

Financial Statement

Property: Lakeview COA

12/01/20 - 12/31/20 (cash)

ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		28,254.31
1000 Total Operating Accounts		<u>28,254.31</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		88,287.98
1111 Total Reserve Account		<u>88,287.98</u>
Total Bank		116,542.29
Other Current Asset		
1200 Undeposited Funds		4.32
Total Other Current Asset		<u>4.32</u>
TOTAL ASSETS		<u><u>116,546.61</u></u>

LIABILITIES & EQUITY

Equity

Equity		
3001 Retained Earnings		-13,984.37
3010 Disbursements From Reserve		61,141.67
3040 Reserve Account Equity		<u>62,832.70</u>
Total Equity		109,990.00
Net Income (1/1/2020 thru 11/30/2020)		325.78

Income

4000 HOA Dues		5,975.40
4050 Reserve Income		4,275.84
4200 Income		
4210 Late Fees		400.00
4232 Delinquent Collections Income		25.00
4260 Interest Income		
4263 Reserve Interest		1.49
4260 Total Interest Income		<u>1.49</u>
4310 Maintenance & Repairs		100.00
4200 Total Income		<u>526.49</u>
4627 SA19		1,000.00
4028 SA20 Special Assessment		<u>1,000.00</u>
Total Income		12,777.73

Expense

5000 Association Expenses		
5010 Management Fees		808.50
5000 Total Association Expenses		<u>808.50</u>
5100 Repairs & Maintenance		
5105 Chimney Insp/Cleaning		433.60
5140 Pressure Cleaning		379.40
5100 Total Repairs & Maintenance		<u>813.00</u>

5200 Utilities	
5210 Electric	69.35
5240 Sewer	520.00
5260 Garbage	300.45
5200 Total Utilities	<u>889.80</u>
5400 Landscaping	
5410 Landscaping Contract	574.52
5400 Total Landscaping	<u>574.52</u>
5600 Insurance	
5610 Insurance	451.08
5600 Total Insurance	<u>451.08</u>
6700 Reserve Contribution	3,010.00
Total Expense	<u>6,546.90</u>
Net Income (12/1/2020 thru 12/31/2020)	6,230.83
Total Equity	<u>116,546.61</u>
TOTAL LIABILITIES & EQUITY	<u><u>116,546.61</u></u>

General Ledger

Property: Lakeview COA

Detail 12/01/20 - 12/31/20 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						4,906.00
12/01/20	CHKITM	920	RPM Services Inc.: Monthly Management Fee -	446.00		5,352.00
12/16/20	CHKITM	922	RPM Services Inc.: Monthly website mgmt fee - December	25.00		5,377.00
12/16/20	CHKITM	922	RPM Services Inc.: 2020 website set up fee	337.50		5,714.50
5010 Management Fees				Beg Bal: 4,906.00	Activity: 808.50	808.50
						0.00
						5,714.50
5020 Postage / Copies (Expense)						64.00
No activity in the period						64.00
5020 Postage / Copies				Beg Bal: 64.00	Activity: 0.00	0.00
						64.00
5100 Repairs & Maintenance (Expense)						433.60
No activity in the period						433.60
5100 Repairs & Maintenance				Beg Bal: 433.60	Activity: 0.00	0.00
						433.60
5105 Chimney Insp/Cleaning (Expense)						0.00
12/16/20	CHKITM	924	Finnmark Property Services, LLC: Chimney sweep/inspect 18 of	433.60		433.60
5105 Chimney Insp/Cleaning				Beg Bal: 0.00	Activity: 433.60	433.60
						0.00
5110 Roof Maint/Repair (Expense)						319.78
No activity in the period						319.78
5110 Roof Maint/Repair				Beg Bal: 319.78	Activity: 0.00	0.00
						319.78
5140 Pressure Cleaning (Expense)						0.00
12/23/20	CHKITM	927	Geoff Crosby dba B&T Resources LLC: pressure washing sides	379.40		379.40
5140 Pressure Cleaning				Beg Bal: 0.00	Activity: 379.40	379.40
						0.00
5160 Electrical Repairs (Expense)						216.80
No activity in the period						216.80
5160 Electrical Repairs				Beg Bal: 216.80	Activity: 0.00	0.00
						216.80
5170 Dryer Vent Cleaning (Expense)						596.20
No activity in the period						596.20
5170 Dryer Vent Cleaning				Beg Bal: 596.20	Activity: 0.00	0.00
						596.20
5210 Electric (Expense)						950.10
12/16/20	CHKITM	923	Terri Tangalin-Piedra: reimb for Terri for electricity usage from A	45.00		995.10
12/16/20	CHKITM	925	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	24.35		1,019.45
5210 Electric				Beg Bal: 950.10	Activity: 69.35	69.35
						0.00
						1,019.45
5240 Sewer (Expense)						5,707.00
12/16/20	CHKITM	926	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	520.00		6,227.00
5240 Sewer				Beg Bal: 5,707.00	Activity: 520.00	520.00
						0.00
						6,227.00
5260 Garbage (Expense)						3,314.93
12/16/20	CHKITM	921	Waste Connections: Monthly Garbage 2010-976517	300.45		3,615.38
5260 Garbage				Beg Bal: 3,314.93	Activity: 300.45	300.45
						0.00
						3,615.38
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
5305 Legal (Expense)						15,136.66
No activity in the period						15,136.66
5305 Legal				Beg Bal: 15,136.66	Activity: 0.00	0.00
						0.00
						15,136.66
5315 State Filing Fee (Expense)						10.00
No activity in the period						10.00
5315 State Filing Fee				Beg Bal: 10.00	Activity: 0.00	0.00
						0.00
						10.00

