

# Financial Statement

Property: Lakeview COA

02/01/21 - 02/28/21 (cash)

## ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		37,833.43
1000 Total Operating Accounts		<u>37,833.43</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		96,311.02
1111 Total Reserve Account		<u>96,311.02</u>
Total Bank		<u>134,144.45</u>
Other Current Asset		
1200 Undeposited Funds		4.32
Total Other Current Asset		<u>4.32</u>
<b>TOTAL ASSETS</b>		<b><u>134,148.77</u></b>

## LIABILITIES & EQUITY

### Equity

Equity		
3001 Retained Earnings		-7,427.76
3010 Disbursements From Reserve		61,141.67
3040 Reserve Account Equity		70,852.70
Total Equity		<u>124,566.61</u>
Net Income (1/1/2021 thru 1/31/2021)		3,306.99

### Income

4000 HOA Dues		3,442.60
4050 Reserve Income		2,649.65
4200 Income		
4260 Interest Income		
4263 Reserve Interest		1.47
4260 Total Interest Income		<u>1.47</u>
4200 Other Income		4,948.73
4200 Total Income		<u>4,950.20</u>
4028 SA20 Special Assessment		74.44
Total Income		<u>11,116.89</u>

### Expense

5000 Association Expenses		
5010 Management Fees		471.00
5020 Postage / Copies		52.00
5000 Total Association Expenses		<u>523.00</u>
5200 Utilities		
5210 Electric		24.11
5240 Sewer		533.00
5260 Garbage		300.53
5200 Total Utilities		<u>857.64</u>

5600 Insurance	
5610 Insurance	451.08
5600 Total Insurance	<u>451.08</u>
6700 Reserve Contribution	3,010.00
Total Expense	<u>4,841.72</u>
Net Income (2/1/2021 thru 2/28/2021)	6,275.17
Total Equity	<u>134,148.77</u>
TOTAL LIABILITIES & EQUITY	<u><u>134,148.77</u></u>

# General Ledger

Property: Lakeview COA  
Detail 02/01/21 - 02/28/21 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						
02/01/21	CSTPAY					3,819.69
02/01/21	CHPAID				462.19	4,281.88
02/01/21	CHPAID				162.44	4,444.32
02/01/21	CHPAID				166.39	4,610.71
02/01/21	CHPAID				166.39	4,777.10
02/01/21	CHPAID				65.60	4,842.70
02/01/21	CHPAID				134.84	4,977.54
02/01/21	CHPAID				166.39	5,143.93
02/01/21	CHPAID				96.84	5,240.77
02/01/21	CHPAID				162.44	5,403.21
02/01/21	CHPAID				162.44	5,565.65
02/01/21	CHPAID				162.44	5,728.09
02/04/21	CRALOC				100.00	5,828.09
02/04/21	CHPAID				100.00	5,928.09
02/08/21	CSTPAY				133.59	6,061.68
02/08/21	CHPAID				172.32	6,234.00
02/08/21	CHPAID				8.15	6,242.15
02/11/21	CHPAID				162.44	6,404.59
02/11/21	CHPAID				38.14	6,442.73
02/11/21	CSTP,				70.94	6,513.67
02/11/21	CSTP,				100.00	6,613.67
02/23/21	CHPAI				100.00	6,713.67
02/23/21	UNALC				62.64	6,776.31
02/24/21	CHPAI				100.00	6,876.31
02/24/21	UNALC				166.39	7,042.70
4000 HOA Dues				Beg Bal: 3,819.69	Activity: 3,442.60	0.00 3,442.60 7,262.29
4050 Reserve Income (Income)						
02/01/21	CHPAID					4,127.04
02/01/21	CRALOC				153.20	4,280.24
02/01/21	CHPAID				100.00	4,380.24
02/01/21	CHPAID				149.56	4,529.80
02/01/21	CHPAID				153.20	4,683.00
02/01/21	CHPAID				153.20	4,836.20
02/01/21	CHPAID				149.56	4,985.76
02/01/21	CHPAID				153.20	5,138.96
02/01/21	CHPAID				79.16	5,218.12
02/01/21	CHPAID				149.56	5,367.68
02/01/21	CHPAID				149.56	5,517.24
02/04/21	CHPAID				49.56	5,566.80
02/08/21	CHPAID				123.00	5,689.80
02/08/21	CHPAID				158.66	5,848.46
02/08/21	CHPAID				167.40	6,015.86
02/11/21	CHPAID				149.56	6,165.42
02/11/21	CHPAID				127.19	6,292.61
02/23/21	CHPAI				157.39	6,450.00
02/24/21	CHPAI				149.75	6,599.75
02/24/21	CHPAIC				23.74	6,623.49
4050 Reserve Income				Beg Bal: 4,127.04	Activity: 2,649.65	0.00 2,649.65 6,776.69
4200 Income (Income)						
02/01/21	CHPAID					2,274.21
				Alloc to 'SA21' Ch date: 1/6/202	23.79	2,298.00

