

Lakaview

# Free Leaf Disposal COUPON

Prevent street flooding — NEVER blow or place leaves in the street.  
Use this coupon for free leaf disposal from:

For Vancouver and Clark County residents only

October 1 - December 31, 2019

## DISPOSAL DROP-OFF LOCATIONS:

**H & H Wood Recyclers**  
8401 NE 117th Ave  
Vancouver, WA  
360-892-2805

**McFarlane's Bark**  
8806 NE 117th Ave  
Vancouver, WA  
360-892-6125

**West Van Materials  
Recovery Center**  
6601 NW Old Lower River Rd  
Vancouver, WA | 360-737-1727

**Triangle Resources**  
612 SE Union St  
Camas, WA  
360-834-7253



This coupon must be presented at the drop-off site and is for **LEAVES ONLY**, up to 5 cubic yards.

No trimmings, yard debris or mixed loads with this coupon; these items will be charged at the regular price. Leaves must be emptied from plastic or kraft bags.

Sponsored by:



To redeem coupon, complete the following information:

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_ Zip: \_\_\_\_\_



City of Vancouver residents: Funding for your participation in this program is provided through your garbage rates.  
Clark County residents: Funding for participation is provided by Clark County Public Works.

# Clark Regional Waste

## Columbia River Water Quality (Cont'd)

Detailed design, permitting and easement acquisition is underway now for the Pipeline project and will continue through 2020. Construction is currently anticipated to begin in 2021 and will finish by the end of 2022.

The Columbia River Outfall and Effluent Pipeline is just one of the planned investments for the current phase of an overall longer-term capital program. Staying ahead of reliability and resiliency needs is vitally important. By proactively planning now, we'll ensure ample wastewater treatment facilities will be in place so we can continue to provide reliable service at an affordable price well into our future.

Learn more and watch a video about the Outfall Project at:

[discoverycwa.org/Columbia\\_River\\_Outfall\\_Project.html](http://discoverycwa.org/Columbia_River_Outfall_Project.html)

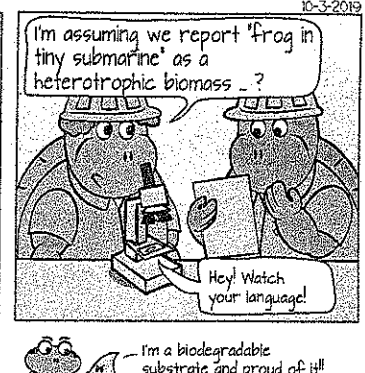
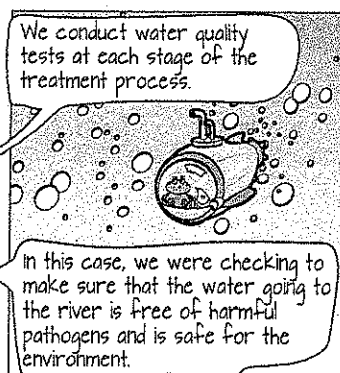
## Maintaining Affordable Rates

Please remember that your rate will increase by \$1 / month in January 2020. In 2018, we completed a multi-year financial review and found we could continue to deliver reliable service with only a 2.6% increase a year – or an additional \$1 per month for all customers. This increase will help us keep up with inflation while still maintaining some of the lowest rates in the area.

	2018	2019	2020	2021	2022
Base Monthly Rate*	\$38	\$39	\$40	\$41	\$42
Ridgefield Rate Estimate*	\$56.00	\$61.16	\$60 – \$62		

\*Per Equivalent Residential Unit (ERU)

Frog and the F.O.G.G.



10-3-2019

I'm a biodegradable substrate and proud of it!!