Date	Type	Reference	Description	Debit	Credit	Balance
5410	Landscaping Contract	(Expense)				3,159.86
12/01/20	CHKITM	919	Jave Landscape Maintenance: service 11/23/20	287.26		3,447.12
12/30/20	CHKITM	928	Jave Landscape Maintenance: service 12/21	287.26		3,734.38
5410	Landscaping Contract		Beg Bal: 3,159.86 Activity: 574.52	574.52	0.00	3,734.38
5610	Insurance	(Expense)				4,798.90
12/30/20	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	451.08		5,249.98
5610	Insurance		Beg Bal: 4,798.90 Activity: 451.08	451.08	0.00	5,249.98
6700	Reserve Contribution	(Expense)				42,524.00
12/03/20	JOURNL	J6150	December reserve transfer	3,010.00		45,534.00
6700	Reserve Contribution		Beg Bal: 42,524.00 Activity: 3,010.00	3,010.00	0.00	45,534.00
				Totals:	6,546.90	0.00

Profit & Loss 12 Month Recap

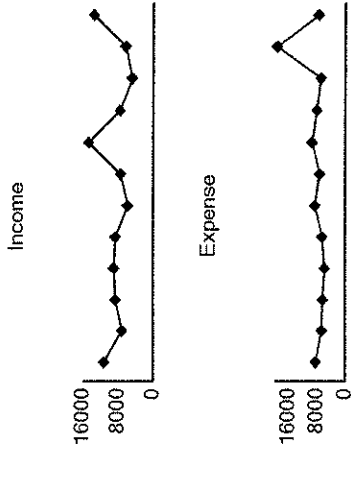
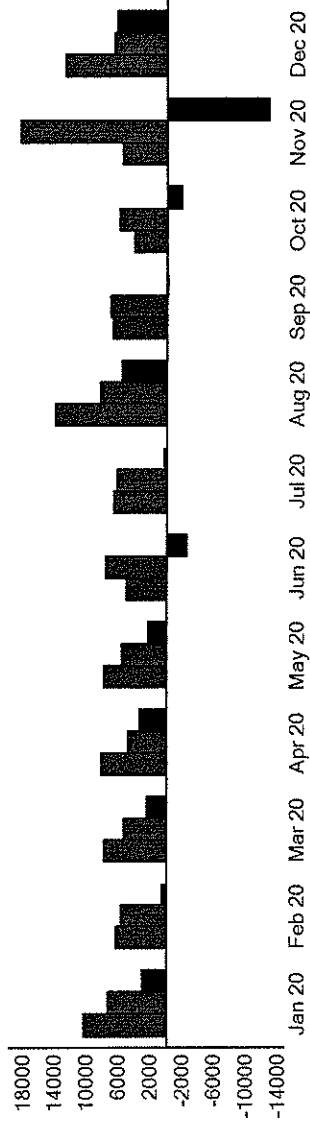
Property: Lakeview COA

Monthly recap 01/01/20 - 12/31/20 (cash basis)

