

Financial Statement

Property: Lakeview COA

01/01/21 - 01/31/21 (cash)

ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		31,239.73
1000 Total Operating Accounts		<u>31,239.73</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		93,299.55
1111 Total Reserve Account		<u>93,299.55</u>
Total Bank		<u>124,539.28</u>
Other Current Asset		
1200 Undeposited Funds		324.32
Total Other Current Asset		<u>324.32</u>
TOTAL ASSETS		<u><u>124,863.60</u></u>

LIABILITIES & EQUITY

Equity

Equity		
3001 Retained Earnings		-7,427.76
3010 Disbursements From Reserve		61,141.67
3040 Reserve Account Equity		67,842.70
Total Equity		<u>121,556.61</u>

Income

4000 HOA Dues		3,819.69
4050 Reserve Income		4,127.04
4200 Income		
4260 Interest Income		
4263 Reserve Interest		1.57
4260 Total Interest Income		<u>-1.57</u>
4200 Other Income		2,274.21
4200 Total Income		<u>2,275.78</u>
4600 Special Assessment Income		800.00
Total Income		<u>11,022.51</u>

Expense

5000 Association Expenses		
5010 Management Fees		446.00
5065 Website		25.00
5000 Total Association Expenses		<u>471.00</u>
5200 Utilities		
5210 Electric		25.73
5240 Sewer		520.00
5260 Garbage		300.45
5200 Total Utilities		<u>846.18</u>
5400 Landscaping		
5410 Landscaping Contract		287.26

5400 Total Landscaping	287.26
5600 Insurance	
5610 Insurance	451.08
5600 Total Insurance	451.08
6004 Retaining Wall Project	650.00
6700 Reserve Contribution	5,010.00
Total Expense	7,715.52
Net Income (1/1/2021 thru 1/31/2021)	3,306.99
Total Equity	124,863.60
TOTAL LIABILITIES & EQUITY	124,863.60

General Ledger

Property: Lakeview COA
Detail 01/01/21 - 01/31/21 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						0.00
01/01/21	CSTPAY				745.35	745.35
01/01/21	CHPAID				166.39	911.74
01/04/21	CHPAID				72.72	984.46
01/04/21	CSTPAY				100.00	1,084.46
01/04/21	CHPAID				166.39	1,250.85
01/04/21	CHPAID				162.44	1,413.29
01/04/21	CHPAID				166.39	1,579.68
01/04/21	CHPAID				166.39	1,746.07
01/04/21	CHPAID				162.44	1,908.51
01/08/21	CHPAID				133.59	2,042.10
01/11/21	CHPAID				162.44	2,204.54
01/11/21	CSTPAY				8.15	2,212.69
01/11/21	CSTPAY				173.66	2,386.35
01/11/21	CHPAID				172.32	2,558.67
01/11/21	CSTPAY				62.64	2,621.31
01/14/21	CHPAID				100.00	2,721.31
01/14/21	CHPAID				138.14	2,859.45
01/21/21	CSTPAY				170.94	3,030.39
01/21/21	CSTPAY				104.75	3,135.14
01/29/21	CHPAID				518.16	3,653.30
01/29/21	CHPAID				166.39	3,819.69
4000 HOA Dues				Beg Bal: 0.00	Activity: 3,819.69	0.00 3,819.69 3,819.69
4050 Reserve Income (Income)						0.00
01/01/21	CHPAID				29.05	29.05
01/01/21	CHPAID				153.20	182.25
01/01/21	CHPAID				153.20	335.45
01/01/21	CHPAID				153.20	488.65
01/01/21	CSTPAY				766.00	1,254.65
01/01/21	CHPAID				153.20	1,407.85
01/04/21	CHPAID				159.03	1,566.88
01/04/21	CHPAID				24.15	1,591.03
01/04/21	CHPAID				129.05	1,720.08
01/04/21	CHPAID				149.56	1,869.64
01/04/21	CHPAID				153.20	2,022.84
01/04/21	CHPAID				153.20	2,176.04
01/04/21	CHPAID				149.56	2,325.60
01/04/21	CHPAID				123.00	2,448.60
01/07/21	CHPAID				114.00	2,562.60
01/08/21	CHPAID				149.56	2,712.16
01/11/21	CHPAID				167.40	2,879.56
01/11/21	CHPAID				158.66	3,038.22
01/11/21	CHPAID				149.75	3,187.97
01/14/21	CHPAID				127.19	3,315.16
01/14/21	CHPAID				157.39	3,472.55
01/21/21	CSTPAY				477.09	3,949.64
01/29/21	CRALOC				23.79	3,973.43
01/29/21	CHPAID				24.15	3,997.58
01/29/21	CHPAID				129.46	4,127.04
4050 Reserve Income				Beg Bal: 0.00	Activity: 4,127.04	0.00 4,127.04 4,127.04