Date	Type	Reference	Description	Debit	Credit	Balance
02/01/21	CHPAID				900.00	3,198.00
02/01/21	CRALOC			100.00		3,098.00
02/01/21	CHPAID				331.75	3,429.75
02/01/21	CHPAID				100.00	3,529.75
02/01/21	CHPAID				900.00	4,429.75
02/04/21	CRALOC			100.00		4,329.75
02/04/21	CRALOC			100.00		4,229.75
02/08/21	CSTP				231.19	4,460.94
02/08/21	CHPA				450.00	4,910.94
02/09/21	CHPA				1,000.00	5,910.94
02/16/21	CHPA				312.00	6,222.94
02/24/21	CHPA				1,000.00	7,222.94
4200 Income			Beg Bal: 2,274.21    Activity: 4,948.73	300.00	5,248.73	7,222.94
4263 Reserve Interest (Income)						1.57
02/28/21	JOURNL	J6356	Interest		1.47	3.04
4263 Reserve Interest			Beg Bal: 1.57    Activity: 1.47	0.00	1.47	3.04
4600 Special Assessment Income (Income)						800.00
No activity in the period						800.00
4600 Special Assessment Income			Beg Bal: 800.00    Activity: 0.00	0.00	0.00	800.00
5010 Management Fees (Expense)						446.00
02/01/21	CHKITM	936	RPM Services Inc.; Monthly website mgmt fee - January	25.00		471.00
02/01/21	CHKITM	936	RPM Services Inc.; Monthly Management Fee -	446.00		917.00
5010 Management Fees			Beg Bal: 446.00    Activity: 471.00	471.00	0.00	917.00
5020 Postage / Copies (Expense)						0.00
02/01/21	CHKITM	936	RPM Services Inc.; January Postage	52.00		52.00
5020 Postage / Copies			Beg Bal: 0.00    Activity: 52.00	52.00	0.00	52.00
5065 Website (Expense)						25.00
No activity in the period						25.00
5065 Website			Beg Bal: 25.00    Activity: 0.00	0.00	0.00	25.00
5210 Electric (Expense)						25.73
02/11/21	CHKITM	939	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	24.11		49.84
5210 Electric			Beg Bal: 25.73    Activity: 24.11	24.11	0.00	49.84
5240 Sewer (Expense)						520.00
02/10/21	CHKITM	937	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	533.00		1,053.00
5240 Sewer			Beg Bal: 520.00    Activity: 533.00	533.00	0.00	1,053.00
5260 Garbage (Expense)						300.45
02/10/21	CHKITM	938	Waste Connections: Monthly Garbage 2010-976517	300.53		600.98
5260 Garbage			Beg Bal: 300.45    Activity: 300.53	300.53	0.00	600.98
5410 Landscaping Contract (Expense)						287.26
No activity in the period						287.26
5410 Landscaping Contract			Beg Bal: 287.26    Activity: 0.00	0.00	0.00	287.26
5610 Insurance (Expense)						451.08
02/22/21	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	451.08		902.16
5610 Insurance			Beg Bal: 451.08    Activity: 451.08	451.08	0.00	902.16
6004 Retaining Wall Project (Expense)						650.00
No activity in the period						650.00
6004 Retaining Wall Project			Beg Bal: 650.00    Activity: 0.00	0.00	0.00	650.00
6700 Reserve Contribution (Expense)						5,010.00
02/02/21	JOURNL	J6249	February Monthly Reserve	3,010.00		8,020.00
6700 Reserve Contribution			Beg Bal: 5,010.00    Activity: 3,010.00	3,010.00	0.00	8,020.00
				<b>Totals:</b>	<b>5,141.72</b>	<b>11,342.45</b>