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
INCOME													
4000 HOA Dues	263.06	2,321.47	2,928.98	2,879.90	3,053.46	2,581.44	4,044.08	5,690.30	3,586.66	1,662.69	2,938.75	5,975.40	37,926.19
4050 Reserve Income	2,499.47	2,506.76	2,519.00	2,454.33	2,878.89	2,365.11	2,477.65	3,984.08	3,166.98	2,406.66	2,593.78	4,275.84	34,128.55
4200 Income													
4210 Late Fees	270.00	0.00	0.00	0.00	5.56	25.00	25.00	-25.00	0.00	0.00	0.00	400.00	700.56
4232 Delinquent Collecti	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
4260 Interest Income													
4263 Reserve Interest	0.92	0.94	0.97	0.73	0.95	1.06	1.16	1.25	1.30	1.39	1.39	1.49	13.55
4260 Total Interest In	0.92	0.94	0.97	0.73	0.95	1.06	1.16	1.25	1.30	1.39	1.39	1.49	13.55
4310 Maintenance & Re	44.00	0.00	0.00	0.00	16.12	0.00	0.00	44.00	0.00	0.00	0.00	100.00	204.12
4900 Misc Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	250.00
4200 Total Income	314.92	0.94	0.97	0.73	22.63	26.06	26.16	270.25	1.30	1.39	1.39	526.49	1,193.23
4626 SA18 Special Assess	830.37	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,830.37
4627 SA19	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	3,000.00
4028 SA20 Special Assess	5,488.00	1,514.00	2,372.73	2,811.27	1,900.00	100.00	100.00	2,000.00	2.00	0.00	0.00	1,000.00	17,288.00
TOTAL INCOME	10,395.82	6,343.17	7,821.68	8,146.23	7,854.98	5,072.61	6,647.89	13,944.63	6,756.94	4,070.74	5,533.92	12,777.73	95,366.34
EXPENSE													
5000 Association Expense													
5010 Management Fees	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	446.00	808.50	5,714.50
5020 Postage / Copies	37.00	0.00	0.00	0.00	27.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64.00
5000 Total Association E	483.00	446.00	446.00	446.00	473.00	446.00	446.00	446.00	446.00	446.00	446.00	808.50	5,778.50
5100 Repairs & Maintenan													
5105 Chimney Insp/Clea	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	433.60	433.60
5110 Roof Maint/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	319.78	0.00	0.00	319.78
5140 Pressure Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	379.40	379.40
5160 Electrical Repairs	0.00	0.00	216.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	216.80
5170 Dryer Vent Cleanir	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	596.20	0.00	0.00	596.20
5100 Other Repairs & M	0.00	0.00	0.00	216.80	0.00	0.00	0.00	216.80	0.00	0.00	0.00	0.00	433.60
5100 Total Repairs & Mi	0.00	0.00	216.80	216.80	0.00	0.00	0.00	216.80	0.00	915.98	0.00	813.00	2,379.38
5200 Utilities													
5210 Electric	24.60	23.39	25.49	27.18	27.51	25.00	703.80	26.54	24.19	24.11	18.29	69.35	1,019.45
5240 Sewer	507.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	6,227.00
5260 Garbage	298.14	299.82	299.82	299.82	316.52	299.82	299.82	299.82	300.45	300.45	300.45	300.45	3,615.38
5200 Total Utilities	829.74	843.21	845.31	847.00	864.03	844.82	1,523.62	846.36	844.64	844.56	838.74	889.80	10,861.83
5300 General Expenses													
5301 Accounting	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
5305 Legal	0.00	653.65	0.00	0.00	96.50	390.00	390.00	0.00	0.00	0.00	13,606.51	0.00	15,136.66
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	10.00
5300 Total General Expt	0.00	653.65	125.00	0.00	96.50	390.00	390.00	10.00	0.00	0.00	13,606.51	0.00	15,271.66
5400 Landscaping													
5410 Landscaping Conti	287.26	287.26	287.26	287.26	287.26	574.52	287.26	287.26	287.26	287.26	0.00	574.52	3,734.38
5400 Total Landscaping	287.26	287.26	287.26	287.26	287.26	574.52	287.26	287.26	287.26	287.26	0.00	574.52	3,734.38
5600 Insurance													
5610 Insurance	423.91	423.91	423.91	0.00	847.82	423.91	451.12	451.08	451.08	451.08	451.08	451.08	5,249.98
5600 Total Insurance	423.91	423.91	423.91	0.00	847.82	423.91	451.12	451.08	451.08	451.08	451.08	451.08	5,249.98
6700 Reserve Contribution	5,324.00	3,010.00	3,010.00	3,010.00	3,010.00	4,910.00	3,110.00	6,110.00	5,010.00	3,010.00	3,010.00	3,010.00	45,534.00
TOTAL EXPENSE	7,347.91	5,664.03	5,354.28	4,807.06	5,578.61	7,589.25	6,208.00	8,367.50	7,038.98	5,954.88	18,352.33	6,546.90	88,809.73
NET INCOME	3,047.91	679.14	2,467.40	3,339.17	2,276.37	-2,516.64	439.89	5,577.13	-282.04	-1,884.14	-12,818.41	6,230.83	6,556.61

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
NET INCOME SUMMARY													
Income	10,395.82	6,343.17	7,821.68	8,146.23	7,854.98	5,072.61	6,647.89	13,944.63	6,756.94	4,070.74	5,533.92	12,777.73	95,366.34
Expense	-7,347.91	-5,664.03	-5,354.28	-4,807.06	-5,578.61	-7,589.25	-6,208.00	-8,367.50	-7,038.98	-5,954.88	-18,352.33	-6,546.90	-88,809.73
NET INCOME	3,047.91	679.14	2,467.40	3,339.17	2,276.37	-2,516.64	439.89	5,577.13	-282.04	-1,884.14	-12,818.41	6,230.83	6,556.61