4200 Income (Income)

0.00

Date	Type				edit	Balance
01/07/21	CHPAID				198.00	198.00
01/17/21	CHPAID				1,000.00	1,198.00
01/17/21	CHPAID				1,000.00	2,198.00
01/21/21	CRALC				100.00	2,298.00
01/29/21	CRALC					2,274.21
4200 Income		Beg Bal: 0.00	Activity: 2,274.21	23.79	2,298.00	2,274.21
4263 Reserve Interest (Income)						0.00
01/31/21	JOURNL J6266	Interest			1.57	1.57
4263 Reserve Interest		Beg Bal: 0.00	Activity: 1.57	0.00	1.57	1.57
4600 Special Assessment Income (Income)						0.00
01/21/21	CRALOC			Credit allocation	100.00	-100.00
01/21/21	CSTPAY			Auth # - 821841716111032846	900.00	800.00
4600 Special Assessment Income		Beg Bal: 0.00	Activity: 800.00	100.00	900.00	800.00
5010 Management Fees (Expense)						0.00
01/04/21	CHKITM 930	RPM Services Inc.: Monthly Management Fee -			446.00	446.00
5010 Management Fees		Beg Bal: 0.00	Activity: 446.00	446.00	0.00	446.00
5065 Website (Expense)						0.00
01/04/21	CHKITM 930	RPM Services Inc.: Monthly website mgmt fee - January			25.00	25.00
5065 Website		Beg Bal: 0.00	Activity: 25.00	25.00	0.00	25.00
5210 Electric (Expense)						0.00
01/14/21	CHKITM 933	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1			25.73	25.73
5210 Electric		Beg Bal: 0.00	Activity: 25.73	25.73	0.00	25.73
5240 Sewer (Expense)						0.00
01/14/21	CHKITM 932	Clark Regional Wastewater District: Monthly Sewer Acct#01612!			520.00	520.00
5240 Sewer		Beg Bal: 0.00	Activity: 520.00	520.00	0.00	520.00
5260 Garbage (Expense)						0.00
01/14/21	CHKITM 931	Waste Connections: Monthly Garbage 2010-976517			300.45	300.45
5260 Garbage		Beg Bal: 0.00	Activity: 300.45	300.45	0.00	300.45
5410 Landscaping Contract (Expense)						0.00
01/21/21	CHKITM 934	Jave Landscape Maintenance: service 1/18			287.26	287.26
5410 Landscaping Contract		Beg Bal: 0.00	Activity: 287.26	287.26	0.00	287.26
5610 Insurance (Expense)						0.00
01/21/21	CHKITM ACH	American Family Insurance: Customer #019-860-226-37			451.08	451.08
5610 Insurance		Beg Bal: 0.00	Activity: 451.08	451.08	0.00	451.08
6004 Retaining Wall Project (Expense)						0.00
01/21/21	CHKITM 935	Mia C Mahedy-Sexton: site review for CIP walls			650.00	650.00
6004 Retaining Wall Project		Beg Bal: 0.00	Activity: 650.00	650.00	0.00	650.00
6700 Reserve Contribution (Expense)						0.00
01/05/21	JOURNL J6196	January reserve contributiun			3,010.00	3,010.00
01/13/21	JOURNL J6228	SA19and SA20 for #11 paid in december			2,000.00	5,010.00
6700 Reserve Contribution		Beg Bal: 0.00	Activity: 5,010.00	5,010.00	0.00	5,010.00
				Totals:	7,839.31	11,146.30

Profit & Loss 12 Month Recap

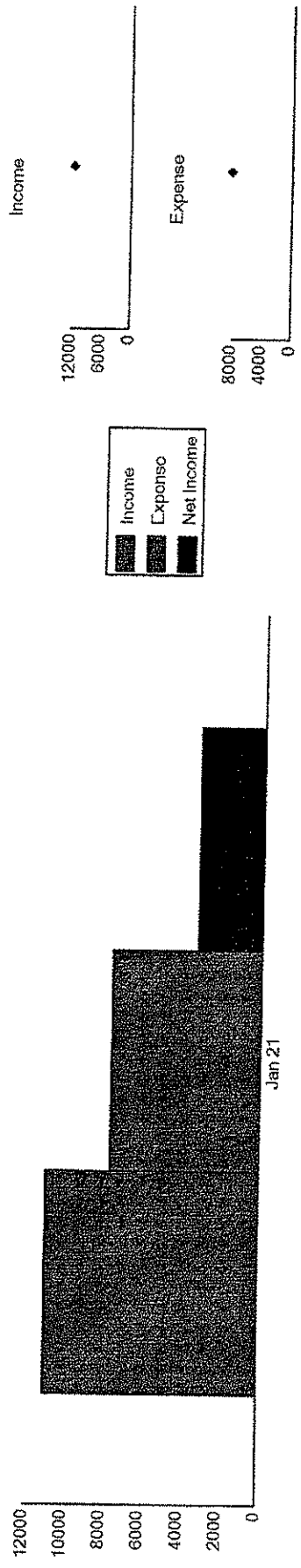
Property: Lakeview COA

Monthly recap 01/01/21 - 01/31/21 (cash basis)

	JAN 21	TOTAL
INCOME		
4000 HOA Dues	3,819.69	3,819.69
4050 Reserve Income	4,127.04	4,127.04
4200 Income		
4260 Interest Income	1.57	1.57
4263 Reserve Interest	1.57	1.57
4260 Total Interest Income		
4200 Other Income	2,274.21	2,274.21
4200 Total Income	2,275.78	2,275.78
4600 Special Assessment Income	800.00	800.00
TOTAL INCOME	11,022.51	11,022.51
EXPENSE		
5000 Association Expenses		
5010 Management Fees	446.00	446.00
5065 Website	25.00	25.00
5000 Total Association Expenses	471.00	471.00
5200 Utilities		
5210 Electric	25.73	25.73
5240 Sewer	520.00	520.00
5260 Garbage	300.45	300.45
5200 Total Utilities	846.18	846.18
5400 Landscaping		
5410 Landscaping Contract	287.26	287.26
5400 Total Landscaping	287.26	287.26
5600 Insurance		
5610 Insurance	451.08	451.08
5600 Total Insurance	451.08	451.08
6004 Retaining Wall Project	650.00	650.00
6700 Reserve Contribution	5,010.00	5,010.00
TOTAL EXPENSE	7,715.52	7,715.52
NET INCOME	3,306.99	3,306.99

NET INCOME SUMMARY

	JAN 21	TOTAL
Income	11,022.51	11,022.51
Expense	-7,715.52	-7,715.52
NET INCOME	3,306.99	3,306.99



Budget Comparison

Property: Lakeview COA

Comparison Periods: 01/01/21 - 01/31/21 and 01/01/21 - 12/31/21 (cash basis)

