

Financial Statement

Property: Lakeview COA

09/01/19 - 09/30/19 (cash)

ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR		29,709.76
1000 Total Operating Accounts		<u>29,709.76</u>
1111 Reserve Account		
1093 Lakeview Condo Reserve		28,380.89
1111 Total Reserve Account		<u>28,380.89</u>
Total Bank		<u>58,090.65</u>
Other Current Asset		
1200 Undeposited Funds		628.83
Total Other Current Asset		<u>628.83</u>
TOTAL ASSETS		<u>58,719.48</u>

LIABILITIES & EQUITY

Equity

Equity		
3001 Retained Earnings		31,705.96
3010 Disbursements From Reserve		49,430.40
3040 Reserve Account Equity		<u>26,363.97</u>
Total Equity		107,500.33
Net Income (1/1/2019 thru 8/31/2019)		-45,091.62

Income

4000 HOA Dues		3,485.69
4050 Reserve Income		740.78
4200 Income		
4210 Late Fees		19.44
4260 Interest Income		
4263 Reserve Interest		0.70
4260 Total Interest Income		<u>0.70</u>
4200 Total Income		<u>20.14</u>
Total Income		4,246.61

Expense

5000 Association Expenses		
5010 Management Fees		433.00
5000 Total Association Expenses		<u>433.00</u>
5100 Repairs & Maintenance		82.03
5200 Utilities		
5210 Electric		22.50
5240 Sewer		507.00
5260 Garbage		298.14
5200 Total Utilities		<u>827.64</u>
5400 Landscaping		

5410 Landscaping Contract	287.26
5400 Total Landscaping	<u>287.26</u>
5600 Insurance	
5610 Insurance	423.91
5600 Total Insurance	<u>423.91</u>
6004 Retaining Wall Project	5,000.00
6700 Reserve Contribution	882.00
Total Expense	<u>7,935.84</u>
Net Income (9/1/2019 thru 9/30/2019)	-3,689.23
Total Equity	<u>58,719.48</u>
TOTAL LIABILITIES & EQUITY	<u><u>58,719.48</u></u>