# Profit & Loss 12 Month Recap

Property: Lakeview COA

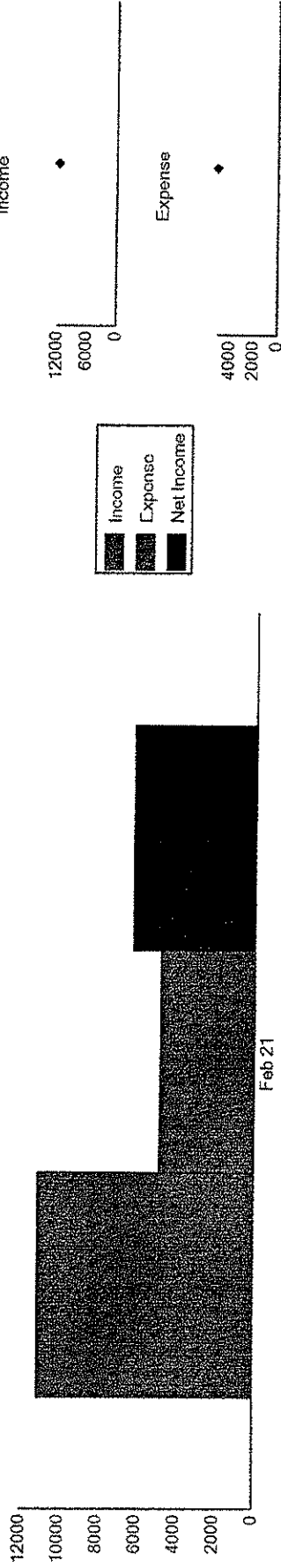
Monthly recap 02/01/21 - 02/28/21 (cash basis)

	FEB 21	TOTAL
<b>INCOME</b>		
4000 HOA Dues	3,442.60	3,442.60
4050 Reserve Income	2,649.65	2,649.65
4200 Income		
4260 Interest Income	1.47	1.47
4263 Reserve Interest	1.47	1.47
4260 Total Interest Income		
4200 Other Income	4,948.73	4,948.73
4200 Total Income	4,950.20	4,950.20
4028 SA20 Special Assessment	74.44	74.44
<b>TOTAL INCOME</b>	<b>11,116.89</b>	<b>11,116.89</b>
<b>EXPENSE</b>		
5000 Association Expenses		
5010 Management Fees	471.00	471.00
5020 Postage / Copies	52.00	52.00
5000 Total Association Expenses	523.00	523.00
5200 Utilities		
5210 Electric	24.11	24.11
5240 Sewer	533.00	533.00
5260 Garbage	300.53	300.53
5200 Total Utilities	857.64	857.64
5600 Insurance		
5610 Insurance	451.08	451.08
5600 Total Insurance	451.08	451.08
6700 Reserve Contribution	3,010.00	3,010.00
<b>TOTAL EXPENSE</b>	<b>4,841.72</b>	<b>4,841.72</b>
<b>NET INCOME</b>	<b>6,275.17</b>	<b>6,275.17</b>

FEB 21 TOTAL

NET INCOME SUMMARY

Income	11,116.89	11,116.89
Expense	-4,841.72	-4,841.72
<b>NET INCOME</b>	<b>6,275.17</b>	<b>6,275.17</b>



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 02/01/21 - 02/28/21 and 01/01/21 - 12/31/21 (cash basis)