	Actual 01/01/21 - 01/31/21	Budget 01/21 - 01/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
INCOME								
4000 HOA Dues	3,819.69	3,269.13	550.56	16.8 %	6,404.59	39,230.00	-32,825.41	-83.7 %
4050 Reserve Income	4,127.04	3,010.00	1,117.04	37.1 %	6,165.42	36,120.00	-29,954.58	-82.9 %
4200 Income								
4260 Interest Income	1.57	0.00	1.57	1.57	1.57	0.00	1.57	
4263 Reserve Interest	1.57	0.00	1.57	1.57	1.57	0.00	1.57	
4260 Total Interest Income								
4200 Other Income	2,274.21	0.00	2,274.21	5,910.94	0.00	5,910.94	5,910.94	
4200 Total Income	2,275.78	0.00	2,275.78	5,912.51	0.00	5,912.51	5,912.51	
4600 Special Assessment Income	800.00	0.00	800.00	800.00	0.00	800.00	800.00	
4028 SA20 Special Assessment	0.00	1,666.63	-1,666.63	-100.0 %	74.44	20,000.00	-19,925.56	-99.6 %
TOTAL INCOME	11,022.51	7,945.76	3,076.75	38.7 %	19,356.96	95,350.00	-75,993.04	-79.7 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	446.00	446.00	0.00	0.0 %	917.00	5,352.00	-4,435.00	-82.9 %
5020 Postage / Copies	0.00	4.13	-4.13	-100.0 %	52.00	50.00	2.00	4.0 %
5065 Website	25.00	1.63	23.37	1,433.7 %	25.00	20.00	5.00	25.0 %
5000 Total Association Expenses	471.00	451.76	19.24	4.3 %	994.00	5,422.00	-4,428.00	-81.7 %
5100 Repairs & Maintenance								
5200 Utilities	0.00	1,049.50	-1,049.50	-100.0 %	0.00	12,594.00	-12,594.00	-100.0 %
5210 Electric	25.73	16.63	9.10	54.7 %	25.73	200.00	-174.27	-87.1 %
5240 Sewer	520.00	520.00	0.00	0.0 %	520.00	6,240.00	-5,720.00	-91.7 %
5260 Garbage	300.45	310.00	-9.55	-3.1 %	300.45	3,720.00	-3,419.55	-91.9 %
5200 Total Utilities	846.18	846.63	-0.45	-0.1 %	846.18	10,160.00	-9,313.82	-91.7 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00	0.00	0.00	200.00	-200.00	-100.0 %
5305 Legal	0.00	145.30	-145.30	-100.0 %	0.00	1,744.00	-1,744.00	-100.0 %
5315 State Filing Fee	0.00	0.87	-0.87	-100.0 %	0.00	10.00	-10.00	-100.0 %
5300 Total General Expenses	0.00	146.17	-146.17	-100.0 %	0.00	1,954.00	-1,954.00	-100.0 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	287.26	4,200.00	-3,912.74	-93.2 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	287.26	4,200.00	-3,912.74	-93.2 %
5600 Insurance								
5610 Insurance	451.08	408.30	42.78	10.5 %	451.08	4,900.00	-4,448.92	-90.8 %
5600 Total Insurance	451.08	408.30	42.78	10.5 %	451.08	4,900.00	-4,448.92	-90.8 %

	Actual 01/01/21 - 01/31/21	Budget 01/21 - 01/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
6004 Retaining Wall Project	650.00	0.00	650.00		650.00	0.00	650.00	
6690 Additional Reserve Contribution	0.00	1,666.63	-1,666.63	-100.0 %	0.00	20,000.00	-20,000.00	-100.0 %
6700 Reserve Contribution	5,010.00	3,010.00	2,000.00	66.4 %	8,020.00	36,120.00	-28,100.00	-77.8 %
TOTAL EXPENSE	7,715.52	7,928.99	-213.47	-2.7 %	11,248.52	95,350.00	-84,101.48	-88.2 %
NET INCOME	3,306.99	16.77	3,290.22	19,619.7 %	8,108.44	0.00	8,108.44	
NET INCOME SUMMARY								
Income	11,022.51	7,945.76	3,076.75	38.7 %	19,356.96	95,350.00	-75,993.04	-79.7 %
Expense	-7,715.52	-7,928.99	213.47	2.7 %	-11,248.52	-95,350.00	84,101.48	88.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	3,306.99	16.77	3,290.22	19,619.7 %	8,108.44	0.00	8,108.44	

Delinquency (Summary)

Property: Lakeview COA
 All homeowners as of 01/31/21
 * indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				1,629.73
				923.79
				2,951.16
				1,000.00
				1,000.00
				1,000.00
				1,000.00
				1,023.74
				1,000.00
				1,000.00
				1,000.00
				15,110.11
				17,401.42
				2,564.79
				7,946.25
				1,000.00
				1,000.00
				1,000.00
				900.00
Total Delinquent for Property:	62,564.99			1,114.00

Report Summary

Detail	Value
Homeowners:	21
Percent Delinquent:	80.77 %
Delinquent Amount:	62,564.99

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 01/31/21

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						443.78
						218.81
						173.66
						1,680.41
						100.00
						<u>2,100.00</u>
					Totals:	<u>4,716.66</u>

Checks By Account

Property: Lakeview COA

Date Range: 01/01/21 - 01/31/21

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	1/4/21	930	Monthly Managem	1/1/21	January	Lakev	446.00
							446.00
5000 Association Expenses : 5065 Website							
RPM Services Inc	1/4/21	930	Monthly website m	1/16/21	Website January	Lakev	25.00
							25.00
5200 Utilities : 5210 Electric							
Clark Public Utiliti	1/14/21	933	Monthly Electricity	2/1/21	7236-175-1	Lakev	25.73
							25.73
5200 Utilities : 5240 Sewer							
Clark Regional W	1/14/21	932	Monthly Sewer Ac	1/1/21	016125-000	Lakev	520.00
							520.00
5200 Utilities : 5260 Garbage							
Waste Connector	1/14/21	931	Monthly Garbage :	1/1/21	2010-976517	Lakev	300.45
							300.45
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscape Iv	1/21/21	934	service 1/18	1/18/21	2157	Lakev	287.26
							287.26
5600 Insurance : 5610 Insurance							
American Family I	1/21/21	ACH	Customer #019-8	2/22/21	February	Lakev	451.08
							451.08
6004 Retaining Wall Project							
Mia C Mahedy-Se	1/21/21	935	site review for CIP	1/21/21	57	Lakev	650.00
							650.00
Total Amount:							2,705.52