General Ledger

Property: Lakeview COA

Detail 09/01/19 - 09/30/19 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						24,594.68
09/03/19	CSTPAY	2543473407	Jared Benedict #1		21.51	24,616.19
09/03/19	CHPAID	2543473407	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 9/1.		140.93	24,757.12
09/03/19	CHPAID	316	David & Jana Hart #3 Alloc to 'HOADUE' Ch date: 9/1.		162.44	24,919.56
09/03/19	CHPAID	316	David & Jana Hart #10 Alloc to 'HOADUE' Ch date: 9/1.		166.39	25,085.95
09/03/19	CHPAID	316	David & Jana Hart #12 Alloc to 'HOADUE' Ch date: 9/1.		166.39	25,252.34
09/03/19	CHPAID	32490804	Justin Rhodes Inve #16 Alloc to 'HOADUE' Ch date: 9/1.		138.14	25,390.48
09/03/19	CHPAID	32490804	Rhodes Investment #19 Alloc to 'HOADUE' Ch date: 9/1.		170.94	25,561.42
09/03/19	CHPAID	59610053	Davovia Marith #6 Alloc to 'HOADUE' Ch date: 9/1.		162.44	25,723.86
09/03/19	CHPAID	60079769	Juan Piedra #18 Alloc to 'HOADUE' Ch date: 9/1.		172.72	25,896.58
09/03/19	CHPAID	60676607	Matthew Cook #17 Alloc to 'HOADUE' Ch date: 8/1.		133.59	26,030.17
09/09/19	CHPAID	Web Pay CHK	Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 9/1.		162.44	26,192.61
09/10/19	CHPAID	1201	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 9/1.		162.44	26,355.05
09/10/19	CSTPAY	62137433	Ed & Denny LLC #20		172.32	26,527.37
09/10/19	CHPAID	62137434	Ed & Denny LLC #21 Alloc to 'HOADUE' Ch date: 9/1.		57.20	26,584.57
09/10/19	CSTPAY	62137434	Ed & Denny LLC #21		162.44	26,747.01
09/10/19	CSTPAY	634819692	Heonia Chaschin #2		162.44	26,909.45
09/10/19	CHPAID	7619	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 9/1.		162.64	27,072.09
09/12/19	CHPAID	635520895	Michael Hammett #9 Alloc to 'HOADUE' Ch date: 10/		35.67	27,107.76
09/26/19	UNALOC	159	Debra Blizzard #7 Unallocated prepay		11.00	27,118.76
09/26/19	CSTPAY	159	Debra Blizzard #7		332.78	27,451.54
09/27/19	UNALOC	319	David & Jana Hart #10 Unallocated prepay		211.28	27,662.82
09/27/19	UNALOC	319	David & Jana Hart #12 Unallocated prepay		211.28	27,874.10
09/27/19	UNALOC	619	David & Jana Hart #3 Unallocated prepay		206.27	28,080.37
4000 HOA Dues				Beg Bal: 24,594.68	Activity: 3,485.69	0.00 3,485.69 28,080.37
4050 Reserve Income (Income)						6,494.57
09/03/19	CHPAID	2543473407	Jared Benedict #1 Alloc to 'RI' Ch date: 9/1/2019		43.83	6,538.40
09/03/19	CHPAID	316	David & Jana Hart #3 Alloc to 'RI' Ch date: 9/1/2019		43.83	6,582.23
09/03/19	CHPAID	316	David & Jana Hart #10 Alloc to 'RI' Ch date: 9/1/2019		44.89	6,627.12
09/03/19	CHPAID	316	David & Jana Hart #12 Alloc to 'RI' Ch date: 9/1/2019		44.89	6,672.01
09/03/19	CHPAID	32490804	Justin Rhodes Inve #16 Alloc to 'RI' Ch date: 9/1/2019		37.27	6,709.28
09/03/19	CHPAID	32490804	Rhodes Investment #19 Alloc to 'RI' Ch date: 9/1/2019		46.12	6,755.40
09/03/19	CHPAID	59610053	Davovia Marith #6 Alloc to 'RI' Ch date: 9/1/2019		43.83	6,799.23
09/03/19	CHPAID	60079769	Juan Piedra #18 Alloc to 'RI' Ch date: 9/1/2019		46.60	6,845.83
09/03/19	CHPAID	60676607	Matthew Cook #17 Alloc to 'RI' Ch date: 8/1/2019		36.04	6,881.87
09/09/19	CHPAID	Web Pay CHK	Karen & Brian Dun #5 Alloc to 'RI' Ch date: 9/1/2019 F		43.83	6,925.70
09/10/19	CHPAID	1201	Carmen Sonnes #4 Alloc to 'RI' Ch date: 9/1/2019		43.83	6,969.53
09/10/19	CSTPAY	62137433	Ed & Denny LLC #20		46.49	7,016.02
09/10/19	CSTPAY	62137434	Ed & Denny LLC #21		11.22	7,027.24
09/10/19	CHPAID	634819692	Heonia Chaschin #2 Alloc to 'RI' Ch date: 9/1/2019		16.35	7,043.59
09/10/19	CSTPAY	634819692	Heonia Chaschin #2		24.21	7,067.80
09/10/19	CHPAID	7619	Israel Moshkovits #14 Alloc to 'RI' Ch date: 9/1/2019		43.88	7,111.68
09/12/19	CHPAID	635520895	Michael Hammett #9 Alloc to 'RI' Ch date: 10/1/2017		44.89	7,156.57
09/26/19	CSTPAY	159	Debra Blizzard #7		78.78	7,235.35
4050 Reserve Income				Beg Bal: 6,494.57	Activity: 740.78	0.00 740.78 7,235.35
4210 Late Fees (Income)						75.00
09/12/19	CHPAID	635520895	Michael Hammett #9 Alloc to 'LC' Ch date: 10/13/201		19.44	94.44
4210 Late Fees				Beg Bal: 75.00	Activity: 19.44	0.00 19.44 94.44
4263 Reserve Interest (Income)						11.41
09/30/19	JOURNAL	J5354	Sept Reserve interest		0.70	12.11