Budget Comparison

Property: Lakeview COA

Comparison Periods: 12/01/20 - 12/31/20 and 01/01/20 - 12/31/20 (cash basis)

	Actual 12/01/20 - 12/31/20	Budget 12/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/20 - 12/31/20	Budget YTD 01/20 - 12/20	\$ Change	% Change
INCOME								
4000 HOA Dues	5,975.40	3,269.17	2,706.23	82.8 %	37,926.19	39,230.00	-1,303.81	-3.3 %
4050 Reserve Income	4,275.84	3,010.00	1,265.84	42.1 %	34,128.55	36,120.00	-1,991.45	-5.5 %
4200 Income								
4210 Late Fees	400.00	0.00	400.00		700.56	0.00	700.56	
4232 Delinquent Collections Income	25.00	0.00	25.00		25.00	0.00	25.00	
4260 Interest Income								
4263 Reserve Interest	1.49	0.00	1.49		13.55	0.00	13.55	
4260 Total Interest Income	1.49	0.00	1.49		13.55	0.00	13.55	
4310 Maintenance & Repairs	100.00	0.00	100.00		204.12	0.00	204.12	
4900 Misc Income	0.00	0.00	0.00		250.00	0.00	250.00	
4200 Total Income	526.49	0.00	526.49		1,193.23	0.00	1,193.23	
4626 SA18 Special Assessment	0.00	0.00	0.00		1,830.37	0.00	1,830.37	
4627 SA19	1,000.00	0.00	1,000.00		3,000.00	0.00	3,000.00	
4028 SA20 Special Assessment	1,000.00	1,666.67	-666.67	-40.0 %	17,288.00	20,000.00	-2,712.00	-13.6 %
TOTAL INCOME	12,777.73	7,945.84	4,831.89	60.8 %	95,366.34	95,350.00	16.34	0.0 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	808.50	446.00	362.50	81.3 %	5,714.50	5,352.00	362.50	6.8 %
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	64.00	50.00	14.00	28.0 %
5065 Website	0.00	1.67	-1.67	-100.0 %	0.00	20.00	-20.00	-100.0 %
5000 Total Association Expenses	808.50	451.84	356.66	78.9 %	5,778.50	5,422.00	356.50	6.6 %
5100 Repairs & Maintenance								
5105 Chimney Insp/Cleaning	433.60	0.00	433.60		433.60	0.00	433.60	
5110 Roof Maint/Repair	0.00	0.00	0.00		319.78	0.00	319.78	
5140 Pressure Cleaning	379.40	0.00	379.40		379.40	0.00	379.40	
5160 Electrical Repairs	0.00	0.00	0.00		216.80	0.00	216.80	
5170 Dryer Vent Cleaning	0.00	0.00	0.00		596.20	0.00	596.20	
5100 Other Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	433.60	12,594.00	-12,160.40	-96.6 %
5100 Total Repairs & Maintenance	813.00	1,049.50	-236.50	-22.5 %	2,379.38	12,594.00	-10,214.62	-81.1 %
5200 Utilities								
5210 Electric	69.35	16.67	52.68	316.0 %	1,019.45	200.00	819.45	409.7 %
5240 Sewer	520.00	520.00	0.00	0.0 %	6,227.00	6,240.00	-13.00	-0.2 %
5260 Garbage	300.45	310.00	-9.55	-3.1 %	3,615.38	3,720.00	-104.62	-2.8 %
5200 Total Utilities	889.80	846.67	43.13	5.1 %	10,861.83	10,160.00	701.83	6.9 %

	Actual 12/01/20 - 12/31/20	Budget 12/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/20 - 12/31/20	Budget YTD 01/20 - 12/20	\$ Change	% Change
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		125.00	200.00	-75.00	-37.5 %
5305 Legal	0.00	145.34	-145.34	-100.0 %	15,196.66	1,744.00	13,392.66	767.9 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	10.00	10.00	0.00	0.0 %
5300 Total General Expenses	0.00	146.17	-146.17	-100.0 %	15,271.66	1,954.00	13,317.66	681.6 %
5400 Landscaping								
5410 Landscaping Contract	574.52	350.00	224.52	64.1 %	3,734.38	4,200.00	-465.62	-11.1 %
5400 Total Landscaping	574.52	350.00	224.52	64.1 %	3,734.38	4,200.00	-465.62	-11.1 %
5600 Insurance								
5610 Insurance	451.08	408.34	42.74	10.5 %	5,249.98	4,900.00	349.98	7.1 %
5600 Total Insurance	451.08	408.34	42.74	10.5 %	5,249.98	4,900.00	349.98	7.1 %
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0 %	0.00	20,000.00	-20,000.00	-100.0 %
6700 Reserve Contribution	3,010.00	3,010.00	0.00	0.0 %	45,534.00	36,120.00	9,414.00	26.1 %
TOTAL EXPENSE	6,546.90	7,929.19	-1,382.29	-17.4 %	88,809.73	95,350.00	-6,540.27	-6.9 %
NET INCOME	6,230.83	16.65	6,214.18	37,322.4 %	6,556.61	0.00	6,556.61	
NET INCOME SUMMARY								
Income	12,777.73	7,945.84	4,831.89	60.8 %	95,366.34	95,350.00	16.34	0.0 %
Expense	-6,546.90	-7,929.19	1,382.29	17.4 %	-88,809.73	-95,350.00	6,540.27	6.9 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	6,230.83	16.65	6,214.18	37,322.4 %	6,556.61	0.00	6,556.61	