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 01/31/21

Deposits

Date	Ref #	Details	Amount
01/06/21	D14160	Bank Deposit: Deposit	4,490.70
01/11/21	D14228	Bank Deposit: Deposit	1,816.58
01/20/21	D14280	Bank Deposit: Deposit	2,593.66
01/25/21	D14317	Bank Deposit: Epay Deposit	2,000.00
			10,700.94

Payments

Date	Ref #	Details	Amount
12/16/20	923	Terri Tangalin-Piedra	45.00
12/30/20	928	Jave Landscape Maintenance	287.26
01/04/21	930	RPM Services Inc,	471.00
01/05/21	J6196	Journal: January reserve contributiun	3,010.00
01/13/21	J6228	Journal: SA19and SA20 for #11 paid in december	2,000.00
01/14/21	931	Waste Connections	300.45
01/14/21	932	Clark Regional Wastewater District	520.00
01/14/21	933	Clark Public Utilities	25.73
01/21/21	ACH	American Family Insurance	451.08
			7,110.52

Outstanding Payments

Date	Ref #	Details	Amount
01/21/21	934	Jave Landscape Maintenance	287.26
01/21/21	935	Rapid Soil Solutions LLC	650.00
			937.26

Summary

Beginning Balance:	28,586.57	Reconciled Balance	32,176.99
+ Selected Deposits (4)	10,700.94	+ Uncleared Deposits	0.00
- Selected Payments (9)	7,110.52	- Outstanding Checks	937.26
Ending Balance:	32,176.99	Register Balance	31,239.73
Goal:	32,176.99		
Difference:	0.00		

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 01/31/21

Deposits

Date	Ref #	Details	Amount
01/05/21	J6196	Journal: January reserve contributiou	3,010.00
01/13/21	J6228	Journal: SA19and SA20 for #11 paid in december	2,000.00
01/31/21	J6266	Journal: Interest	1.57
			<u>5,011.57</u>

Summary

Beginning Balance:	88,287.98
+ Selected Deposits (3)	5,011.57
- Selected Payments (0)	0.00
Ending Balance:	93,299.55
Goal:	93,299.55
Difference:	0.00

Reconciled Balance	93,299.55
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	93,299.55



UMPQUA BANK

January 31, 2021 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: December 31, 2020
This statement: January 31, 2021

BUSINESS FREE CHECKING

Account number	[REDACTED]	Beginning balance	\$28,586.57
Low balance	\$24,818.31	Deposits/Additions	\$10,700.94
Average balance	\$29,765.93	Withdrawals/Subtractions	\$7,110.52
Interest earned	\$0.00	Ending balance	\$32,176.99

Deposits/Additions

Date	Description	Additions
01-06	Deposit	4,490.70
01-12	Deposit	1,616.58
01-20	Deposit	2,593.66
Total Additions		\$8,700.94

ACH and Electronic Payments/Subtractions

Date	Description	Subtractions
01-22	ACH Debit American Family Webpayment [REDACTED]	451.08
Total ACH and Electronic Payments/Subtractions		\$451.08

ACH and Electronic Deposits/Additions

Date	Description	Additions
01-26	ACH Credit Paylease.Com Credit [REDACTED]	2,000.00
Total ACH and Electronic Deposits/Additions		\$2,000.00

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
01-05	Cash Mgmt Trsf Dr R [REDACTED] Funds Transfer To Dep [REDACTED] From January Reserve Tr Anser	3,010.00
01-13	Cash Mgmt Trsf Dr R [REDACTED] Funds Transfer To Dep [REDACTED] From Sa19 And Sa20 Moneyes Paid Dec 11	2,000.00
Total Other Withdrawals/Subtractions		\$5,010.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12-31	28,586.57	01-12	30,880.59	01-22	30,176.99
01-05	24,818.31	01-13	28,880.59	01-26	32,176.99
01-06	29,309.01	01-19	28,580.14	01-31	32,176.99
01-11	29,264.01	01-20	30,628.07		

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>
923	\$45.00	01-11	931	\$300.45	01-19
*928	\$287.26	01-05	932	\$520.00	01-20
*930	\$471.00	01-05	933	\$25.73	01-20

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

Total Checks paid: 6 for **-\$1,649.44**



UMPQUA BANK

January 31, 2021 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: December 31, 2020
This statement: January 31, 2021

MAIN STREET MONEY MARKET

Account number	[REDACTED]	Beginning balance	\$88,287.98
Low balance	\$88,287.98	Additions/Deposits	\$5,011.57
Average balance	\$92,135.40	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$1.57	Ending balance	\$93,299.55
Interest earned	\$1.57		

Other Deposits/ Additions

Date	Description	Additions
01-05	Cash Mgmt Trsfr Cr Ref [REDACTED] Funds Transfer Frm De [REDACTED] from January Reserve Tr Ansrfer	3,010.00
01-13	Cash Mgmt Trsfr Cr Ref [REDACTED] Funds Transfer Frm De [REDACTED] From Sa19 And Sa20 Money les Paid Dec 11	2,000.00
01-31	Interest Credit	1.57
Total Other Deposits/ Additions		\$5,011.57

Daily Balances

Date	Balance	Date	Balance	Date	Balance
12-31	88,287.98	01-13	93,297.98	01-31	93,299.55
01-05	91,297.98				

Interest information

Annual percentage yield earned	.02%
Interest-bearing days	31
Average balance for APY	\$92,135.40
Interest earned	\$1.57
Interest paid year to date	\$1.57
Statement period	01/01 to 01/31

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))

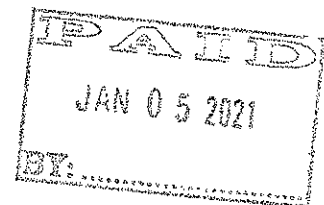
Total Checks paid: 0 for -\$0.00

Lakeview Condo Owners Association

2021 Reserve Contribution

Monthly \$3,010.00

January 2021





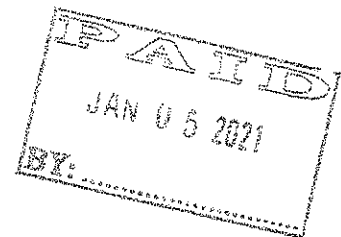
Transfer Confirmation

The request below has been transmitted successfully.
The balances shown below are recorded at the time of the request.

