)						3,626.37	
05/01/19	PYALOC	2528428848	Jared Benedict #1 Payment alloc to 'RI'		43.83	3,670.20	
05/01/19	CHPAID	309	David & Jana Hart #3 Alloc to 'RI' Ch date: 5/1/2019		43.83	3,714.03	
05/01/19	CHPAID	309	David & Jana Hart #10 Alloc to 'RI' Ch date: 5/1/2019		44.89	3,758.92	
05/01/19	CHPAID	309	David & Jana Hart #12 Alloc to 'RI' Ch date: 5/1/2019		44.89	3,803.81	
05/01/19	CHPAID	690674	Davovia Marith #6 Alloc to 'RI' Ch date: 5/1/2019		43.83	3,847.64	
05/01/19	PYALOC	995082	Juan Piedra #18 Payment alloc to 'RI'		46.60	3,894.24	
05/02/19	CHPAID	2176481	Matthew Cook #17 Alloc to 'RI' Ch date: 4/1/2019		36.04	3,930.28	
05/06/19	CSTPAY	16441492	Justin Rhodes Inve #16		37.27	3,967.55	
05/06/19	CHPAID	545	Carmen Sonnes #4 Alloc to 'RI' Ch date: 5/1/2019		43.83	4,011.38	
05/06/19	CHPAID	7354	Israel Moshkovits #14 Alloc to 'RI' Ch date: 5/1/2019		43.88	4,055.26	
05/06/19	CSTPAY	7354	Rhodes Investment #19		46.12	4,101.38	
05/09/19	CHPAID	617378380	Heonia Chaschin #2 Alloc to 'RI' Ch date: 5/1/2019		3.27	4,104.65	
05/09/19	CSTPAY	617378380	Heonia Chaschin #2		37.29	4,141.94	
05/10/19	CHPAID	3284482	Ed & Denny LLC #20 Alloc to 'RI' Ch date: 5/1/2019		46.49	4,188.43	
05/10/19	CHPAID	3284483	Ed & Denny LLC #21 Alloc to 'RI' Ch date: 5/1/2019		49.05	4,237.48	
05/13/19	CHPAID	2530270506	Karen & Brian Dun #5 Alloc to 'RI' Ch date: 5/1/2019		34.95	4,272.43	
4050 Reserve Income			Beg Bal: 3,626.37	Activity: 646.06	0.00	646.06	4,272.43
4263 Reserve Interest (Income)						5.53	
05/31/19	JOURNL	J5118	May reserve interest		1.48	7.01	
4263 Reserve Interest			Beg Bal: 5.53	Activity: 1.48	0.00	1.48	7.01
5010 Management Fees (Expense)						1,732.00	
05/01/19	CHKITM	798	RPM Services Inc.: Monthly Management Fee -	433.00		2,165.00	
5010 Management Fees			Beg Bal: 1,732.00	Activity: 433.00	433.00	0.00	2,165.00
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

Date	Type	Reference	Description	Debit	Credit	Balance
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)				74.79
05/09/19	CHKITM	801	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	16.20		90.99
5210	Electric		Beg Bal: 74.79 Activity: 16.20	16.20	0.00	90.99
5240	Sewer	(Expense)				2,015.00
05/09/19	CHKITM	800	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	507.00		2,522.00
5240	Sewer		Beg Bal: 2,015.00 Activity: 507.00	507.00	0.00	2,522.00
5260	Garbage	(Expense)				1,187.34
05/09/19	CHKITM	802	Waste Connections: Monthly Garbage 2010-976517	298.14		1,485.48
5260	Garbage		Beg Bal: 1,187.34 Activity: 298.14	298.14	0.00	1,485.48
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)				1,149.04
05/01/19	CHKITM	799	Jave Landscape Maintenance: service 4/22/19	287.26		1,436.30
5410	Landscaping Contract		Beg Bal: 1,149.04 Activity: 287.26	287.26	0.00	1,436.30
5610	Insurance	(Expense)				1,664.64
05/09/19	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	416.16		2,080.80
5610	Insurance		Beg Bal: 1,664.64 Activity: 416.16	416.16	0.00	2,080.80
6004	Retaining Wall Project	(Expense)				1,300.00
05/15/19	CHKITM	803	Mia C Mahedy-Sexton: wall design 7ft	1,300.00		2,600.00
6004	Retaining Wall Project		Beg Bal: 1,300.00 Activity: 1,300.00	1,300.00	0.00	2,600.00
6700	Reserve Contribution	(Expense)				3,528.00
05/01/19	JOURNAL	J5061	May Reserve contribution	882.00		4,410.00
6700	Reserve Contribution		Beg Bal: 3,528.00 Activity: 882.00	882.00	0.00	4,410.00
				Totals:	4,230.19	3,626.56