	Actual 02/01/21 - 02/28/21	Budget 02/21 - 02/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	3,442.60	3,269.17	173.43	5.3 %	9,837.47	39,230.00	-29,392.53	-74.9 %
4050 Reserve Income	2,649.65	3,010.00	-360.35	-12.0 %	9,336.03	36,120.00	-26,783.97	-74.2 %
4200 Income								
4260 Interest Income	1.47	0.00	1.47		3.04	0.00	3.04	
4263 Reserve Interest	1.47	0.00	1.47		3.04	0.00	3.04	
4260 Total Interest Income								
4200 Other Income	4,948.73	0.00	4,948.73		10,873.50	0.00	10,873.50	
4200 Total Income	4,950.20	0.00	4,950.20		10,876.54	0.00	10,876.54	
4600 Special Assessment Income	0.00	0.00	0.00		800.00	0.00	800.00	
4028 SA20 Special Assessment	74.44	1,666.67	-1,592.23	-96.5 %	224.44	20,000.00	-19,775.56	-98.9 %
<b>TOTAL INCOME</b>	<b>11,116.89</b>	<b>7,945.84</b>	<b>3,171.05</b>	<b>39.9 %</b>	<b>31,074.48</b>	<b>95,350.00</b>	<b>-64,275.52</b>	<b>-67.4 %</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5010 Management Fees	471.00	446.00	25.00	5.6 %	1,388.00	5,352.00	-3,964.00	-74.1 %
5020 Postage / Copies	52.00	4.17	47.83	1,147.0 %	52.00	50.00	2.00	4.0 %
5065 Website	0.00	1.67	-1.67	-100.0 %	25.00	20.00	5.00	25.0 %
5000 Total Association Expenses	523.00	451.84	71.16	15.7 %	1,465.00	5,422.00	-3,957.00	-73.0 %
5100 Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	0.00	12,594.00	-12,594.00	-100.0 %
5200 Utilities								
5210 Electric	24.11	16.67	7.44	44.6 %	49.84	200.00	-150.16	-75.1 %
5240 Sewer	533.00	520.00	13.00	2.5 %	1,053.00	6,240.00	-5,187.00	-83.1 %
5260 Garbage	300.53	310.00	-9.47	-3.1 %	600.98	3,720.00	-3,119.02	-83.8 %
5200 Total Utilities	857.64	846.67	10.97	1.3 %	1,703.82	10,160.00	-8,456.18	-83.2 %
5300 General Expenses								
5301 Accounting	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	0.83	-0.83	-100.0 %	0.00	10.00	-10.00	-100.0 %
5320 Audit	0.00	0.00	0.00		2,075.00	0.00	2,075.00	
5300 Total General Expenses	0.00	146.13	-146.13	-100.0 %	2,075.00	1,954.00	121.00	6.2 %
5400 Landscaping								
5410 Landscaping Contract	0.00	350.00	-350.00	-100.0 %	574.52	4,200.00	-3,625.48	-86.3 %
5400 Total Landscaping	0.00	350.00	-350.00	-100.0 %	574.52	4,200.00	-3,625.48	-86.3 %
5600 Insurance								
5610 Insurance	451.08	408.30	42.78	10.5 %	1,363.24	4,900.00	-3,536.76	-72.4 %



	Actual 02/01/21 - 02/28/21	Budget 02/21 - 02/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
5600 Total Insurance	451.08	408.30	42.78	10.5 %	1,353.24	4,900.00	-3,546.76	-72.4 %
6004 Retaining Wall Project	0.00	0.00	0.00		650.00	0.00	650.00	
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 %	14,040.00	36,120.00	-22,080.00	-61.1 %
<b>TOTAL EXPENSE</b>	<b>4,841.72</b>	<b>7,929.11</b>	<b>-3,087.39</b>	<b>-38.9 %</b>	<b>21,861.58</b>	<b>95,350.00</b>	<b>-73,488.42</b>	<b>-77.1 %</b>
<b>NET INCOME</b>	<b>6,275.17</b>	<b>16.73</b>	<b>6,258.44</b>	<b>37,408.5 %</b>	<b>9,212.90</b>	<b>0.00</b>	<b>9,212.90</b>	
<b>NET INCOME SUMMARY</b>								
Income	11,116.89	7,945.84	3,171.05	39.9 %	31,074.48	95,350.00	-64,275.52	-67.4 %
Expense	-4,841.72	-7,929.11	3,087.39	38.9 %	-21,861.58	-95,350.00	73,488.42	77.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>6,275.17</b>	<b>16.73</b>	<b>6,258.44</b>	<b>37,408.5 %</b>	<b>9,212.90</b>	<b>0.00</b>	<b>9,212.90</b>	

# Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 02/28/21

\* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
			CONDO/HOA	1,941.73
			CONDO/HOA	2,113.16
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	768.81
			CONDO/HOA	550.00
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	15,425.15
			CONDO/HOA	17,401.42
			CONDO/HOA	2,564.79
			CONDO/HOA	7,946.25
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	568.25
			CONDO/HOA	1,039.56
Total Delinquent for Property:				57,319.12