Aged Receivables with Notes (Charge Summary)

Current homeowners as of 12/31/20

Type	Description	0-30	31-60	61-90	91+	Total
LC	Late Charge	0.00	0.00	0.00	0.00	945.00
HOADUE	HOA Dues	655.29	332.19			5,735.96
VF	Violation Fee	0.00	0.00			400.00
MR	Maintenance & Repairs	0.00	0.00			44.00
LF	Legal Fee	0.00	0.00			1,043.65
RI	Reserve Income	756.54	477.93			3,040.59
SA18	2018 Special Assessment	0.00	0.00			1,000.00
SA19	2019 Special Assessment	0.00	0.00			1,000.00
SA20	2020 Special Assessment	0.00	0.00			1,312.00
		1,411.83	810.12	0.00	0.00	14,521.20
						16,743.15

Checks By Account

Property: Lakeview COA

Date Range: 12/01/20 - 12/31/20

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
4200 Income : 4900 Misc Income							
RPM Services Inc	12/30/20	2619	reimb RPM for sta	12/30/20	Statement fee rein	Lakev	100.00
							100.00
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	12/1/20	920	Monthly Managem	12/1/20	December	Lakev	446.00
RPM Services Inc	12/16/20	922	2020 website set t	12/16/20	website set up	Lakev	337.50
RPM Services Inc	12/16/20	922	Monthly website rr	12/16/20	Website Decembe	Lakev	25.00
							808.50
5100 Repairs & Maintenance : 5105 Chimney Insp/Cleaning							
Finnmark Property	12/16/20	924	Chimney sweep/in	12/16/20	29906	Lakev	433.60
							433.60
5100 Repairs & Maintenance : 5140 Pressure Cleaning							
Geoff Crosby dba	12/23/20	927	pressure washing	12/23/20	149-1	Lakev	379.40
							379.40
5200 Utilities : 5210 Electric							
Terri Tangalin-Pie	12/16/20	923	reimb for Terri for	12/16/20	electric remb	Lakev	45.00
Clark Public Utiliti	12/16/20	925	Monthly Electricity	12/16/20	7236-175-1	Lakev	24.35
							69.35
5200 Utilities : 5240 Sewer							
Clark Regional W:	12/16/20	926	Monthly Sewer Ac	12/1/20	016125-000	Lakev	520.00
							520.00
5200 Utilities : 5260 Garbage							
Waste Connector	12/16/20	921	Monthly Garbage :	12/1/20	2010-976517	Lakev	300.45
							300.45
5400 Landscaping : 5410 Landscaping Contract							
Jave Landscape Iv	12/1/20	919	service 11/23/20	11/18/20	2111	Lakev	287.26
Jave Landscape Iv	12/30/20	928	service 12/21	12/18/20	2119	Lakev	287.26
							574.52
5600 Insurance : 5610 Insurance							
American Family I	12/30/20	ACH	Customer #019-8	1/22/21	January	Lakev	451.08
							451.08
Total Amount:							3,636.90

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 01/05/21


Deposits

Date	Ref #	Details	Amount
12/08/20	D13953	Bank Deposit: deposit	2,798.19
12/18/20	D14039	Bank Deposit: deposit	9,240.61
12/21/20	D14060	Bank Deposit: Deposit	167.85
12/23/20	D14081	Bank Deposit: deposit	319.59
12/30/20	D14117	Bank Deposit: Deposit	350.00
			12,876.24

Payments

Date	Ref #	Details	Amount
11/30/20	ACH	American Family Insurance	451.08
11/30/20	918	Vial Fotheringham LLP	13,606.51
12/01/20	919	Jave Landscape Maintenance	287.26
12/01/20	920	RPM Services Inc,	446.00
12/03/20	J6150	Journal: December reserve transfer	3,010.00
12/16/20	921	Waste Connections	300.45
12/16/20	922	RPM Services Inc,	362.50
12/16/20	924	Finnmark Property Services, LLC	433.60
12/16/20	925	Clark Public Utilities	24.35
12/16/20	926	Clark Regional Wastewater District	520.00
12/23/20	927	B&T Resources LLC	379.40
12/30/20	ACH	American Family Insurance	451.08
12/30/20	2619	RPM Services Inc,	100.00
			20,372.23