Date	Type	Reference	Description	Debit	Credit	Balance
4263	Reserve Interest		Beg Bal: 11.41 Activity: 0.70	0.00	0.70	12.11
5000	Association Expenses (Expense)		No activity in the period			53.98
						53.98
5000	Association Expenses		Beg Bal: 53.98 Activity: 0.00	0.00	0.00	53.98
5010	Management Fees (Expense)					3,464.00
09/01/19	CHKITM 822		RPM Services Inc.: Monthly Management Fee -	433.00		3,897.00
5010	Management Fees		Beg Bal: 3,464.00 Activity: 433.00	433.00	0.00	3,897.00
5020	Postage / Copies (Expense)		No activity in the period			52.44
						52.44
5020	Postage / Copies		Beg Bal: 52.44 Activity: 0.00	0.00	0.00	52.44
5100	Repairs & Maintenance (Expense)					437.39
09/11/19	CHKITM 827		David Hart: reimb for locks, etc.	82.03		519.42
5100	Repairs & Maintenance		Beg Bal: 437.39 Activity: 82.03	82.03	0.00	519.42
5150	Plumbing Repairs (Expense)		No activity in the period			5,203.20
						5,203.20
5150	Plumbing Repairs		Beg Bal: 5,203.20 Activity: 0.00	0.00	0.00	5,203.20
5210	Electric (Expense)					156.66
09/11/19	CHKITM 825		Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	22.50		179.16
5210	Electric		Beg Bal: 156.66 Activity: 22.50	22.50	0.00	179.16
5240	Sewer (Expense)					4,043.00
09/11/19	CHKITM 824		Clark Regional Wastewater District: Monthly Sewer Acct#01612!	507.00		4,550.00
5240	Sewer		Beg Bal: 4,043.00 Activity: 507.00	507.00	0.00	4,550.00
5260	Garbage (Expense)					2,379.90
09/11/19	CHKITM 826		Waste Connections: Monthly Garbage 2010-976517	298.14		2,678.04
5260	Garbage		Beg Bal: 2,379.90 Activity: 298.14	298.14	0.00	2,678.04
5301	Accounting (Expense)		No activity in the period			125.00
						125.00
5301	Accounting		Beg Bal: 125.00 Activity: 0.00	0.00	0.00	125.00
5315	State Filing Fee (Expense)		No activity in the period			10.00
						10.00
5315	State Filing Fee		Beg Bal: 10.00 Activity: 0.00	0.00	0.00	10.00
5325	Reserve Study (Expense)		No activity in the period			800.00
						800.00
5325	Reserve Study		Beg Bal: 800.00 Activity: 0.00	0.00	0.00	800.00
5410	Landscaping Contract (Expense)					2,298.08
09/01/19	CHKITM 823		Jave Landscape Maintenance: service 8/19/19	287.26		2,585.34
5410	Landscaping Contract		Beg Bal: 2,298.08 Activity: 287.26	287.26	0.00	2,585.34
5610	Insurance (Expense)					3,344.86
09/11/19	CHKITM ACH		American Family Insurance: Policy #019-860-226-37	423.91		3,768.77
5610	Insurance		Beg Bal: 3,344.86 Activity: 423.91	423.91	0.00	3,768.77
6004	Retaining Wall Project (Expense)					47,030.40
09/30/19	CHKITM 828		All Around Maintenance, Inc.: payment of remaining balance for	5,000.00		52,030.40
6004	Retaining Wall Project		Beg Bal: 47,030.40 Activity: 5,000.00	5,000.00	0.00	52,030.40
6700	Reserve Contribution (Expense)					23,038.00
09/03/19	JOURNL J5280		September Reserve Transfer Contribution	882.00		23,920.00
6700	Reserve Contribution		Beg Bal: 23,038.00 Activity: 882.00	882.00	0.00	23,920.00
Totals:				7,935.84	4,246.61	

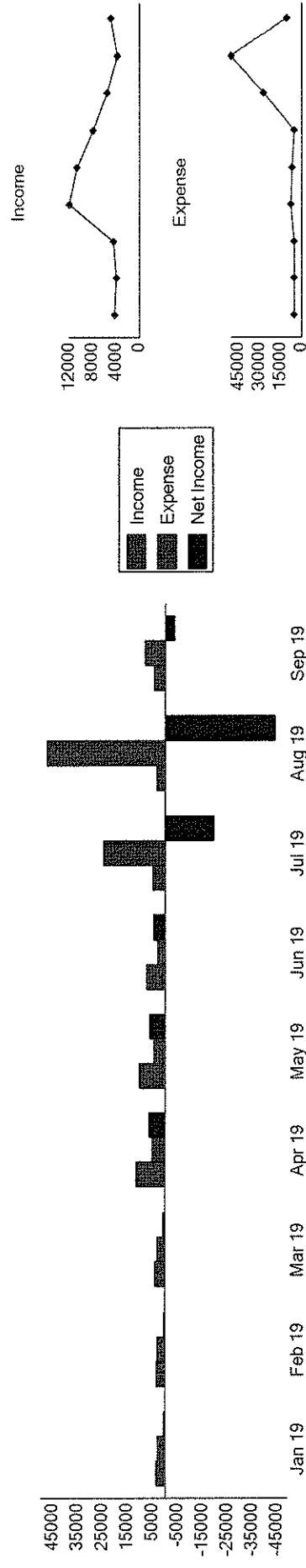
Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/19 - 09/30/19 (cash basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	TOTAL
INCOME										
4000 HOA Dues	2,926.19	2,668.05	2,875.40	5,029.80	2,888.59	3,104.99	2,754.89	2,346.77	3,485.69	28,080.37
4050 Reserve Income	703.10	669.21	891.13	1,138.48	646.06	1,037.55	664.32	744.72	740.78	7,235.35
4200 Income										
4210 Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	50.00	25.00	19.44	94.44
4260 Interest Income										
4263 Reserve Interest	1.39	1.28	1.44	1.42	1.48	1.46	1.75	1.19	0.70	12.11
4260 Total Interest Income	1.39	1.28	1.44	1.42	1.48	1.46	1.75	1.19	0.70	12.11
4200 Total Income	1.39	1.28	1.44	1.42	1.48	1.46	51.75	26.19	20.14	106.55
4626 SA18 Special Assessment	0.00	0.00	0.00	169.63	0.00	0.00	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	18.00	0.00	16,000.00
TOTAL INCOME	3,630.68	3,338.54	3,767.97	11,339.33	10,036.13	7,226.00	4,870.96	3,135.68	4,246.61	51,591.90
EXPENSE										
5000 Association Expenses										
5010 Management Fees	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	3,897.00
5020 Postage / Copies	32.94	0.00	0.00	0.00	0.00	0.00	0.00	19.50	0.00	52.44
5000 Other Association Expense	0.00	0.00	0.00	0.00	0.00	0.00	53.98	0.00	0.00	53.98
5000 Total Association Expense	465.94	433.00	433.00	433.00	433.00	433.00	486.98	452.50	433.00	4,003.42
5100 Repairs & Maintenance										
5150 Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	5,203.20	0.00	0.00	5,203.20
5100 Other Repairs & Maintena	0.00	0.00	22.14	0.00	0.00	0.00	415.25	0.00	82.03	519.42
5100 Total Repairs & Maintenan	0.00	0.00	22.14	0.00	0.00	0.00	5,618.45	0.00	82.03	5,722.62
5200 Utilities										
5210 Electric	16.52	18.03	30.17	10.07	16.20	22.79	21.80	21.08	22.50	179.16
5240 Sewer	494.00	507.00	507.00	507.00	507.00	507.00	507.00	507.00	507.00	4,550.00
5260 Garbage	305.16	290.82	293.22	298.14	298.14	298.14	298.14	298.14	298.14	2,678.04
5200 Total Utilities	815.68	815.85	830.39	815.21	821.34	827.93	826.94	826.22	827.64	7,407.20
5300 General Expenses										
5301 Accounting	0.00	0.00	0.00	125.00	0.00	0.00	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	0.00	0.00	10.00
5325 Reserve Study	0.00	0.00	0.00	800.00	0.00	0.00	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	0.00	0.00	935.00
5400 Landscaping										
5410 Landscaping Contract	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	2,585.34
5400 Total Landscaping	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	2,585.34