## Report Summary

Detail	Value
Homeowners:	17
Percent Delinquent:	65.38 %
Delinquent Amount:	57,319.12

# Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 02/28/21

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						739.58
						218.81
						272.79
						1,360.82
						100.00
						1,768.25
						100.00
						100.00
						<u>100.00</u>
					Totals:	<u>4,660.25</u>

# Checks By Account

Property: Lakeview COA

Date Range: 02/01/21 - 02/28/21

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	2/1/21	936	Monthly Managem	2/1/21	Febuary	Lakev	446.00
RPM Services Inc	2/1/21	936	Monthly website m	2/16/21	Febuary	Lakev	25.00
							471.00
<b>5000 Association Expenses : 5020 Postage / Copies</b>							
RPM Services Inc	2/1/21	936	January Postage	1/29/21	January Postage	Lakev	52.00
							52.00
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilitix	2/11/21	939	Monthly Electricity	3/1/21	7236-175-1	Lakev	24.11
							24.11
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W:	2/10/21	937	Monthly Sewer Ac	2/1/21	016125-000	Lakev	533.00
							533.00
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	2/10/21	938	Monthly Garbage :	2/1/21	2010-976517	Lakev	300.53
							300.53
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	2/22/21	ACH	Customer #019-8	3/22/21	019-860-226-37	Lakev	451.08
							451.08
<b>Total Amount:</b>							<b>1,831.72</b>

# Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 02/28/21

## Deposits

Date	Ref #	Details	Amount
02/01/21	D14373	Bank Deposit	320.00
02/01/21	D14379	Bank Deposit	5,503.70
02/11/21	D14473	Bank Deposit: Deposit	3,424.41
02/16/21	D14509	Bank Deposit	312.00
02/25/21	D14554	Bank Deposit	1,562.92
02/25/21	D14561	Bank Deposit	312.39
			<b>11,435.42</b>

## Payments

Date	Ref #	Details	Amount
01/21/21	934	Jave Landscape Maintenance	287.26
01/21/21	935	Rapid Soil Solutions LLC	650.00
02/01/21	936	RPM Services Inc,	523.00
02/02/21	J6249	Journal: February Monthly Reserve	3,010.00
02/10/21	937	Clark Regional Wastewater District	533.00
02/10/21	938	Waste Connections	300.53
02/11/21	939	Clark Public Utilities	24.11
02/22/21	ACH	American Family Insurance	451.08
			<b>5,778.98</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
03/03/21	D14615	Bank Deposit	4,518.25
			<b>4,518.25</b>

## Outstanding Payments

Date	Ref #	Details	Amount
03/01/21	J6343	Journal: Monthly Reserve	3,010.00
03/04/21	Debit	Lakeview COA	3,010.00
03/04/21	940	Jave Landscape Maintenance	287.26
03/04/21	941	RPM Services Inc,	446.00
03/04/21	942	RPM Services Inc,	25.00
03/05/21	ACH	American Family Insurance	451.08
03/05/21	943	Joseph Vandal CPA PS Inc	2,075.00
			<b>9,304.34</b>

## Summary

Beginning Balance:	32,176.99	Reconciled Balance	37,833.43
+ Selected Deposits (6)	11,435.42	+ Uncleared Deposits	0.00
- Selected Payments (8)	5,778.98	- Outstanding Checks	0.00
Ending Balance:	37,833.43	Register Balance	37,833.43
Goal:	37,833.43		
Difference:	0.00		



# UMPQUA BANK

February 28, 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: January 31, 2021  
This statement: February 28, 2021

## BUSINESS FREE CHECKING

Account number	[REDACTED]	Beginning balance	\$32,176.99
Low balance	\$33,530.43	Deposits/Additions	\$11,435.42
Average balance	\$35,934.40	Withdrawals/Subtractions	\$5,778.98
Interest earned	\$0.00	Ending balance	\$37,833.43

### Deposits/Additions

Date	Description	Additions
02-01	Deposit	5,503.70
02-11	Deposit	3,424.41
02-16	Deposit	312.00
02-25	Deposit	312.39
<b>Total Additions</b>		<b>\$9,552.50</b>