Profit & Loss 12 Month Recap

Property: Lakeview COA

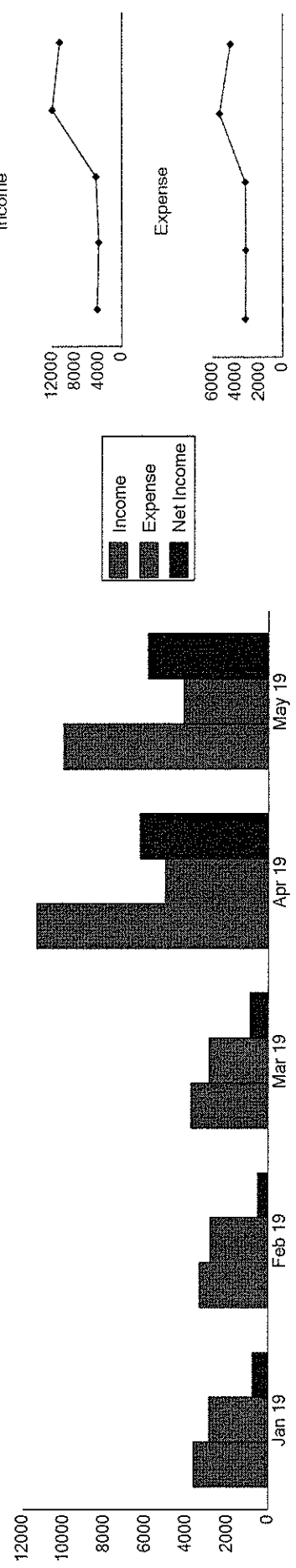
Monthly recap 01/01/19 - 05/31/19 (cash basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	TOTAL
INCOME						
4000 HOA Dues	2,926.19	2,668.05	2,875.40	5,805.35	2,888.59	17,163.58
4050 Reserve Income	703.10	669.21	891.13	1,362.93	646.06	4,272.43
4263 Reserve Interest	1.39	1.28	1.44	1.42	1.48	7.01
4626 SA18 Special Assessment	0.00	0.00	0.00	169.63	0.00	169.63
4627 SA19	0.00	0.00	0.00	4,000.00	6,500.00	10,500.00
TOTAL INCOME	3,630.68	3,338.54	3,767.97	11,339.33	10,036.13	32,112.65
EXPENSE						
5000 Association Expenses						
5010 Management Fees	433.00	433.00	433.00	433.00	433.00	2,165.00
5020 Postage / Copies	32.94	0.00	0.00	0.00	0.00	32.94
5000 Total Association Expenses	465.94	433.00	433.00	433.00	433.00	2,197.94
5100 Repairs & Maintenance	0.00	0.00	22.14	0.00	0.00	22.14
5200 Utilities						
5210 Electric	16.52	18.03	30.17	10.07	16.20	90.99
5240 Sewer	494.00	507.00	507.00	507.00	507.00	2,522.00
5260 Garbage	305.16	290.82	293.22	298.14	298.14	1,485.48
5200 Total Utilities	815.68	815.85	830.39	815.21	821.34	4,098.47
5300 General Expenses						
5301 Accounting	0.00	0.00	0.00	125.00	0.00	125.00
5325 Reserve Study	0.00	0.00	0.00	800.00	0.00	800.00
5300 Total General Expenses	0.00	0.00	0.00	925.00	0.00	925.00
5400 Landscaping						
5410 Landscaping Contract	287.26	287.26	287.26	287.26	287.26	1,436.30
5400 Total Landscaping	287.26	287.26	287.26	287.26	287.26	1,436.30
5600 Insurance						
5610 Insurance	416.16	416.16	416.16	416.16	416.16	2,080.80
5600 Total Insurance	416.16	416.16	416.16	416.16	416.16	2,080.80
6004 Retaining Wall Project	0.00	0.00	0.00	1,300.00	1,300.00	2,600.00
6700 Reserve Contribution	882.00	882.00	882.00	882.00	882.00	4,410.00
TOTAL EXPENSE	2,867.04	2,834.27	2,870.95	5,058.63	4,139.76	17,770.65
NET INCOME	763.64	504.27	897.02	6,280.70	5,896.37	14,342.00