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	TOTAL
5600 Insurance										
5610 Insurance	416.16	416.16	416.16	416.16	416.16	416.16	423.99	423.91	423.91	3,768.77
5600 Total Insurance	416.16	416.16	416.16	416.16	416.16	416.16	423.99	423.91	423.91	3,768.77
6004 Retaining Wall Project	0.00	0.00	0.00	1,300.00	1,300.00	0.00	0.00	44,430.40	5,000.00	52,030.40
6700 Reserve Contribution	882.00	882.00	882.00	882.00	882.00	882.00	16,864.00	882.00	882.00	23,920.00
TOTAL EXPENSE	2,867.04	2,834.27	2,870.95	5,058.63	4,139.76	2,846.35	24,517.62	47,302.29	7,935.84	100,372.75
NET INCOME	763.64	504.27	897.02	6,280.70	5,896.37	4,379.65	-19,646.66	-44,166.61	-3,689.23	-48,780.85
NET INCOME SUMMARY										
Income	3,630.68	3,338.54	3,767.97	11,339.33	10,036.13	7,226.00	4,870.96	3,135.68	4,246.61	51,591.90
Expense	-2,867.04	-2,834.27	-2,870.95	-5,058.63	-4,139.76	-2,846.35	-24,517.62	-47,302.29	-7,935.84	-100,372.75
NET INCOME	763.64	504.27	897.02	6,280.70	5,896.37	4,379.65	-19,646.66	-44,166.61	-3,689.23	-48,780.85



Budget Comparison

Property: Lakeview COA

Comparison Periods: 09/01/19 - 09/30/19 and 01/01/19 - 09/30/19 (cash basis)

	Actual 09/01/19 - 09/30/19	Budget 09/19 - 09/19	\$ Change	% Change	Actual YTD 01/01/19 - 09/30/19	Budget YTD 01/19 - 09/19	\$ Change	% Change
INCOME								
4000 HOA Dues	3,485.69	3,269.17	216.52	6.6 %	28,080.37	29,422.49	-1,342.12	-4.6 %
4050 Reserve Income	740.78	882.00	-141.22	-16.0 %	7,235.35	7,938.00	-702.65	-8.9 %
4200 Income								
4210 Late Fees	19.44	0.00	19.44		94.44	0.00	94.44	
4260 Interest Income								
4263 Reserve Interest	0.70	0.00	0.70		12.11	0.00	12.11	
4260 Total Interest Income	0.70	0.00	0.70		12.11	0.00	12.11	
4200 Total Income	20.14	0.00	20.14		106.55	0.00	106.55	
4626 SA18 Special Assessment	0.00	0.00	0.00		169.63	0.00	169.63	
4627 SA19	0.00	0.00	0.00		16,000.00	0.00	16,000.00	
TOTAL INCOME	4,246.61	4,151.17	95.44	2.3 %	51,591.90	37,360.49	14,231.41	38.1 %
EXPENSE								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0 %	0.00	225.00	-225.00	-100.0 %
5010 Management Fees	433.00	433.00	0.00	0.0 %	3,897.00	3,897.00	0.00	0.0 %
5020 Postage / Copies	0.00	8.34	-8.34	-100.0 %	52.44	74.98	-22.54	-30.1 %
5065 Website	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0 %
5000 Other Association Expenses	0.00	0.00	0.00		53.98	0.00	53.98	
5000 Total Association Expenses	433.00	466.34	-33.34	-7.1 %	4,003.42	4,211.98	-208.56	-5.0 %
5100 Repairs & Maintenance								
5120 Gutter Clean/Maint.	0.00	0.00	0.00		0.00	600.00	-600.00	-100.0 %
5150 Plumbing Repairs	0.00	0.00	0.00		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	82.03	832.08	-750.05	-90.1 %	519.42	7,488.76	-6,969.34	-93.1 %
5100 Total Repairs & Maintenance	82.03	832.08	-750.05	-90.1 %	5,722.62	8,988.76	-3,266.14	-36.3 %
5200 Utilities								
5210 Electric	22.50	25.00	-2.50	-10.0 %	179.16	225.00	-45.84	-20.4 %
5240 Sewer	507.00	500.00	7.00	1.4 %	4,550.00	4,500.00	50.00	1.1 %
5260 Garbage	298.14	310.00	-11.86	-3.8 %	2,678.04	2,790.00	-111.96	-4.0 %
5200 Total Utilities	827.64	835.00	-7.36	-0.9 %	7,407.20	7,515.00	-107.80	-1.4 %
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	750.01	-750.01	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	10.00	7.51	2.49	33.2 %