Outstanding Payments

Date	Ref #	Details	Amount
12/16/20	923		45.00
12/30/20	928	Jave Landscape Maintenance	287.26
01/04/21	930	RPM Services Inc,	471.00
			803.26

Summary

Beginning Balance:	36,082.56	Reconciled Balance	28,586.57
+ Selected Deposits (5)	12,876.24	+ Uncleared Deposits	0.00
- Selected Payments (13)	20,372.23	- Outstanding Checks	803.26
Ending Balance:	28,586.57	Register Balance	27,783.31
Goal:	28,586.57		
Difference:	0.00		



UMPQUA BANK

December 31, 2020 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: November 30, 2020
This statement: December 31, 2020

Umpqua Bank Rules & Regulations updates go into effect 7-1-2020. This update mainly includes changes to Umpqua Bank's Funds Availability Policy. Next business day funds availability has increased to \$225, if there is a hold on a check. For more info, and to review other changes, you may request a copy by calling us at 1-866-486-7782 or visiting umpquabank.com/disclosures.

BUSINESS FREE CHECKING

Account number	[REDACTED]	Beginning balance	\$36,082.56
Low balance	\$18,281.71	Deposits/Additions	\$12,876.24
Average balance	\$24,840.37	Withdrawals/Subtractions	\$20,372.23
Interest earned	\$0.00	Ending balance	\$28,586.57

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-09	Deposit	2,798.19
12-21	Deposit	9,240.61
12-21	Deposit	167.85
12-23	Deposit	319.59
12-31	Deposit	350.00
Total Additions		\$12,876.24

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
12-02	ACH Debit American Family Webpayment [REDACTED]	451.08
12-31	ACH Debit American Family Webpayment [REDACTED]	451.08
Total ACH and Electronic Payments/Subtractions		\$902.16

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
12-03	Cash Mgmt Trsfr Dr Ref [REDACTED] Funds Transfer To Dep [REDACTED] From December Reserve T Ransfer	3,010.00
Total Other Withdrawals/Subtractions		\$3,010.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
11-30	36,082.56	12-08	18,281.71	12-23	29,167.05
12-02	35,631.48	12-09	21,079.90	12-29	28,787.65
12-03	32,621.48	12-21	30,187.91	12-31	28,586.57
12-04	18,568.97	12-22	28,847.46		

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>
918	\$13,606.51	12-04	*924	\$433.60	12-22
919	\$287.26	12-08	925	\$24.35	12-22
920	\$446.00	12-04	926	\$520.00	12-22
921	\$300.45	12-21	927	\$379.40	12-29
922	\$362.50	12-22	*929	\$100.00	12-31

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

Total Checks paid: 10 for **-\$16,460.07**

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 01/05/21

Deposits

Date	Ref #	Details	Amount
12/03/20	J6150	Journal: December reserve transfer	3,010.00
12/31/20	J6182	Journal: Dec reserve interest	1.49
			<u>3,011.49</u>

Summary

Beginning Balance:	85,276.49	Reconciled Balance	88,287.98
+ Selected Deposits (2)	3,011.49	+ Uncleared Deposits	0.00
- Selected Payments (0)	0.00	- Outstanding Checks	0.00
Ending Balance:	88,287.98	Register Balance	88,287.98
Goal:	88,287.98		
Difference:	0.00		



UMPQUA BANK

December 31, 2020 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: November 30, 2020
This statement: December 31, 2020

Umpqua Bank Rules & Regulations updates go into effect 7-1-2020. This update mainly includes changes to Umpqua Bank's Funds Availability Policy. Next business day funds availability has increased to \$225, if there is a hold on a check. For more info, and to review other changes, you may request a copy by calling us at 1-866-486-7782 or visiting umpquabank.com/disclosures.

MAIN STREET MONEY MARKET

Account number	[REDACTED]	Beginning balance	\$85,276.49
Low balance	\$85,276.49	Additions/Deposits	\$3,011.49
Average balance	\$88,092.30	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$13.55	Ending balance	\$88,287.98
Interest earned	\$1.49		

Other Deposits/ Additions

Date	Description	Additions
12-03	Cash Mgmt Trsfr Cr Ref [REDACTED] Funds Transfer Frm Dep [REDACTED] From December Reserve T Ransfer	3,010.00

12-31	Interest Credit	1.49
-------	-----------------	------

Total Other Deposits/ Additions		\$3,011.49
--	--	-------------------

Daily Balances

Date	Balance	Date	Balance	Date	Balance
11-30	85,276.49	12-03	88,286.49	12-31	88,287.98

Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	31
Average balance for APY	\$88,092.30
Interest earned	\$1.49
Interest paid year to date	\$13.55
Statement period	12/01 to 12/31

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))