JAN 19 FEB 19 MAR 19 APR 19 MAY 19 TOTAL

NET INCOME SUMMARY

Income	3,630.68	3,338.54	3,767.97	11,339.33	10,036.13	32,112.65
Expense	-2,867.04	-2,834.27	-2,870.95	-5,058.63	-4,139.76	-17,770.65
NET INCOME	763.64	504.27	897.02	6,280.70	5,896.37	14,342.00



Budget Comparison

Property: Lakeview COA

Comparison Periods: 05/01/19 - 05/31/19 and 01/01/19 - 05/31/19 (cash basis)

	Actual 05/01/19 - 05/31/19	Budget 05/19 - 05/19	\$ Change	% Change	Actual YTD 01/01/19 - 05/31/19	Budget YTD 01/19 - 05/19	\$ Change	% Change
INCOME								
4000 HOA Dues	2,888.59	3,269.17	-380.58	-11.6 %	17,163.58	16,345.81	817.77	5.0 %
4050 Reserve Income	646.06	882.00	-235.94	-26.8 %	4,272.43	4,410.00	-137.57	-3.1 %
4263 Reserve Interest	1.48	0.00	1.48		7.01	0.00	7.01	
4626 SA18 Special Assessment	0.00	0.00	0.00		169.63	0.00	169.63	
4627 SA19	6,500.00	0.00	6,500.00		10,500.00	0.00	10,500.00	
TOTAL INCOME	10,036.13	4,151.17	5,884.96	141.8 %	32,112.65	20,755.81	11,356.84	54.7 %
EXPENSE								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0 %	0.00	125.00	-125.00	-100.0 %
5010 Management Fees	433.00	433.00	0.00	0.0 %	2,165.00	2,165.00	0.00	0.0 %
5020 Postage / Copies	0.00	8.34	-8.34	-100.0 %	32.94	41.62	-8.68	-20.9 %
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 %	2,197.94	2,346.62	-148.68	-6.3 %
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	900.00	-900.00	-100.0 %	0.00	900.00	-900.00	-100.0 %
5100 Other Repairs & Maintenance	0.00	832.08	-832.08	-100.0 %	22.14	4,160.44	-4,138.30	-99.5 %
5100 Total Repairs & Maintenance	0.00	1,732.08	-1,732.08	-100.0 %	22.14	5,660.44	-5,638.30	-99.6 %
5200 Utilities								
5210 Electric	16.20	25.00	-8.80	-35.2 %	90.99	125.00	-34.01	-27.2 %
5240 Sewer	507.00	500.00	7.00	1.4 %	2,522.00	2,500.00	22.00	0.9 %
5260 Garbage	298.14	310.00	-11.86	-3.8 %	1,485.48	1,550.00	-64.52	-4.2 %
5200 Total Utilities	821.34	835.00	-13.66	-1.6 %	4,098.47	4,175.00	-76.53	-1.8 %
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	416.69	-416.69	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	0.00	4.19	-4.19	-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	620.88	304.12	49.0 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	1,436.30	1,750.00	-313.70	-17.9 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	1,436.30	1,750.00	-313.70	-17.9 %
5600 Insurance								
5610 Insurance	416.16	400.00	16.16	4.0 %	2,080.80	2,000.00	80.80	4.0 %