Confirmation: 3486795034
Approval Status: 1 of 1 received
Transmitted: 01/05/2021 11:30:28 AM (ET)
Transmitted By: RPMHOA

Details

From Account: (Balance as of: 01/05/2021 12:00:00 AM (ET) Not a guarantee of available funds.)
To Account: (Balance as of: 01/05/2021 12:00:00 AM (ET) Not a guarantee of available funds.)
Amount: \$3,010.00
Description: January reserve transfer
Send On: 01/05/2021 (today)

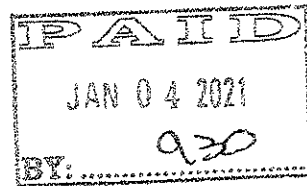


**Lakeview Condo Owners Association
2021 Management Fee**

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

Monthly \$446.00

January 2021



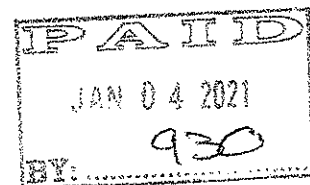
Lakeview Condo Owners Association

Website Management Fee

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

Monthly \$25.00

January 2021





Transfer Confirmation

The request below has been transmitted successfully.

The balances shown below are recorded at the time of the request.

Confirmation: 3749551262
 Approval Status: 1 of 1 received
 Transmitted: 01/13/2021 01:14:11 PM (ET)
 Transmitted By: RPMHOA

Details

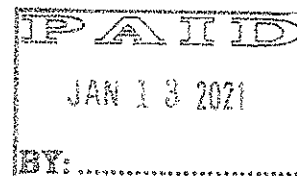
From Account: Lakeview OPR - Checking - *4488 - Available \$30,880.59
 (Balance as of: 01/13/2021 12:00:00 AM (ET) Not a
 guarantee of available funds.)

To Account: Lakeview RES - Checking - *1419 - Available \$91,297.98
 (Balance as of: 01/13/2021 12:00:00 AM (ET) Not a
 guarantee of available funds.)

Amount: \$2,000.00

Description: sa19 and sa20 moneies paid Dec 11

Send On: 01/13/2021 (today)



General Ledger

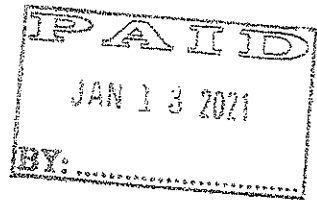
Property: Lakeview COA
 Detail 10/01/20 - 12/31/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4028	SA20 Special Assessment (Income)					16,288.00
12/14/20	CHPAID		Alloc to 'SA20' Ch date: 1/1/202		1,000.00	17,288.00
4028	SA20 Special Assessment	Beg Bal: 16,288.00	Activity: 1,000.00	0.00	1,000.00	17,288.00
Totals:				0.00	1,000.00	

SA19 } 2,000.
 SA20 }

approved

TO Reserve





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

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

ACCOUNT NO. 2010-976517
 INVOICE NO. 17113590
 STATEMENT DATE 01/01/21
 DUE DATE 01/25/21
 BILLING PERIOD 12/01/20 - 12/31/20

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

INVOICE STATEMENT

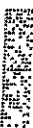
Date	Description	Amount
	Previous Balance	
		\$ 300.45
12/21/20	Payment Thank You!	\$ -300.45
	Total Payments And Credits	\$ -300.45
	Service Location	
	Acct #976517	
12/31/20	4Yd Cont 1X Weekly 12/01/20-12/31/20	\$ 223.51
12/31/20	Multi-Family Recycle 12/01/20-12/31/20	\$ 42.48
12/31/20	Perm Cont Rent 4Yd 12/01/20-12/31/20	\$ 17.06
12/31/20	Recycle Process Surcharge 12/01/20-12/31/20	\$ 7.92
	Refuse Tax 3.6%	\$ 8.05
	State Sales Tax 8.4%	\$ 1.43
	Current Charges And Fees	\$ 300.45
	Total Due	\$ 300.45

921
 Lakeview Condos Lic
 2102 Nw Kelley Dr
 1 Each @ \$223.51
 12 Each @ \$3.54
 1 Each @ \$17.06
 12 Each @ \$0.66

PAID
 JAN 14 2021
 BY: 931

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.

026202 1/2





P.O. Box 3855
 Seattle, WA 98124-3855
 (360) 750-5876
 (360) 993-8300 SelfPay
 (360) 750-7570 Fax
 www.crrwd.com

Billing Statement

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

ACCOUNT IDENTIFICATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 12/1/2020 To 12/31/2020
BILLING DATE: 12/31/2020
DUE DATE: 1/29/2021

SPECIAL MESSAGE

Rate Change - Effective January 1, 2021, the monthly rate will be \$41.00 per Equivalent Residential Unit (ERU).