	Actual 09/01/19 - 09/30/19	Budget 09/19 - 09/19	\$ Change	% Change	Actual YTD 01/01/19 - 09/30/19	Budget YTD 01/19 - 09/19	\$ Change	% Change
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 %	935.00	957.52	-22.52	-2.4 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	2,585.34	3,150.00	-564.66	-17.9 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	2,585.34	3,150.00	-564.66	-17.9 %
5600 Insurance								
5610 Insurance	423.91	400.00	23.91	6.0 %	3,768.77	3,600.00	168.77	4.7 %
5600 Total Insurance	423.91	400.00	23.91	6.0 %	3,768.77	3,600.00	168.77	4.7 %
6004 Retaining Wall Project	5,000.00	0.00	5,000.00		52,030.40	0.00	52,030.40	
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0 %	0.00	374.99	-374.99	-100.0 %
6500 Unbudgeted Expense	0.00	67.00	-67.00	-100.0 %	0.00	603.00	-603.00	-100.0 %
6700 Reserve Contribution	882.00	882.00	0.00	0.0 %	23,920.00	7,938.00	15,982.00	201.3 %
TOTAL EXPENSE	7,935.84	3,958.25	3,977.59	100.5 %	100,372.75	37,339.25	63,033.50	168.8 %
NET INCOME	-3,689.23	192.92	-3,882.15	-2,012.3 %	-48,780.85	21.24	-48,802.09	-229,765.0 %
NET INCOME SUMMARY								
Income	4,246.61	4,151.17	95.44	2.3 %	51,591.90	37,360.49	14,231.41	38.1 %
Expense	-7,935.84	-3,958.25	-3,977.59	100.5 %	-100,372.75	-37,339.25	-63,033.50	168.8 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-3,689.23	192.92	-3,882.15	-2,012.3 %	-48,780.85	21.24	-48,802.09	-229,765.0 %

Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 09/30/19

* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
Cook, Matthew	1927	#17	CONDO/HOA	2,274.00
Hammett, Michael	1920	#9	CONDO/HOA	7,616.42
King - CALAW, Bobbi	2923	#15	CONDO/HOA	7,031.13
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	2,025.12

Total Delinquent for Property: 47,071.26

Report Summary

Detail	Value
Homeowners:	7
Percent Delinquent:	28.00 %
Delinquent Amount:	47,071.26

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 09/30/19

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	633.84
Chaschin, Heonia	Lakev	#2	1913	(503)312-1514	3451 SW Doschview	186.65
Ed & Denny LLC	Lakev	#20	1930		PO BOX 640	218.81
Ed & Denny LLC.	Lakev	#21	1931		PO BOX 640	173.66
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.	1,633.84
Totals:						3,497.14

Checks By Account

Property: Lakeview COA

Date Range: 09/01/19 - 09/30/19

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	9/1/19	822	Monthly Managem	9/1/19	September	Lakev	433.00
							433.00
5100 Repairs & Maintenance							
David Hart	9/11/19	827	reimb for locks, et	9/11/19	Reimb	Lakev	82.03
							82.03
5200 Utilities : 5210 Electric							
Clark Public Utiliti	9/11/19	825	Monthly Electricity	9/1/19	7236-175-1	Lakev	22.50
							22.50
5200 Utilities : 5240 Sewer							
Clark Regional W:	9/11/19	824	Monthly Sewer Ac	9/1/19	016125-000	Lakev	507.00
							507.00
5200 Utilities : 5260 Garbage							
Waste Connector	9/11/19	826	Monthly Garbage :	9/1/19	2010-976517	Lakev	298.14
							298.14
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscape Iv	9/1/19	823	service 8/19/19	9/1/19	1261	Lakev	287.26
							287.26
5600 Insurance : 5610 Insurance							
American Family I	9/11/19	ACH	Policy #019-860-2	9/10/19	Oct	Lakev	423.91
							423.91
6004 Retaining Wall Project							
All Around Mainte	9/30/19	828	payment of remain	9/30/19	3799 Bal due	Lakev	5,000.00
							5,000.00
Total Amount:							7,053.84

Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 10/04/19

Deposits

Date	Ref #	Details	Amount
09/06/19	D10993	Bank Deposit: Deposit	1,822.79
09/10/19	D11030	Bank Deposit: Deposit - ach	206.27
09/13/19	D11043	Bank Deposit: Deposit	1,165.46
09/27/19	D11117	Bank Deposit: Deposit	422.56
			3,617.08

Payments

Date	Ref #	Details	Amount
09/01/19	822	RPM Services Inc,	433.00
09/01/19	823	Jave Landscape Maintenance	287.26
09/03/19	J5280	Journal: September Reserve Transfer Contribution	882.00
09/11/19	824	Clark Regional Wastewater District	507.00
09/11/19	825	Clark Public Utilities	22.50
09/11/19	826	Waste Connections	298.14
09/11/19	827	David Hart	82.03
09/11/19	ACH	American Family Insurance	423.91
			2,935.84

Outstanding Deposits

Date	Ref #	Details	Amount
10/04/19	D11167	Bank Deposit: Deposit	1,430.32
			1,430.32

Outstanding Payments

Date	Ref #	Details	Amount
09/30/19	828	All Around Maintenance, Inc.	5,000.00
10/02/19	829	Jave Landscape Maintenance	287.26
10/02/19	830	RPM Services Inc,	433.00
10/02/19	831	Mia C Mahedy-Sexton	250.00
10/02/19	832	Dennis Huston	646.30
10/03/19	J5334	Journal: Oct Reserve transfer	882.00
			7,498.56

Summary

Previous Cleared Balance:	34,028.52	Reconciled Balance	34,709.76
+ Selected Deposits	3,617.08	+ Uncleared Deposits	1,430.32
- Selected Payments	2,935.84	- Outstanding Checks	7,498.56
Reconciled Balance:	34,709.76	Register Balance	28,641.52
Goal:	34,709.76		
Difference:	0.00		



UMPQUA BANK

September 30, 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: August 31, 2019
This statement: September 30, 2019

Please remember: the pricing on a few services will change Aug.1 if you recently received a letter detailing the changes. If you have any questions, please call us at 1-866-486-7782 or stop by an Umpqua store.

BUSINESS FREE CHECKING

Account number	9805844488	Beginning balance	\$34,028.52
Low balance	\$32,713.52	Deposits/Additions	\$3,617.08
Average balance	\$34,316.87	Withdrawals/Subtractions	\$2,935.84
Interest earned	\$0.00	Ending balance	\$34,709.76

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-06	Deposit	1,822.79
09-13	Deposit	1,165.46
09-27	Deposit	422.56
Total Additions		\$3,410.81

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
09-12	ACH Debit American Family Webpayment 000000221766yt 20190912	423.91
Total ACH and Electronic Payments/Subtractions		\$423.91

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-11	ACH Credit Paylease.Com Settlement 000006684980741 20190911	206.27
Total ACH and Electronic Deposits/Additions		\$206.27

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
09-03	Cash Mgmt Trsfr Dr Ref 24612571 Funds Transfer To Dep 9800551419 From September Reserve Transfer Contrib	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>
08-31	34,028.52	09-11	34,455.32	09-17	34,585.34
09-03	32,713.52	09-12	34,031.41	09-18	34,287.20
09-06	34,536.31	09-13	35,196.87	09-27	34,709.76
09-09	34,249.05	09-16	35,114.84	09-30	34,709.76

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>
822	\$433.00	09-03	825	\$22.50	09-17
823	\$287.26	09-09	826	\$298.14	09-18
824	\$507.00	09-17	827	\$82.03	09-16

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

Total Checks paid: 6 for **-\$1,629.93**

Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 10/04/19

Deposits

Date	Ref #	Details	Amount
09/03/19	J5280	Journal: September Reserve Transfer Contribution	882.00
09/30/19	J5354	Journal: Sept Reserve interest	0.70
			882.70

Outstanding Deposits

Date	Ref #	Details	Amount
10/03/19	J5334	Journal: Oct Reserve transfer	882.00
			882.00

Summary

Previous Cleared Balance:	27,498.19
+ Selected Deposits	882.70
- Selected Payments	0.00
Reconciled Balance:	28,380.89
Goal:	28,380.89
Difference:	0.00

Reconciled Balance	28,380.89
+ Uncleared Deposits	882.00
- Outstanding Checks	0.00
Register Balance	29,262.89



UMPQUA BANK

September 30, 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: August 31, 2019
This statement: September 30, 2019

Please remember: the pricing on a few services will change Aug.1 if you recently received a letter detailing the changes. If you have any questions, please call us at 1-866-486-7782 or stop by an Umpqua store.