	Actual 05/01/19 - 05/31/19	Budget 05/19 - 05/19	\$ Change	% Change	Actual YTD 01/01/19 - 05/31/19	Budget YTD 01/19 - 05/19	\$ Change	% Change
5600 Total Insurance	416.16	400.00	16.16	4.0 %	2,080.80	2,000.00	80.80	4.0 %
6004 Retaining Wall Project	1,300.00	0.00	1,300.00		2,600.00	0.00	2,600.00	
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0 %	0.00	208.31	-208.31	-100.0 %
6500 Unbudgeted Expense	0.00	67.00	-67.00	-100.0 %	0.00	335.00	-335.00	-100.0 %
6700 Reserve Contribution	882.00	882.00	0.00	0.0 %	4,410.00	4,410.00	0.00	0.0 %
TOTAL EXPENSE	4,139.76	4,858.25	-718.49	-14.8 %	17,770.65	21,506.25	-3,735.60	-17.4 %
NET INCOME	5,896.37	-707.08	6,603.45	933.9 %	14,342.00	-750.44	15,092.44	2,011.1 %
NET INCOME SUMMARY								
Income	10,036.13	4,151.17	5,884.96	141.8 %	32,112.65	20,755.81	11,356.84	54.7 %
Expense	-4,139.76	-4,858.25	718.49	14.8 %	-17,770.65	-21,506.25	3,735.60	17.4 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	5,896.37	-707.08	6,603.45	933.9 %	14,342.00	-750.44	15,092.44	2,011.1 %

Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 05/31/19

* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
Benedict, Jared	1912	#1	CONDO/HOA	1,000.00
Cook, Matthew	1927	#17	CONDO/HOA	2,189.00
Dunlap, Karen & Brian	2969	#5	CONDO/HOA	1,000.00
Ed & Denny LLC	1930	#20	CONDO/HOA	500.00
Ed & Denny LLC.	1931	#21	CONDO/HOA	500.00
Hammitt, Michael	1920	#9	CONDO/HOA	6,746.30
King - CALAW, Bobbi	2923	#15	CONDO/HOA	6,128.05
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
McClung, Kathy	1919	#8	CONDO/HOA	1,000.00
O'Neal, Daniel	2956	#11	CONDO/HOA	1,447.56
Piedra, Juan	1928	#18	CONDO/HOA	1,000.00
Sonnes, Carmen	1915	#4	CONDO/HOA	518.00

Total Delinquent for Property: 50,153.50

Report Summary

Detail	Value
Homeowners:	14
Percent Delinquent:	56.00 %
Delinquent Amount:	50,153.50

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 05/31/19

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
Chaschin, Heonia	Lakev	#2	1913	(503)312-1514	3451 SW Doschview	199.73
Dunlap, Karen & Brian	Lakev	#5	2969	(360)947-4456	2102 NW Kelly Dr. Unit #5	87.85
Hart, David & Jana	Lakev	#3	1914	(360)573-2852	3501 NE 113th St.	206.27
Hart, David & Jana	Lakev	#10	1921	(360)573-2852	3501 NE 113th St.	211.28
Hart, David & Jana	Lakev	#12	1923	(360)573-2852	3501 NE 113th St.	211.28
McClung, Kathy	Lakev	#8	1919	(360)573-8954	2606 NE 125th St.	2,478.96
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:						4,219.95