CURRENT CHARGES

SEWER SERVICE 520.00

TOTAL CURRENT CHARGES 520.00

BILL SUMMARY

PREVIOUS BALANCE	520.00
PAYMENTS	-520.00
ADJUSTMENTS	0.00
MISCELLANEOUS	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	520.00
TOTAL AMOUNT DUE	520.00

PAID
 JAN 14 2021
 BY: *[Signature]*





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

Your Electricity Use

Residential electric service meter 501493
 In 34 days you used 170 kwh
 Present reading - 01/06/21 16349
 Previous reading - 12/03/20 - 16179
Total electric usage 170
 Your charge for 170 kwh is
 Basic service \$12.00
 170 kwh @ 8.16 cents each 13.87
 REP Credit @ 0.085 cents/kwh* -0.14
 Total electric service \$25.73
Your average daily cost was \$0.76

Total Cost This Billing

Total electric service \$25.73
Total charges this billing \$25.73

* Residential Exchange Program Credit via BPA
 Customer Service lobbies are currently closed but service remains available 24/7 by phone or email. Customers experiencing hardship due to COVID-19 should call us for arrangements or payment assistance

Account Summary

Previous balance \$24.35
 Payments - thank you
 December 21, 2020 24.35CR
 Balance forward 0.00
 Current charges 25.73
Current balance \$25.73

Compare Your Use

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
01/06/21	34	170	5
12/03/20	29	153	5
11/04/20	30	78	3
10/05/20	32	150	5
09/03/20	29	151	5
08/05/20	30	180	6
07/06/20	33	160	5
06/03/20	29	161	6
05/05/20	32	192	6
04/03/20	30	188	6
03/04/20	28	167	6
02/05/20	30	141	5
01/06/20	33	156	5
01/04/19	30	57	2

PAID
 JAN 14 2021
 BY: 933



BILLING & PAYMENTS

PRINT CONFIRMATION

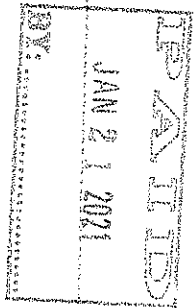


You've successfully scheduled a payment.

\$451.08 will be paid on 01/21/21

Details

Lakeview Insurance	
Confirmation Number	000000024244C49
Payment Details	\$451.08 01/21/21
Payment Method	Lakeview Am Fam insurance *****488 UMPQUA BANK



FEEDBACK

JAN 19 2021

INVOICE #57

18 January 2021

Panthera Fox
Community Association Manager | **RPM Services Inc**
T: (360) 693-6260 Ext.203 | F: (360) 693-6491
5620 NE Gher Rd Suite H
Vancouver, WA 98662
RPMS@rpmservice.net

Re: Site review for CIP walls at 2101 NW Kelly Drive, Vancouver, WA

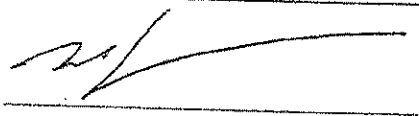
Dear Ms. Fox,

Rapid Soil Solutions (RSS) is please to supply the following field time 6hours at \$80 and one hour of my time at \$175/hr review drawings and site write up

The fee for this design is **\$650.**

RSS appreciates payment within 3 weeks.

Thank you,



Mia Mahedy, PE GE

PAID
JAN 21 2021
BY: 935

Send to: #57

For: NW Kelly Dr wall, January

approved - PF

Dan L19
Denny L19
Davia L19

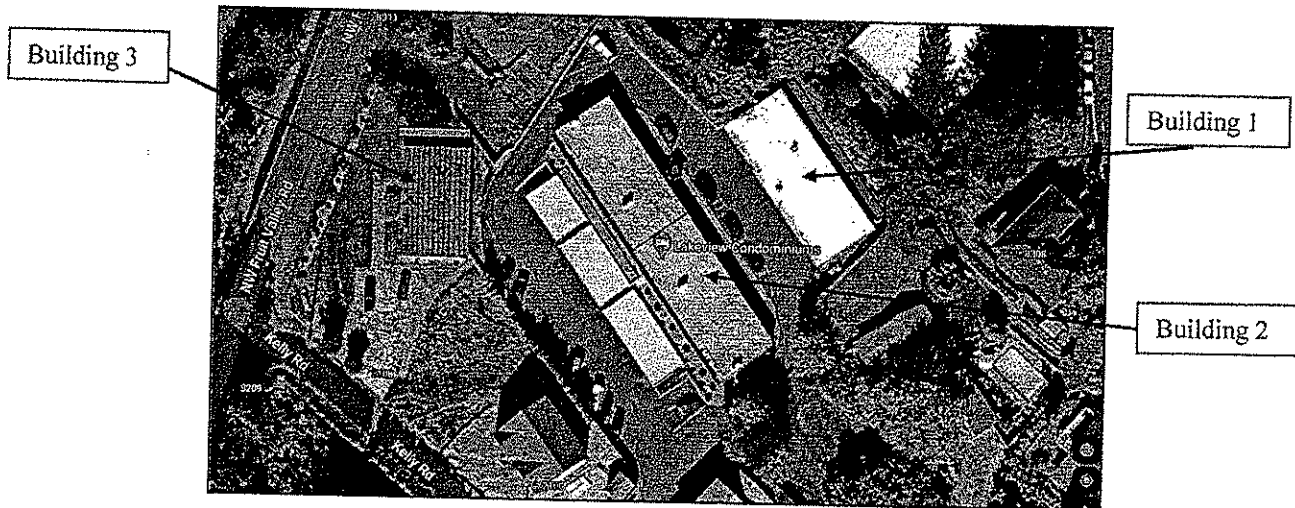
Rapid Soil Solutions INC
3915 SW Plum St
Portland, OR 97219
503-816-3689
mia@rapidsoilsolutions.com

Field Report

Project: 2101 NE Kelly Rd.
Location: Vancouver, WA

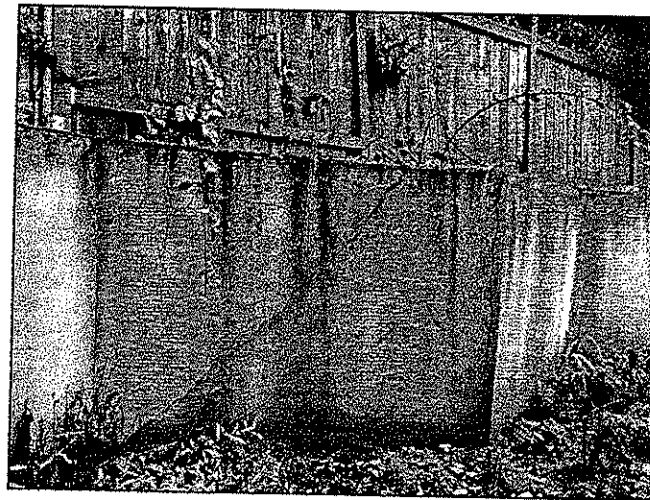
Date: 15 January 2021
Weather: Overcast, 47 degrees
Grace Atijera, EIT

Rapid Soil Solutions (RSS) was on site 07 January 2021 to undertake a visual reconnaissance on the failing walls located at the above-mentioned site. The property consists of three rental buildings; building 1 (northeast), building 2 (center) and building 3 (northwest). Mitigating measures are discussed in this report. See below wall locations for each building.