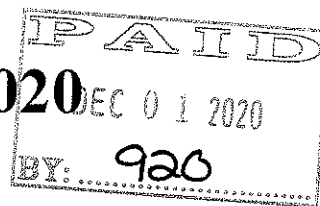
Total Checks paid: 0 for **-\$0.00**

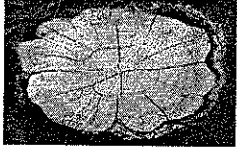
**Lakeview Condo Owners Association
2020 Management Fee**

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

Monthly \$446.00

DECEMBER 2020





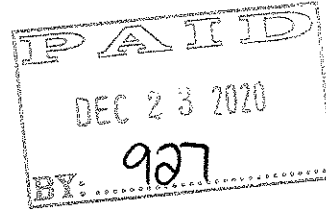
Invoice

B & T Resources, LLC

1510 Cloverdale Rd, Kalama WA 98625
360_798_0344
crozgeoff@hotmail.com

INVOICE NO: 149-1
DATE: 12/23/2020

TO RPM Services Inc
C/O Lakeview Association
5620 NE Gher Rd. Suite H
Vancouver, WA 98662
360_693_6260



SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Geoff Crosby	Lakeview Association	Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Pressure wash lower sidewalk	350.00	350.00
	Pressure wash upper sidewalks and entryways		
	Pre-treated sidewalk and manual moss from top area walkways.		

SUBTOTAL	350.00
SALES TAX	29.40
TOTAL	379.40

Approved
Dano 12.23.20
David 12.23.20
Denny 12.23.20



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

Billing Statement

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

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 11/1/2020 To 11/30/2020
BILLING DATE: 11/30/2020

DUE DATE: 12/31/2020

SPECIAL MESSAGE

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

CURRENT CHARGES

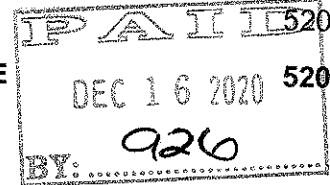
SEWER SERVICE 520.00

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



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

Your Electricity Use

Residential electric service meter 501493
In 29 days you used 153 kwh
Present reading - 12/03/20 16179
Previous reading - 11/04/20 - 16026
Total electric usage 153
Your charge for 153 kwh is:
Basic service \$12.00
153 kwh @ 8.16 cents each 12.48
REP Credit @ 0.085 cents/kwh* -0.13
Total electric service \$24.35
Your average daily cost was \$0.84

Total Cost This Billing

Total electric service \$24.35
Total charges this billing \$24.35

* 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 \$18.29
Payments - thank you
November 25, 2020 18.29CR
Balance forward 0.00
Current charges 24.35
Current balance \$24.35

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
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
12/04/19	29	149	5
12/05/18	30	51	2

PAID
DEC 16 2020
925



8383 Ne Sandy Blvd. Ste #370
Portland, OR 97220

Phone # 5034750668
Fax # 503-281-1858

Invoice

Date	Invoice #
9/18/2020	29906

Bill to
Lakeview Condos Real Property Management 5620 NE Gher Rd. Suite H Vancouver, WA 98662

Job Site
Lakeview Condos 2102 NW Kelly Dr. Vancouver WA 98665

P.O. No.	Terms	Due Date
	Net 30	10/21/2020

Description	Amount
Chimney sweep/inspect of 18 of 20 units Excludes units 6 & 17	400.00T

PAID
DEC 16 2020
BY: *924*

Approved
David 11.18.20
Denny 12.10.20
Dano 12.10.20

THANK YOU FOR YOUR BUSINESS

1.5% interest fee will be assessed monthly on all invoices 30 days overdue

Sales Tax (8.4%)	\$33.60
Payments	\$0.00
Balance Due	\$433.60

-Gutter and Roof cleaning, Chimney and Dryer vent cleaning, Pressure washing, Window Cleaning and More-

LAKEVIEW

ELECTRICAL REIMBURSEMENT TO:

Terris T. Piedra
JUAN PIEDRA

Po BOX 935

Kalama, Wa 98625

August 2020

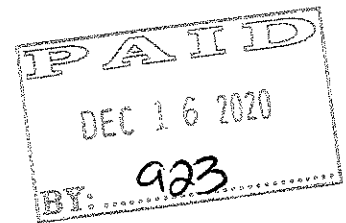
September 2020

October 2020

November 2020

December 2020

*pay
Dec. 2020*



\$9.00 each month x 5 TOTAL for remainder of 2020 \$45.00



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

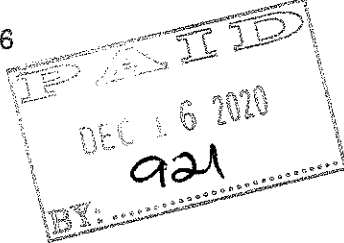
ACCOUNT NO. 2010-976517
 INVOICE NO. 17043262
 STATEMENT DATE 12/01/20
 DUE DATE 12/25/20
 BILLING PERIOD 11/01/20 - 11/30/20