Checks By Account

Property: Lakeview COA

Date Range: 05/01/19 - 05/31/19

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	5/1/19	798	Monthly Managem	5/1/19	May	Lakev	433.00
							433.00
5200 Utilities : 5210 Electric							
Clark Public Utiliti	5/9/19	801	Monthly Electricity	5/1/19	7236-175-1	Lakev	16.20
							16.20
5200 Utilities : 5240 Sewer							
Clark Regional Wi	5/9/19	800	Monthly Sewer Ac	5/1/19	016125-000	Lakev	507.00
							507.00
5200 Utilities : 5260 Garbage							
Waste Connector	5/9/19	802	Monthly Garbage :	5/1/19	2010-976517	Lakev	298.14
							298.14
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscape N	5/1/19	799	service	4/22/19 5/1/19	1021	Lakev	287.26
							287.26
5600 Insurance : 5610 Insurance							
American Family I	5/9/19	ACH	Policy #019-860-2	5/1/19	June	Lakev	416.16
							416.16
6004 Retaining Wall Project							
Mia C Mahedy-Se.	5/15/19	803	wall design 7ft	5/15/19	05.10.19	Lakev	1,300.00
							1,300.00
Total Amount:							3,257.76

Bank Reconciliation Report

Lakeview Condo Owners Association

Reconciled on: 06/03/19

Deposits

Date	Ref #	Details	Amount
05/08/19	D10382	Bank Deposit: Deposit	3,309.99
05/15/19	D10427	Bank Deposit: Deposit	1,876.51
05/30/19	D10477	Bank Deposit: Deposit	4,848.15
			10,034.65

Payments

Date	Ref #	Details	Amount
05/01/19	798	RPM Services Inc,	433.00
05/01/19	799	Jave Landscape Maintenance	287.26
05/01/19	J5061	Journal: May Reserve contribution	882.00
05/09/19	800	Clark Regional Wastewater District	507.00
05/09/19	801	Clark Public Utilities	16.20
05/09/19	802	Waste Connections	298.14
05/09/19	ACH	American Family Insurance	416.16
			2,839.76

Outstanding 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
			2,020.26

Summary

Previous Cleared Balance:	38,141.25	Reconciled Balance	45,336.14
+ Selected Deposits	10,034.65	+ Uncleared Deposits	0.00
- Selected Payments	2,839.76	- Outstanding Checks	2,020.26
Reconciled Balance:	45,336.14	Register Balance	43,315.88
Goal:	45,336.14		
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: April 30, 2019
This statement: May 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	\$38,141.25
Low balance	\$36,538.99	Deposits/Additions	\$10,034.65
Average balance	\$39,727.63	Withdrawals/Subtractions	\$2,839.76
Interest earned	\$0.00	Ending balance	\$45,336.14

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-08	Deposit	3,309.99
05-15	Deposit	1,876.51
05-30	Deposit	4,848.15
Total Additions		\$10,034.65

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
05-10	ACH Debit American Family Webpayment 00000002165684t 20190510	416.16
Total ACH and Electronic Payments/Subtractions		\$416.16

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
05-01	Cash Mgmt Trsfr Dr Ref 1210702! Funds Transfer To Dep 9800551419 From May Reserve Contri Bution	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>
04-30	38,141.25	05-08	39,848.98	05-15	40,487.99
05-01	36,826.25	05-10	39,432.82	05-30	45,336.14
05-06	36,538.99	05-14	38,925.82	05-31	45,336.14

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>
798	\$433.00	05-01	801	\$16.20	05-15
799	\$287.26	05-06	802	\$298.14	05-15
800	\$507.00	05-14			

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

Total Checks paid: 5 for **-\$1,541.60**

Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 06/03/19

Deposits

Date	Ref #	Details	Amount
05/01/19	J5061	Journal: May Reserve contribution	882.00
05/31/19	J5118	Journal: May reserve interest	1.48
			883.48

Summary

Previous Cleared Balance:	57,412.71
+ Selected Deposits	883.48
- Selected Payments	0.00
Reconciled Balance:	58,296.19
Goal:	58,296.19
Difference:	0.00