### ACH and Electronic Payments/Subtractions

Date	Description	Subtractions
02-23	ACH Debit American Family Webpayment [REDACTED] 40223	451.08
<b>Total ACH and Electronic Payments/Subtractions</b>		<b>\$451.08</b>

### ACH and Electronic Deposits/Additions

Date	Description	Additions
02-01	ACH Credit Paylease.Com Settlement [REDACTED]	320.00
02-25	ACH Credit Paylease.Com Settlement [REDACTED]	1,562.92
<b>Total ACH and Electronic Deposits/Additions</b>		<b>\$1,882.92</b>

**Other Withdrawals/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-02	Cash Mgmt Trsfr Dr Ref 0331156l Funds Transfer To Dep ██████████ From Reserve Monthly Co Ntribution	3,010.00 ✓
<b>Total Other Withdrawals/Subtractions</b>		<b>\$3,010.00</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	32,176.99	02-08	33,530.43	02-23	35,958.12
02-01	37,350.69	02-11	36,954.84	02-25	37,833.43
02-02	34,340.69	02-16	37,266.84	02-28	37,833.43
02-05	33,817.69	02-17	36,408.20		

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
934	\$287.26 ✓	02-08	937	\$533.00 ✓	02-17
935	\$650.00 ✓	02-01	938	\$300.53 ✓	02-17
936	\$523.00 ✓	02-05	939	\$24.11 ✓	02-17

(\* Skip in check sequence, R-Check has been returned, + Electronified check)  
 Total Checks paid: 6 for **-\$2,317.90**

# Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 02/28/21

## Deposits

Date	Ref #	Details	Amount
02/02/21	J6249	Journal: February Monthly Reserve	3,010.00
02/28/21	J6356	Journal: Interest	1.47
			<b>3,011.47</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
03/01/21	J6343	Journal: Monthly Reserve	3,010.00
			<b>3,010.00</b>

## Summary

Beginning Balance:	93,299.55
+ Selected Deposits (2)	3,011.47
- Selected Payments (0)	0.00
Ending Balance:	96,311.02
Goal:	96,311.02
Difference:	0.00

Reconciled Balance	96,311.02
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	96,311.02





# UMPQUA BANK

February 28, 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: January 31, 2021  
This statement: February 28, 2021

## MAIN STREET MONEY MARKET

Account number	[REDACTED]	Beginning balance	\$93,299.55
Low balance	\$93,299.55	Additions/Deposits	\$3,011.47
Average balance	\$96,202.05	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$3.04	Ending balance	\$96,311.02
Interest earned	\$1.47		

### Other Deposits/ Additions

Date	Description	Additions
02-02	Cash Mgmt Trsfr Cr Re [REDACTED] Funds Transfer Frm Dep [REDACTED] To From Reserve	3,010.00
02-28	Interest Credit	1.47
<b>Total Other Deposits/ Additions</b>		<b>\$3,011.47</b>

### Daily Balances

Date	Balance	Date	Balance	Date	Balance
01-31	93,299.55	02-02	96,309.55	02-28	96,311.02

### Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	28
Average balance for APY	\$96,202.05
Interest earned	\$1.47
Interest paid year to date	\$3.04
Statement period	02/01 to 02/28

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

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

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



## Transfer Confirmation

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

Confirmation: 2323036780  
Approval Status: 1 of 1 received  
Transmitted: 02/02/2021 12:56:22 PM (ET)  
Transmitted By: RPMHOA

### Details

From Account: Lakeview OPR - Checking - \*4488 - Available \$37,350.69  
(Balance as of: 02/02/2021 12:00:00 AM (ET) Not a  
guarantee of available funds.)

To Account: Lakeview RES - Checking - \*1419 - Available \$93,299.55  
(Balance as of: 02/02/2021 12:00:00 AM (ET) Not a  
guarantee of available funds.)