# Financial Statement

Property: Lakeview COA

10/01/19 - 10/31/19 (cash)

## ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR		29,054.95
1000 Total Operating Accounts		<u>29,054.95</u>
1111 Reserve Account		
1093 Lakeview Condo Reserve		29,263.63
1111 Total Reserve Account		<u>29,263.63</u>
Total Bank		<u>58,318.58</u>
<b>TOTAL ASSETS</b>		<b><u>58,318.58</u></b>

## LIABILITIES & EQUITY

### Equity

Equity		
3001 Retained Earnings		31,705.96
3010 Disbursements From Reserve		49,430.40
3040 Reserve Account Equity		<u>27,245.97</u>
Total Equity		108,382.33
<b>Net Income (1/1/2019 thru 9/30/2019)</b>		<b>-48,780.85</b>

### Income

4000 HOA Dues		1,810.97
4050 Reserve Income		654.72
4200 Income		
4260 Interest Income		
4263 Reserve Interest		<u>0.74</u>
4260 Total Interest Income		<u>0.74</u>
4200 Total Income		<u>0.74</u>

Total Income 2,466.43

### Expense

5000 Association Expenses		
5010 Management Fees		<u>433.00</u>
5000 Total Association Expenses		433.00
5100 Repairs & Maintenance		
5110 Roof Maint/Repair		<u>646.30</u>
5100 Total Repairs & Maintenance		646.30
5200 Utilities		
5210 Electric		21.72
5240 Sewer		507.00
5260 Garbage		<u>298.14</u>
5200 Total Utilities		826.86
5400 Landscaping		
5410 Landscaping Contract		<u>287.26</u>
5400 Total Landscaping		287.26

5600 Insurance	
5610 Insurance	423.91
5600 Total Insurance	<u>423.91</u>
6004 Retaining Wall Project	250.00
6700 Reserve Contribution	<u>882.00</u>
Total Expense	3,749.33
<b>Net Income (10/1/2019 thru 10/31/2019)</b>	-1,282.90
<b>Total Equity</b>	<u>58,318.58</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>58,318.58</u></u>