Reconciled Balance	58,296.19
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	58,296.19



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: April 30, 2019
This statement: May 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	\$57,412.71
Low balance	\$58,294.71	Additions/Deposits	\$883.48
Average balance	\$58,294.71	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$7.01	Ending balance	\$58,296.19
Interest earned	\$1.48		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
05-01	Cash Mgmt Trsfr Cr Ref 1210702I Funds Transfer Frm Dep 9805844488 From May Reserve Contri Bution	882.00
05-31	Interest Credit	1.48
Total Other Deposits/ Additions		\$883.48

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
04-30	57,412.71	05-01	58,294.71	05-31	58,296.19

Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	31
Average balance for APY	\$58,294.71
Interest earned	\$1.48
Interest paid year to date	\$7.01
Statement period	05/01 to 05/31

Overdraft Fee Summary

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

Checks

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

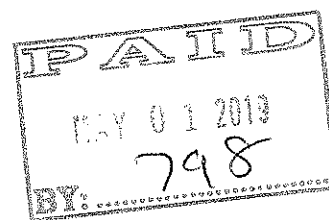
Total Checks paid: 0 for **-\$0.00**

**Lakeview Condo Owners Association
2019 Management Fee**

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

Monthly \$433.00

MAY 2019

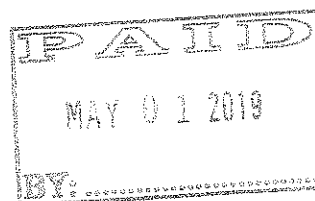


Lakeview Condo Owners Association

2019 Reserve Contribution

Monthly \$882.00

MAY 2019





UMPQUA BANK

Transfer Confirmation

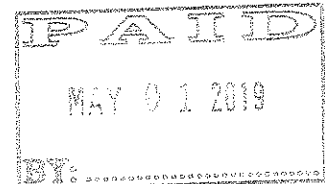
The request below has been approved and added to the schedule successfully. On each scheduled date, the request will be transmitted.

Schedule Information

Scheduled: 04/30/2019 05:10:15 PM (ET)
Scheduled By: RPMHOA
Approval status: 1 of 1 received

Details

From account: Lakeview OPR - Checking - *4488 - \$38,141.25
(Balance as of: 04/30/2019 05:07:18 PM (ET) Not a guarantee of available funds.)
To account: Lakeview RES - Checking - *1419 - \$57,411.29
(Balance as of: 04/30/2019 05:07:18 PM (ET) Not a guarantee of available funds.)
Amount: \$882.00
Description: May reserve contribution
Frequency: Custom
Send on: 05/01/2019





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

Billing Statement

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 4/1/2019 To 4/30/2019
BILLING DATE: 4/30/2019
DUE DATE: 5/31/2019

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

SPECIAL MESSAGE

Where will you be in 24 hours? Within 24 hours, your wastewater will travel as far as twenty miles through a network of sewers, will be purified, and then safely discharged into the Columbia River. For more information about the ABC's of sewer:
www.crwwd.com/about/abcs.html

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





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

Your Electricity Use

Residential electric service meter 501493
 In 30 days you used 53 kwh
 Present reading - 05/03/19 13370
 Previous reading - 04/03/19 - 13317
Total electric usage 53
 Your charge for 53 kwh is:
 Basic service \$12.00
 53 kwh @ 8.16 cents each 4.32
 REP Credit @ 0.229 cents/kwh* -0.12
 Total electric service \$16.20
Your average daily cost was \$0.54

Total Cost This Billing

Total electric service \$16.20
Total charges this billing \$16.20

* Residential Exchange Program Credit via BPA
 Be careful when trimming or climbing trees! Always look for power lines before climbing. Once in the tree it may be difficult to spot lines as they tend to blend in with the colors of the tree.