At the time of the site inspection, RSS observed diagonal and vertical cracks along the rear wall of building 1. The wall is approximately 6 feet 3 inches high, 93 feet long and is constructed 18 feet away from the apartment units. The gaps are about 3/8 inches wide and was observed in several location along the wall. The wall is situated about 2 feet from the boundary line and is currently below the neighboring fence.

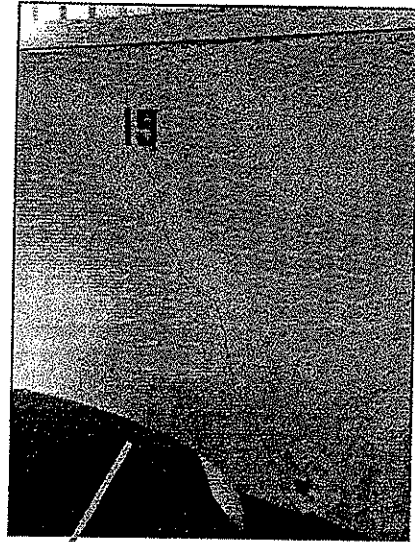
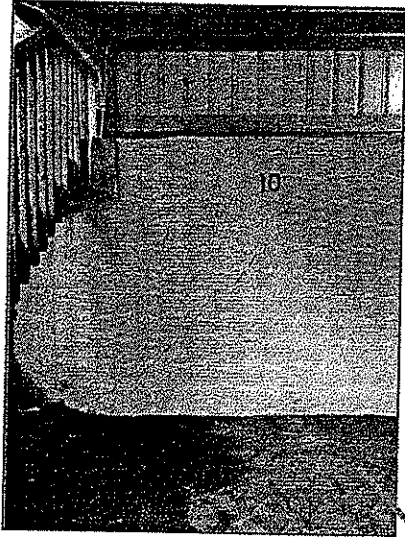
RSS suggests excavating and removing about 3 feet deep of soils on top of the failing wall. The void will then be filled with expanded geofoam material to reduce the lateral pressure on the wall. See drainage details on following sheet if there is room to install drainage too. Coordination with the neighbor is needed relating to the existing wooden fence on top of the wall prior to excavation. If possible, deeper fence posts are more ideal for the wall to lessen the load.



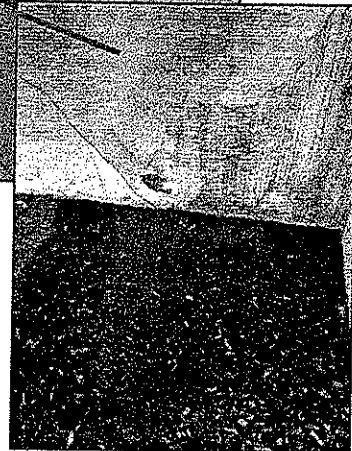
Site Photo -- Building 1: current wall condition

Diagonal cracks were also observed along the carport wall of Building 2. The wall has a total length of about 150 feet and consists of two sections; a recently built wall that covers approximately 70 feet and old wall that spans about 80 feet. The old section of the wall is 6 feet 10 inches high while the newly built wall is a bit shorter, 5 feet 4 inches. The tenant carport slots are roofed and parking slots for visitors are uncovered. Three wooden stairs are located along the carport wall for access.

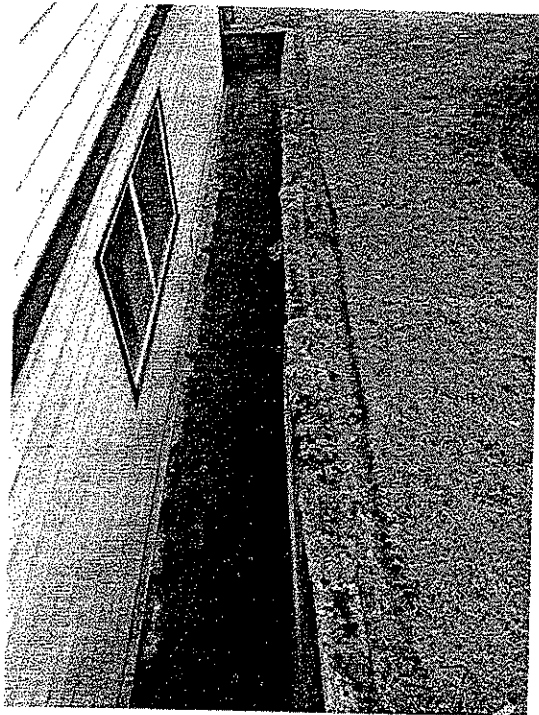
Significant cracks were located on the old wall, specifically on carport 10 and carport 19. The cracks are likely due to the water build-up at the back of the wall. RSS understands that there is no proper drainage system installed at the wall to eliminate water pressure. RSS recommends constructing a 6-inch wide and 3-foot-deep trench at 3-4ft behind the wall. See attached drawings for details.