# General Ledger

Property: Lakeview COA

Detail 10/01/19 - 10/31/19 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance		
4000 HOA Dues (Income)						28,080.37		
10/01/19	PPALOC	159	Debra Blizzard #7 Prepay alloc to 'RI'	11.00		28,069.37		
10/01/19	PPALOC	319	David & Jana Hart #10 Prepay alloc to 'RI'	44.89		28,024.48		
10/01/19	PPALOC	319	David & Jana Hart #12 Prepay alloc to 'RI'	44.89		27,979.59		
10/01/19	PPALOC	619	David & Jana Hart #3 Prepay alloc to 'RI'	43.83		27,935.76		
10/01/19	CHPAID	67583071	Davovia Marith #6 Alloc to 'HOADUE' Ch date: 10/		162.44	28,098.20		
10/01/19	CHPAID	67911582	Juan Piedra #18 Alloc to 'HOADUE' Ch date: 10/		172.72	28,270.92		
10/03/19	CSTPAY	2547723367	Jared Benedict #1		21.51	28,292.43		
10/03/19	CHPAID	2547723367	Jared Benedict #1 Alloc to 'HOADUE' Ch date: 10/		140.93	28,433.36		
10/03/19	CHPAID	68779800	Matthew Cook #17 Alloc to 'HOADUE' Ch date: 9/1.		133.59	28,566.95		
10/07/19	CSTPAY	069515236	Ed & Denny LLC #20		172.32	28,739.27		
10/07/19	CHPAID	36655536	Justin Rhodes Inve #16 Alloc to 'HOADUE' Ch date: 10/		138.14	28,877.41		
10/07/19	CHPAID	36655536	Rhodes Investment #19 Alloc to 'HOADUE' Ch date: 10/		170.94	29,048.35		
10/07/19	CSTPAY	639262175	Heonia Chaschin #2		162.44	29,210.79		
10/07/19	CHPAID	69515237	Ed & Denny LLC. #21 Alloc to 'HOADUE' Ch date: 10/		19.37	29,230.16		
10/07/19	CSTPAY	69515237	Ed & Denny LLC. #21		173.66	29,403.82		
10/07/19	CHPAID	7679	Israel Moshkovits #14 Alloc to 'HOADUE' Ch date: 10/		162.64	29,566.46		
10/09/19	CHPAID	552	Carmen Sonnes #4 Alloc to 'HOADUE' Ch date: 10/		162.44	29,728.90		
10/10/19	CHPAID	70676505	Karen & Brian Dun #5 Alloc to 'HOADUE' Ch date: 10/		162.44	29,891.34		
<b>4000 HOA Dues</b>		<b>Beg Bal:</b>	<b>28,080.37</b>	<b>Activity:</b>	<b>1,810.97</b>	<b>144.61</b>	<b>1,955.58</b>	<b>29,891.34</b>
4050 Reserve Income (Income)						7,235.35		
10/01/19	PYALOC	159	Debra Blizzard #7 Payment alloc to 'RI'		11.00	7,246.35		
10/01/19	PYALOC	319	David & Jana Hart #10 Payment alloc to 'RI'		44.89	7,291.24		
10/01/19	PYALOC	319	David & Jana Hart #12 Payment alloc to 'RI'		44.89	7,336.13		
10/01/19	PYALOC	619	David & Jana Hart #3 Payment alloc to 'RI'		43.83	7,379.96		
10/01/19	CHPAID	67583071	Davovia Marith #6 Alloc to 'RI' Ch date: 10/1/2019		43.83	7,423.79		
10/01/19	CHPAID	67911582	Juan Piedra #18 Alloc to 'RI' Ch date: 10/1/2019		46.60	7,470.39		
10/03/19	CHPAID	2547723367	Jared Benedict #1 Alloc to 'RI' Ch date: 10/1/2019		43.83	7,514.22		
10/03/19	CHPAID	68779800	Matthew Cook #17 Alloc to 'RI' Ch date: 9/1/2019		36.04	7,550.26		
10/07/19	CSTPAY	069515236	Ed & Denny LLC #20		46.49	7,596.75		
10/07/19	CHPAID	36655536	Justin Rhodes Inve #16 Alloc to 'RI' Ch date: 10/1/2019		37.27	7,634.02		
10/07/19	CHPAID	36655536	Rhodes Investment #19 Alloc to 'RI' Ch date: 10/1/2019		46.12	7,680.14		
10/07/19	CHPAID	639262175	Heonia Chaschin #2 Alloc to 'RI' Ch date: 10/1/2019		19.62	7,699.76		
10/07/19	CSTPAY	639262175	Heonia Chaschin #2		20.94	7,720.70		
10/07/19	CHPAID	69515237	Ed & Denny LLC. #21 Alloc to 'RI' Ch date: 10/1/2019		37.83	7,758.53		
10/07/19	CHPAID	7679	Israel Moshkovits #14 Alloc to 'RI' Ch date: 10/1/2019		43.88	7,802.41		
10/09/19	CHPAID	552	Carmen Sonnes #4 Alloc to 'RI' Ch date: 10/1/2019		43.83	7,846.24		
10/10/19	CHPAID	70676505	Karen & Brian Dun #5 Alloc to 'RI' Ch date: 10/1/2019		43.83	7,890.07		
<b>4050 Reserve Income</b>		<b>Beg Bal:</b>	<b>7,235.35</b>	<b>Activity:</b>	<b>654.72</b>	<b>0.00</b>	<b>654.72</b>	<b>7,890.07</b>
4210 Late Fees (Income)						94.44		
No activity in the period						94.44		
<b>4210 Late Fees</b>		<b>Beg Bal:</b>	<b>94.44</b>	<b>Activity:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>94.44</b>
4263 Reserve Interest (Income)						12.11		
10/31/19	JOURNL	J5420	Oct Reserve interest		0.74	12.85		
<b>4263 Reserve Interest</b>		<b>Beg Bal:</b>	<b>12.11</b>	<b>Activity:</b>	<b>0.74</b>	<b>0.00</b>	<b>0.74</b>	<b>12.85</b>
5000 Association Expenses (Expense)						53.98		
No activity in the period						53.98		
<b>5000 Association Expenses</b>		<b>Beg Bal:</b>	<b>53.98</b>	<b>Activity:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>53.98</b>
5010 Management Fees (Expense)						3,897.00		