Account Summary

Previous balance \$10.07
 Payments - thank you
 April 11, 2019 10.07CR
 Balance forward 0.00
 Current charges 16.20
Current balance \$16.20

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
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
05/03/18	29	29	1
05/03/17	28	78	3

PAID
 MAY 09 2019
 BY: 0801



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

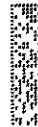
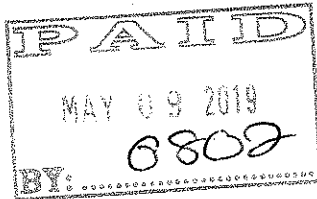
ACCOUNT NO. 2010-976517
 INVOICE NO. 15565627
 STATEMENT DATE 05/01/19
 DUE DATE 05/25/19
 BILLING PERIOD 04/01/19 - 04/30/19

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

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

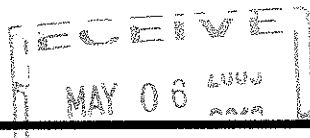
INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 298.14
04/12/19	Payment Thank You! 795	\$ -298.14
	Total Payments And Credits	\$ -298.14
	Service Location Lakeview Condos Llc	
	Acct #976517 2102 Nw Kelley Dr	
04/30/19	4Yd Cont 1X Weekly 04/01/19-04/30/19 1 Each @ \$222.91	\$ 222.91
04/30/19	Multi-Family Recycle 04/01/19-04/30/19 12 Each @ \$3.45	\$ 41.40
04/30/19	Perm Cont Rent 4Yd 04/01/19-04/30/19 1 Each @ \$17.06	\$ 17.06
04/30/19	Recycle Process Surcharge 04/01/19-04/30/19 12 Each @ \$0.61	\$ 7.32
	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.

Cindy Hammond



From: AmericanFamilyInsurance@amfam.com
Sent: Monday, May 6, 2019 3:01 AM
To: rpms@rpmservice.net
Subject: Your American Family Insurance Bill Is Ready to View Online

BY: _____

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: 06/01/2019
Minimum Due: \$416.16
Account Balance: \$832.32

CONF # 2165684+

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.





You've successfully scheduled a payment.

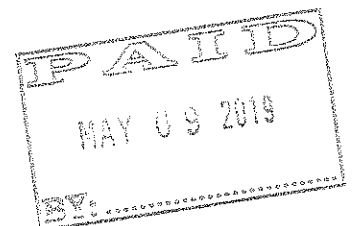
\$416.16 will be paid on 05/09/19

Details

Lakeview Insurance	
Confirmation Number	00000002165684t
Payment Details	\$416.16 05/09/19
Payment Method	Lakeview Am Fam insurance ***** 488 UMPQUA BANK

[Back to Billing & Payments](#)

Last login: April 9, 2019 at 4:08 p.m.



INVOICE

RECEIVED
MAY 10 2019

BY: _____
10 May 2019

Elizabeth Divers
Community Association Department Manager
RPM Services Inc.
5620 NE Gher Rd. Suite H
Vancouver, WA 98662
Phone: (360) 693-6260 Ext.202
rpms@rpmservice.net

Re: Geotechnical report for 2102 Kelly Road, Vancouver, WA

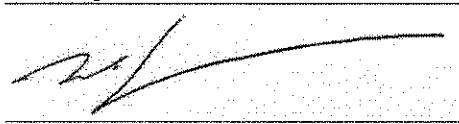
Dear Ms. Divers,

Rapid Soil Solutions (RSS) is pleased to submit this supply the wall design. The wall is 7ft total with the footing the fee is \$150/vertical foot, included sub-grade check of the wall.

My fee for project is **\$1300**.

RSS appreciates payment within 3 weeks.

Thank you,



Mia Mahedy, PE GE

Send to:

For: Kelly Road, December

Approved 6/7 - 5/15

PAID
MAY 15 2019
BY: 803

Rapid Soil Solutions INC

3915 SW Plum St
Portland, OR 97219
503-816-3689
mia@rapidsoilsolutions.com