MAIN STREET MONEY MARKET

Account number	9800551419	Beginning balance	\$27,498.19
Low balance	\$28,380.19	Additions/Deposits	\$882.70
Average balance	\$28,321.39	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$12.11	Ending balance	\$28,380.89
Interest earned	\$0.70		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-03	Cash Mgmt Trsfr Cr Ref 24612571 Funds Transfer Frm Dep 9805844488 From September Reserve Transfer Contrib	882.00
09-30	Interest Credit	.70
Total Other Deposits/ Additions		\$882.70

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
08-31	27,498.19	09-03	28,380.19	09-30	28,380.89

Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	30
Average balance for APY	\$28,321.39
Interest earned	\$0.70
Interest paid year to date	\$12.11
Statement period	09/01 to 09/30

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)

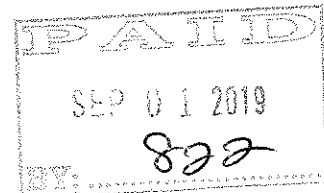
Total Checks paid: 0 for **-\$0.00**

**Lakeview Condo Owners Association
2019 Management Fee**

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

Monthly \$433.00

SEPTEMBER 2019

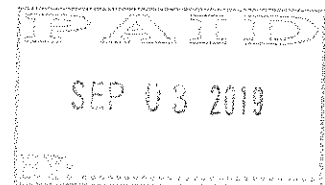


Lakeview Condo Owners Association

2019 Reserve Contribution

Monthly \$882.00

SEPTEMBER 2019





Transfer Confirmation

The request below has been transmitted successfully.

Confirmation: 2487901024
Approval status: 1 of 1 received
Transmitted: 09/03/2019 01:57:01 PM (ET)
Transmitted by: RPMHOA

Details

From account: Lakeview OPR - Checking - *4488 - \$34,028.52
(Balance as of: 09/03/2019 01:56:10 PM (ET) Not a guarantee of available funds.)
To account: Lakeview RES - Checking - *1419 - \$27,498.19
(Balance as of: 09/03/2019 01:56:09 PM (ET) Not a guarantee of available funds.)
Amount: \$882.00
Description: September Reserve Transfer Contrib
Send on: 09/03/2019 (today)





P.O. Box 3855
 Seattle, WA 98124-3855
 (360) 750-6876
 (360) 893-8800 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: 8/1/2019 To 8/31/2019
BILLING DATE: 8/30/2019
DUE DATE: 9/30/2019

SPECIAL MESSAGE

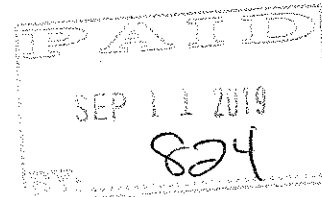
Say No Flush to Wipes! Wipes, diapers, latex, and other products that are flushed down the toilet frequently contribute to blockages in the sewer system. Help reduce the risk of overflows of raw sewage into homes, businesses, streets, or streams. Flush only toilet paper down the toilet. For more information: www.crwwd.com/flush.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 31 days you used 133 kwh
 Present reading - 09/05/19 13878
 Previous reading - 08/05/19 -13745
Total electric usage 133
 Your charge for 133 kwh is:
 Basic service \$12.00
 133 kwh @ 8.16 cents each 10.85
 REP Credit @ 0.26 cents/kwh* -0.35
 Total electric service \$22.50
Your average daily cost was \$0.73

Total Cost This Billing

Total electric service \$22.50
Total charges this billing \$22.50

* Residential Exchange Program Credit via BPA
 With storm season just around the corner, power outages may occur more frequently. Remember to call PowerLine at 360-992-8000 to report the outage or use our online reporting tool.

Account Summary

Previous balance \$21.08
 Payments - thank you August 15, 2019 21.08CR
 Balance forward 0.00
 Current charges 22.50
Current balance \$22.50

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
09/05/19	31	133	4
08/05/19	33	115	3
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
09/06/17	34	32	1

PAID
 SEP 11 2019
 825



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. 15869426
 STATEMENT DATE 09/01/19
 DUE DATE 09/25/19
 BILLING PERIOD 08/01/19 - 08/31/19

LAKEVIEW CONDOS LLC
 RPM SERVICIES
 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
08/16/19	Payment Thank You!	\$ -298.14
	Total Payments And Credits	\$ -298.14
	Service Location	Lakeview Condos Llc
	Acct #976517	2102 Nw Kelley Dr
08/31/19	4Yd Cont 1X Weekly 08/01/19-08/31/19	1 Each @ \$222.91 \$ 222.91
08/31/19	Multi-Family Recycle 08/01/19-08/31/19	12 Each @ \$3.45 \$ 41.40
08/31/19	Perm Cont Rent 4Yd 08/01/19-08/31/19	1 Each @ \$17.06 \$ 17.06
08/31/19	Recycle Process Surcharge 08/01/19-08/31/19	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

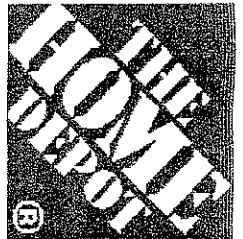


20172



1.2.6

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.