Date	Type	Reference	Description	Debit	Credit	Balance
10/02/19	CHKITM	830	RPM Services Inc.; Monthly Management Fee -	433.00		4,330.00
<b>5010 Management Fees</b>			Beg Bal: 3,897.00      Activity: 433.00	433.00	0.00	4,330.00
5020 Postage / Copies (Expense)						52.44
No activity in the period						52.44
<b>5020 Postage / Copies</b>			Beg Bal: 52.44      Activity: 0.00	0.00	0.00	52.44
5100 Repairs & Maintenance (Expense)						519.42
No activity in the period						519.42
<b>5100 Repairs &amp; Maintenance</b>			Beg Bal: 519.42      Activity: 0.00	0.00	0.00	519.42
5110 Roof Maint/Repair (Expense)						0.00
10/02/19	CHKITM	832	Dennis Huston: reimb for roof - 246.30 materials 400 labor lc	646.30		646.30
10/10/19	CHKITM	832	Dennis Huston: reimb for roof - 246.30 materials 400 labor lc		646.30	0.00
10/10/19	CHKITM	835	Dennis Huston: reimb for roof - 246.30 materials 400 labor lc	646.30		646.30
<b>5110 Roof Maint/Repair</b>			Beg Bal: 0.00      Activity: 646.30	1,292.60	646.30	646.30
5150 Plumbing Repairs (Expense)						5,203.20
No activity in the period						5,203.20
<b>5150 Plumbing Repairs</b>			Beg Bal: 5,203.20      Activity: 0.00	0.00	0.00	5,203.20
5210 Electric (Expense)						179.16
10/11/19	CHKITM	836	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	21.72		200.88
<b>5210 Electric</b>			Beg Bal: 179.16      Activity: 21.72	21.72	0.00	200.88
5240 Sewer (Expense)						4,550.00
10/10/19	CHKITM	833	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	507.00		5,057.00
<b>5240 Sewer</b>			Beg Bal: 4,550.00      Activity: 507.00	507.00	0.00	5,057.00
5260 Garbage (Expense)						2,678.04
10/10/19	CHKITM	834	Waste Connections: Monthly Garbage 2010-976517	298.14		2,976.18
<b>5260 Garbage</b>			Beg Bal: 2,678.04      Activity: 298.14	298.14	0.00	2,976.18
5301 Accounting (Expense)						125.00
No activity in the period						125.00
<b>5301 Accounting</b>			Beg Bal: 125.00      Activity: 0.00	0.00	0.00	125.00
5315 State Filing Fee (Expense)						10.00
No activity in the period						10.00
<b>5315 State Filing Fee</b>			Beg Bal: 10.00      Activity: 0.00	0.00	0.00	10.00
5325 Reserve Study (Expense)						800.00
No activity in the period						800.00
<b>5325 Reserve Study</b>			Beg Bal: 800.00      Activity: 0.00	0.00	0.00	800.00
5410 Landscaping Contract (Expense)						2,585.34
10/02/19	CHKITM	829	Jave Landscape Maintenance: service 9/23/19	287.26		2,872.60
<b>5410 Landscaping Contract</b>			Beg Bal: 2,585.34      Activity: 287.26	287.26	0.00	2,872.60
5610 Insurance (Expense)						3,768.77
10/15/19	CHKITM	ACH	American Family Insurance: Policy #019-860-226-37	423.91		4,192.68
<b>5610 Insurance</b>			Beg Bal: 3,768.77      Activity: 423.91	423.91	0.00	4,192.68
6004 Retaining Wall Project (Expense)						52,030.40
10/02/19	CHKITM	831	Mia C Mahedy-Sexton: Field time and report	250.00		52,280.40
<b>6004 Retaining Wall Project</b>			Beg Bal: 52,030.40      Activity: 250.00	250.00	0.00	52,280.40
6700 Reserve Contribution (Expense)						23,920.00
10/03/19	JOURNL	J5334	Oct Reserve transfer	882.00		24,802.00
<b>6700 Reserve Contribution</b>			Beg Bal: 23,920.00      Activity: 882.00	882.00	0.00	24,802.00
				<b>Totals:</b>	<b>4,540.24</b>	<b>3,257.34</b>