Amount: \$3,010.00

Description: Reserve Monthly Contribution

Send On: 02/02/2021 (today)

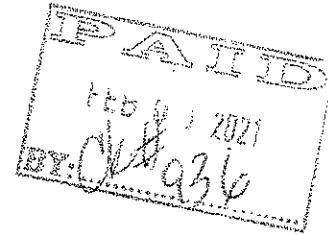
**Lakeview Condo Owners Association**

**2021 Reserve Contribution**

**Monthly \$3,010.00**

**February 2021**

**RPM Services**  
**5620 NE Gher Rd., Suite H**  
**Vancouver, WA 98683**  
**360-693-6260**



**POSTAGE INVOICE**

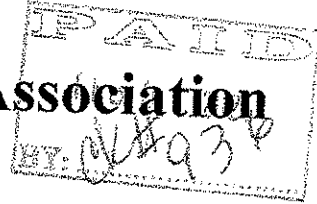
**To: Lakeview**

1.21.21

Annual Meeting Notice and Budget

<b>Copies:</b>	<b>Cost Per</b>		<b>Amount</b>	<b>Total</b>
Single Sided	\$0.15	x	60	\$9.00
Double Sided	\$0.20	x	100	\$20.00
Color Paper Copies	\$0.25	x	0	\$0.00
<b>Mailing supplies &amp; postage:</b>				
Envelopes with postage	\$1.05	x	20	\$21.00
Return Envelopes	\$0.10	x	20	\$2.00
Additional Postage	\$1.60	x	0	\$0.00
*certified postage				
<b>Total Cost</b>				<b>\$52.00</b>

**Lakeview Condo Owners Association**



**Website Management Fee**

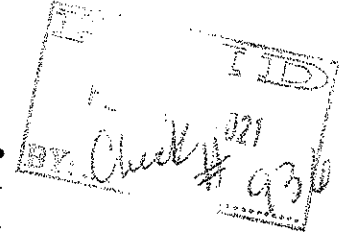
**Pay To RPM Services, Inc.  
5620 NE Gher Rd. Suite H  
Vancouver, WA 98662**

**Monthly \$25.00**

**February 2021**

**Lakeview Condo Owners Association  
2021 Management Fee**

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



**Monthly \$446.00**

**February 2021**



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

# Billing Statement

**PAID**  
 FEB 14 2021  
 BY: CK#937

**ACCOUNT INFORMATION**

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 1/1/2021 To 1/31/2021  
**BILLING DATE:** 1/29/2021  
**DUE DATE:** 2/26/2021

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

**SPECIAL MESSAGE**

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

**CURRENT CHARGES**

SEWER SERVICE 533.00  
**TOTAL CURRENT CHARGES 533.00**

**BALANCE FORWARD**

PREVIOUS BALANCE 520.00  
 PAYMENTS -520.00  
 ADJUSTMENTS 0.00  
 MISCELLANEOUS 0.00  
 FINANCE CHARGE 0.00  
 LIEN INTEREST 0.00  
 CURRENT CHARGES 533.00  
**TOTAL AMOUNT DUE 533.00**

|||





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

PAID  
 FEB 14 2021  
 CK # 938

ACCOUNT NO. 2010-976517  
 INVOICE NO. 17202567  
 STATEMENT DATE 02/01/21  
 DUE DATE 02/25/21  
 BILLING PERIOD 01/01/21 - 01/31/21

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	
01/19/21	Payment Thank You!	\$ 300.45
	<b>Total Payments And Credits</b>	\$ -300.45
		\$ -300.45
	<b>Service Location</b>	
	<b>Acct #976517</b>	
01/31/21	4Yd Cont 1X Weekly 01/01/21-01/31/21	\$ 225.33
01/31/21	Multi-Family Recycle 01/01/21-01/31/21	\$ 42.72
01/31/21	Perm Cont Rent 4Yd 01/01/21-01/31/21	\$ 17.06
01/31/21	Recycle Process Surcharge 01/01/21-01/31/21	\$ 5.88
	Refuse Tax 3.6%	\$ 8.11
	State Sales Tax 8.4%	\$ 1.43
	<b>Current Charges And Fees</b>	\$ 300.53
	<b>Total Due</b>	\$ 300.53

931  
  
 Lakeview Condos Lic  
 2102 Nw Kelley Dr  
 1 Each @ \$225.33  
 12 Each @ \$3.56  
 1 Each @ \$17.06  
 12 Each @ \$0.49

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.