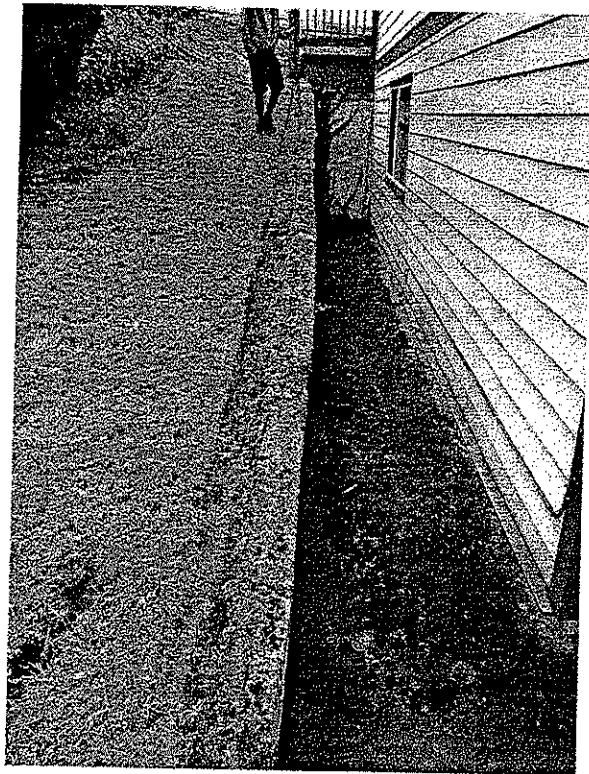
Site Photo – Building 2: current wall condition



RSS observed the westward descending wall on building 3 leaning/bulging towards the apartment unit. The wall is constructed just about 5 feet away from the residence. The 35 feet long wall has a height that ranges from 1.5 feet from one end and 6 feet on the other. RSS suggests removing about 2 feet of dirt on top of the wall to lessen the load. A proper fence will be necessary on both ends of the steep incline (top and bottom) to keep anyone away from it and eliminate falling risk. See attached drawings for details. A French drain can also be installed to eliminate water from getting closer to the existing wall until it can be replaced. See attached drawing for details.



Site Photo – Building 3: current wall condition



If you have any questions with this field report please contact me at the below numbers.

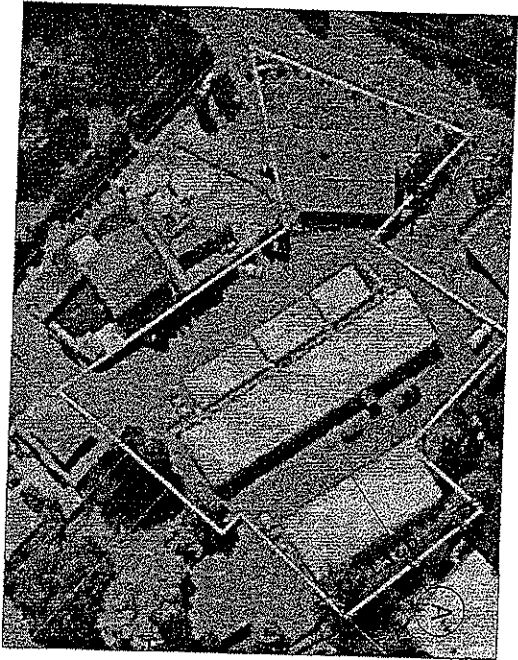


Mia Mahedy, PE GE

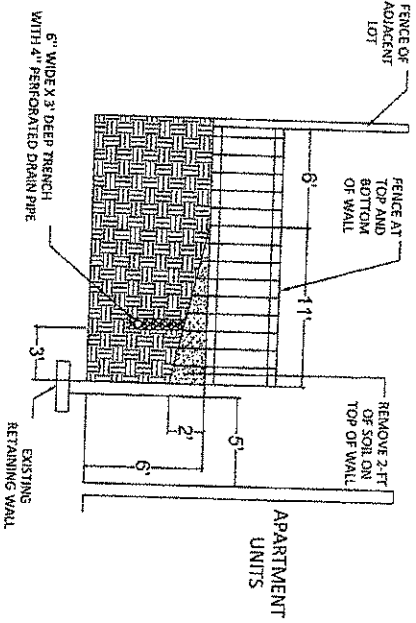
Rapid I
Soil Solutions INC

503-816-3689

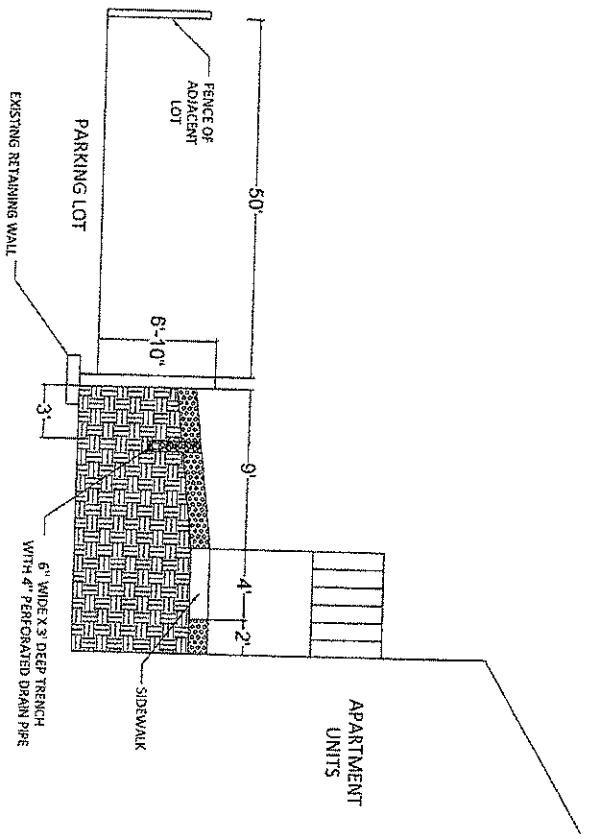
mia@rapidsoilsolutions.com



SITE PLAN



B CROSS SECTION - BUILDING 3



A CROSS SECTION - BUILDING 2

Paard Soil Solutions Inc. Civil, Mechanical, Electrical, Plumbing, Fire Protection, Energy, and Environmental Engineers 1700 West Broadway, Suite 1000, Vancouver, BC V6J 1A4		DATE	SCALE
TITLE WALL CROSS SECTION SITE ADDRESS 2102 NW KELLY DR., VANCOUVER		15 JAN 2021	1" = 10'-00"