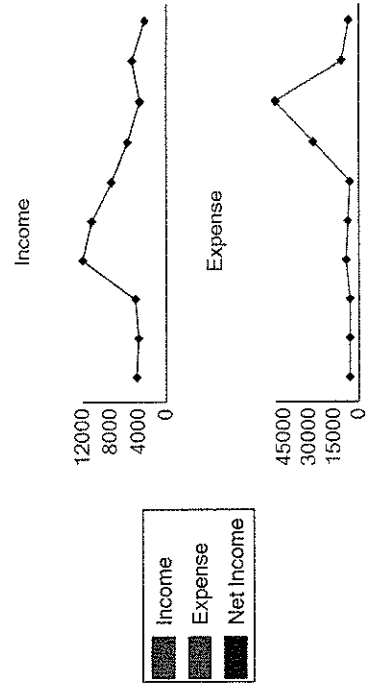
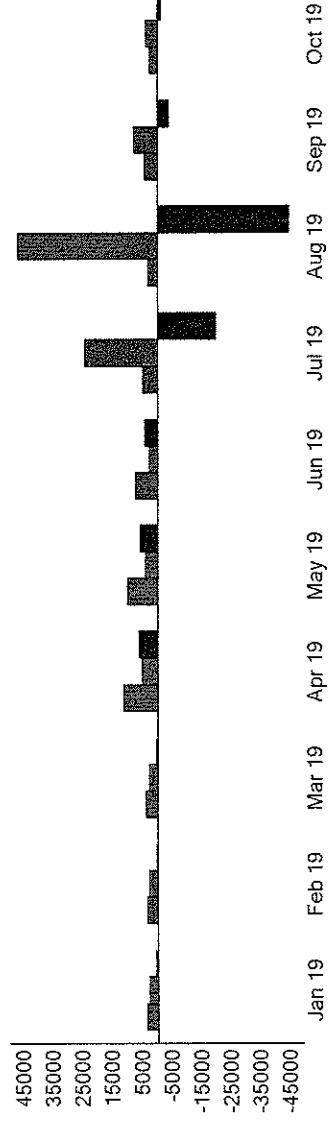
# Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/19 - 10/31/19 (cash basis)

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	TOTAL
<b>INCOME</b>											
4000 HOA Dues	2,926.19	2,668.05	2,875.40	5,029.80	2,888.59	3,104.99	2,754.89	2,346.77	3,485.69	1,810.97	29,891.34
4050 Reserve Income	703.10	669.21	891.13	1,138.48	646.06	1,037.55	664.32	744.72	740.78	654.72	7,890.07
4200 Income	0.00	0.00	0.00	0.00	0.00	0.00	50.00	25.00	19.44	0.00	94.44
4260 Interest Income	1.39	1.28	1.44	1.42	1.48	1.46	1.75	1.19	0.70	0.74	12.85
4260 Total Interest Income	1.39	1.28	1.44	1.42	1.48	1.46	1.75	1.19	0.70	0.74	12.85
4200 Total Income	1.39	1.28	1.44	1.42	1.48	1.46	51.75	26.19	20.14	0.74	107.29
4626 SA18 Special Assessment	0.00	0.00	0.00	169.63	0.00	0.00	0.00	0.00	0.00	0.00	169.63
4627 SA19	0.00	0.00	0.00	5,000.00	6,500.00	3,082.00	1,400.00	18.00	0.00	0.00	16,000.00
<b>TOTAL INCOME</b>	<b>3,630.68</b>	<b>3,338.54</b>	<b>3,767.97</b>	<b>11,339.33</b>	<b>10,036.13</b>	<b>7,226.00</b>	<b>4,870.96</b>	<b>3,135.68</b>	<b>4,246.61</b>	<b>2,466.43</b>	<b>54,058.33</b>
<b>EXPENSE</b>											
5000 Association Expenses											
5010 Management Fees	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	433.00	4,330.00
5020 Postage / Copies	32.94	0.00	0.00	0.00	0.00	0.00	0.00	19.50	0.00	0.00	52.44
5000 Other Association Expe	0.00	0.00	0.00	0.00	0.00	0.00	53.98	0.00	0.00	0.00	53.98
5000 Total Association Expe	465.94	433.00	433.00	433.00	433.00	433.00	486.98	452.50	433.00	433.00	4,436.42
5100 Repairs & Maintenance											
5110 Roof Maint/Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	646.30	646.30
5150 Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	5,203.20	0.00	0.00	0.00	5,203.20
5100 Other Repairs & Mainte	0.00	0.00	22.14	0.00	0.00	0.00	415.25	0.00	82.03	0.00	519.42
5100 Total Repairs & Maintel	0.00	0.00	22.14	0.00	0.00	0.00	5,618.45	0.00	82.03	646.30	6,366.92
5200 Utilities											
5210 Electric	16.52	18.03	30.17	10.07	16.20	22.79	21.80	21.08	22.50	21.72	200.88
5240 Sewer	494.00	507.00	507.00	507.00	507.00	507.00	507.00	507.00	507.00	507.00	5,057.00
5260 Garbage	305.16	290.82	293.22	298.14	298.14	298.14	298.14	298.14	298.14	298.14	2,976.18
5200 Total Utilities	815.68	815.85	830.39	815.21	821.34	827.93	826.94	826.22	827.64	826.86	8,234.06
5300 General Expenses											
5301 Accounting	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	10.00
5325 Reserve Study	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
5300 Total General Expense	0.00	0.00	0.00	925.00	0.00	0.00	10.00	0.00	0.00	0.00	935.00
5400 Landscaping											
5410 Landscaping Contract	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	2,872.60
5400 Total Landscaping	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	287.26	2,872.60