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	\$ 300.45
11/25/20	Payment Thank You!	\$ -300.45
	Total Payments And Credits	\$ -300.45
	Service Location	
	Acct #976517	
	Lakeview Condos Lic	
	2102 Nw Kelley Dr	
11/30/20	4Yd Cont 1X Weekly 11/01/20-11/30/20	1 Each @ \$223.51 \$ 223.51
11/30/20	Multi-Family Recycle 11/01/20-11/30/20	12 Each @ \$3.54 \$ 42.48
11/30/20	Perm Cont Rent 4Yd 11/01/20-11/30/20	1 Each @ \$17.06 \$ 17.06
11/30/20	Recycle Process Surcharge 11/01/20-11/30/20	12 Each @ \$0.66 \$ 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



015120 1/2

1769

Regular service remains for all holidays except Thanksgiving, Christmas and New Years Day. Please place your garbage and recycling out on your normal service day for all other holidays.

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.

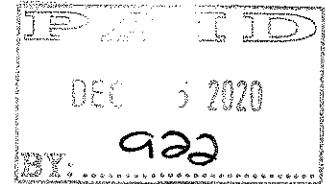
Lakeview Condo Owners Association

Website Management Fee

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

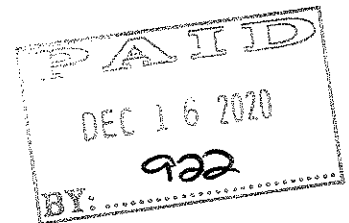
Monthly \$25.00

December 2020



**Lakeview Condo Owners Association
2020 Website Setup Fee**

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

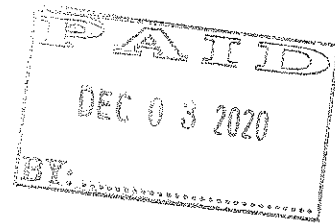


\$337.50

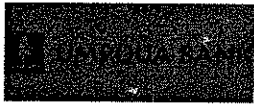
Lakeview Condo Owners Association

2020 Reserve Contribution

Monthly \$3,010.00



DECEMBER 2020



Transfer Confirmation

The request below has been transmitted successfully.

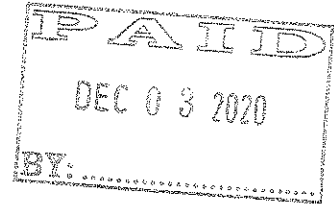
The balances shown below are recorded at the time of the request.

Confirmation: 708741177

Approval Status: 1 of 1 received

Transmitted: 12/03/2020 08:11:12 PM (ET)

Transmitted By: RPMHOA



Details

From Account: *operating* (Balance as of: 12/03/2020 12:00:00 AM (ET) Not a guarantee of available funds.)

To Account: *Reserve* (Balance as of: 12/03/2020 12:00:00 AM (ET) Not a guarantee of available funds.)

Amount: \$3,010.00

Description: December reserve transfer

Send On: 12/03/2020 (today)



BILLING & PAYMENTS

PRINT CONFIRMATION

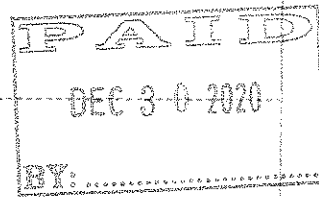


You've successfully scheduled a payment.

\$451.08 will be paid on 12/30/20

Details

Lakeview Insurance	
Confirmation Number	0000000241651ln
Payment Details	\$451.08 12/30/20
Payment Method	Lakeview Am Fam insurance ***** 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



Apply to Acct **Assessment Disbursements**

695371264

CHASE ONLINE BILL PAYMENT
PO BOX 15944
WILMINGTON DE 19850-5944
(800) 472-6236

KYLLAR INC.
[Redacted]
[Redacted]

25-3/440

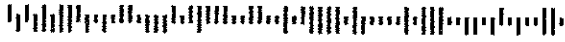
12-01-2020



336529001601106334000100000000

Pay SEVEN THOUSAND FIVE HUNDRED NINETEEN AND 45/100

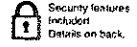
Dollars



\$7,519.45

To
the
Order
of

56334 BPC 001 011 20336 - 695371264 1 OF 1
LAKEVIEW CONDO OWNERS ASSOC
5620 NE GHER RD STE H
VANCOUVER WA 98662-6164



Security features
included.
Details on back.

Check Void After 90 Days

Keat Smith

JPMorgan Chase Bank, N.A. Columbus, Ohio

⑆695371264⑆ ⑆044000037⑆ 658533013⑆

\$7419.45 to HOA dues

\$100 reimburse RPM for statement fee

PAID
DEC 30 2020
BY: *292*