012912 1/2





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.	17202567
STATEMENT DATE	02/01/21
DUE DATE	02/25/21
BILLING PERIOD	01/01/21 - 01/31/21

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

**VIEW/PAY YOUR BILL FROM THE COMFORT OF YOUR HOME!**

\* Make payments \* Set up recurring payments \*

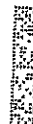
\*Access your account 24/7 \*Go paperless \* View Statements \*

\*It's FREE! There is no charge to view or pay your bill on our website\*

Go to <https://www.wcicustomer.com> and follow the online bill pay prompts to enroll today or call 1-855-569-2719 to make a payment through our interactive voice service with no extra fee.

**Beware of online bill pay websites that may appear to be affiliated with Waste Connections but are not.** Doxo.com is one such website that allows customers to pay their bills and often charges a fee for the service. As they are not affiliated with Waste Connections, we cannot control fees they may charge or when they will send us your payment. This could result in a late fee or service interruption. In order to ensure that you are paying your waste services bill directly, please visit our online bill pay at <https://www.wcicustomer.com>. As always, our website is free to use.

012912 2/2





PAID  
FEB 11 2021  
939

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

**Your Electricity Use**

Residential electric service meter 501493  
In 28 days you used 150 kwh  
Present reading - 02/03/21 16499  
Previous reading - 01/06/21 - 16349  
**Total electric usage 150**  
Your charge for 150 kwh is:  
Basic service \$12.00  
150 kwh @ 8.16 cents each 12.24  
REP Credit @ 0.085 cents/kwh\* -0.13  
Total electric service \$24.11  
**Your average daily cost was \$0.86**

**Total Cost This Billing**

Total electric service \$24.11  
**Total charges this billing \$24.11**

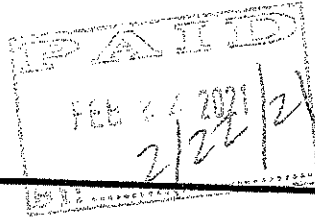
\* Residential Exchange Program Credit via BPA  
Customer Service lobbies are currently closed but service remains available 24/7 by phone or email. Customers experiencing hardship due to COVID-19 should call us for arrangements or payment assistance.

**Account Summary**

Previous balance \$25.73  
Payments - thank you 25.73CR  
January 19, 2021 0.00  
Balance forward 24.11  
Current charges \$24.11  
**Current balance \$24.11**

**Compare Your Use**

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
02/03/21	28	150	5
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
02/05/19	32	76	2



**BILLING & PAYMENTS**

**PRINT CONFIRMATION**

**You've successfully scheduled a payment.**  
\$451.08 will be paid on 02/22/21

**Details**

Lakeview Insurance		<b>FEEDBACK</b>
<b>Confirmation Number</b>	000000024365bv7	
<b>Payment Details</b>	\$451.08 02/22/21	
<b>Payment Method</b>	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.

<b>Payment Amount</b>	Minimum Due
<b>Payment Method</b>	Lakeview Am Fam insurance
<b>Due Date</b>	On due date

**SIGN UP**

**EDIT DETAILS**

**View Future Payments Schedule for Policy 46X261040276**

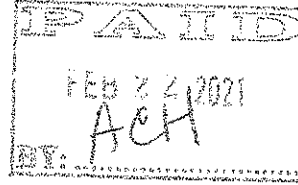
**Back to Billing & Payments**

Last login: January 21, 2021 at 7:53 a.m.

**FEEDBACK**

**Cindy Hammond**

**From:** American Family Insurance <AmFamOnlineBilling@amfam.com>  
**Sent:** Friday, February 5, 2021 3:30 AM  
**To:** rpms@rpmservice.net  
**Subject:** Your Bill is Ready to View



Hi Cindy,

Your bill is ready to view in My Account — here's a quick summary:

<b>Billing Account:</b>	019-860-226-37 (Lakeview Insurance)
<b>Minimum Due:</b>	\$451.08
<b>Account Balance:</b>	\$2,255.40
<b>Due Date:</b>	3/1/2021

Want more details? Log in to My Account to view your statement and payment history.

**GO TO MY ACCOUNT**

Looking to enroll in Automatic Payments?

**GO TO AUTO PAY ENROLLMENT**

Thank you for choosing American Family Insurance — we're here to help you protect what matters most. If you have questions, please call us at 1-800-MYAMFAM (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