More saving.SM
More doing.SM

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

4718 00009 76530 08/31/19 09:49 AM
CASHIER DELRDRE

736511500660 66KWIKSETKEY <A>
66 KEY KWIKSET
392.19
037103307392 2K4 PH SCREW <A>
#2 X 4 IN PHILLIPS SCREWDRIVER

SUBTOTAL 7.55
SALES TAX 0.63
TOTAL \$8.18

AUTH CODE 930197
AID A0000000980840
US\$8 8.18
US DEBIT



4718 09 76530 08/31/2019 7808

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/29/2019

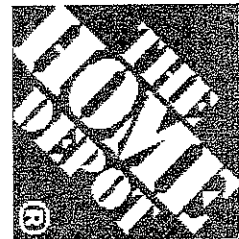
DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey
User ID: H88 158067 153358
PASSWORD: 19431 153349

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.SM
More doing.SM

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

4718 00006 34543 09/02/19 12:06 PM
CASHIER DEANNE

736511500660 66KWIKSETKEY <A>
66 KEY KWIKSET

SUBTOTAL 2.19
SALES TAX 0.18
TOTAL \$2.37
CASH 3.00
CHANGE DUE 0.63



4718 06 34543 09/02/2019 8108

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 12/01/2019

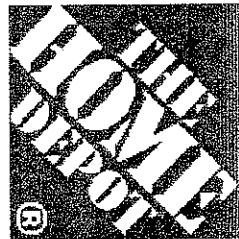
DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey
User ID: H86 74093 69381
PASSWORD: 19452 69375

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.SM
More doing.SM

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

4718 00005 55375 08/29/19 01:07 PM
CASHIER SHELBY

050134990951 PROJECT PK <A>
DEFIANT BRANDYWINE PROJECT PACK SS
2@32.97

SUBTOTAL 65.94
SALES TAX 5.54
TOTAL \$71.48

AUTH CODE 362997
AID A0000000980840
US\$71.48
US DEBIT



4718 05 55375 08/29/2019 2460

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 11/27/2019

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
User ID: H88 115757 111044
PASSWORD: 19429 111039

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.

\$82.03
10701

RECEIVED
SEP 03 2019

David Hart
Lakeview
Please Reimburse.
3501 LE 11319
98686

 **You've successfully scheduled a payment.**
\$423.91 will be paid on 09/11/19

Details

Lakeview Insurance	
Confirmation Number	0000000221766yt
Payment Details	\$423.91 09/11/19
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](#)

Cindy Hammond

From: AmericanFamilyInsurance@amfam.com
Sent: Thursday, September 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: 10/01/2019
Minimum Due: \$423.91
Account Balance: \$4,239.10

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.

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

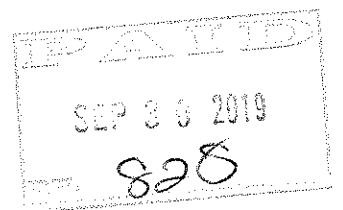
INVOICE # 3799
DATE 07/23/2019
DUE DATE 08/02/2019
TERMS Net 10

SERVICE ADDRESS

Lakeview

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/23/2019	Maintenance Build 80-liner feet retaining wall.	1	45,600.00	45,600.00T

- * Install temporary 4x4 posts to support the carport.
- * Demolish 80-liner feet retaining wall.
- * Remove 3-feet of dirt behind the retaining wall.
- * Haul away old retaining wall and dirt.
- * Set forms for new wall using the engineered proposed plans.
- * We will install roof drainage and ground table water drainage pipes that will come out at the bottom base of the wall.
- * After the wall will be poured we will remove forms and backfill behind the wall with drain rock.
- * Pour new pads behind the wall 2x2 feet using rebar and anchor bolts for the roof support posts.
- * Set the roof line posts on the new pads behind the retaining wall.
- * Remove temporary 4x4 posts.
- * Clean up and haul away any debris created.

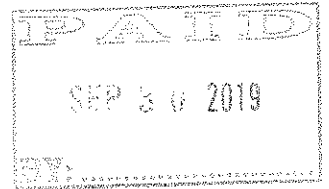


BoD due \$,000.00

SUBTOTAL	45,600.00
TAX (8.4%)	3,830.40

TOTAL	49,430.40
PAYMENT	44,430.40
BALANCE DUE	\$5,000.00

Approved
Res. Juan
Dano
Denny



44,430.40 paid
8/3/19 # 821