	JAN 19	FEB 19	MAR 19	APR 19	MAY 19	JUN 19	JUL 19	AUG 19	SEP 19	OCT 19	TOTAL
5600 Insurance											
5610 Insurance	416.16	416.16	416.16	416.16	416.16	416.16	423.99	423.91	423.91	423.91	4,192.68
5600 Total Insurance	416.16	416.16	416.16	416.16	416.16	416.16	423.99	423.91	423.91	423.91	4,192.68
6004 Retaining Wall Project	0.00	0.00	0.00	1,300.00	1,300.00	0.00	0.00	44,430.40	5,000.00	250.00	52,280.40
6700 Reserve Contribution	882.00	882.00	882.00	882.00	882.00	882.00	16,864.00	882.00	882.00	882.00	24,802.00
<b>TOTAL EXPENSE</b>	<b>2,867.04</b>	<b>2,834.27</b>	<b>2,870.95</b>	<b>5,058.63</b>	<b>4,139.76</b>	<b>2,846.35</b>	<b>24,517.62</b>	<b>47,302.29</b>	<b>7,935.84</b>	<b>3,749.33</b>	<b>104,122.08</b>
<b>NET INCOME</b>	<b>763.64</b>	<b>504.27</b>	<b>897.02</b>	<b>6,280.70</b>	<b>5,896.37</b>	<b>4,379.65</b>	<b>-19,646.66</b>	<b>-44,166.61</b>	<b>-3,689.23</b>	<b>-1,282.90</b>	<b>-50,063.75</b>
<b>NET INCOME SUMMARY</b>											
Income	3,630.68	3,338.54	3,767.97	11,339.33	10,036.13	7,226.00	4,870.96	3,135.68	4,246.61	2,466.43	54,056.33
Expense	-2,867.04	-2,834.27	-2,870.95	-5,058.63	-4,139.76	-2,846.35	-24,517.62	-47,302.29	-7,935.84	-3,749.33	-104,122.08
<b>NET INCOME</b>	<b>763.64</b>	<b>504.27</b>	<b>897.02</b>	<b>6,280.70</b>	<b>5,896.37</b>	<b>4,379.65</b>	<b>-19,646.66</b>	<b>-44,166.61</b>	<b>-3,689.23</b>	<b>-1,282.90</b>	<b>-50,063.75</b>



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 10/01/19 - 10/31/19 and 01/01/19 - 10/31/19 (cash basis)

	Actual 10/01/19 - 10/31/19	Budget 10/19 - 10/19	\$ Change	% Change	Actual YTD 01/01/19 - 10/31/19	Budget YTD 01/19 - 10/19	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	1,810.97	3,269.17	-1,458.20	-44.6 %	29,891.34	32,691.66	-2,800.32	-8.6 %
4050 Reserve Income	654.72	882.00	-227.28	-25.8 %	7,890.07	8,820.00	-929.93	-10.5 %
4200 Income								
4210 Late Fees	0.00	0.00	0.00		94.44	0.00	94.44	
4260 Interest Income	0.74	0.00	0.74		12.85	0.00	12.85	
4263 Reserve Interest	0.74	0.00	0.74		12.85	0.00	12.85	
4260 Total Interest Income								
4200 Total Income	0.74	0.00	0.74		107.29	0.00	107.29	
4626 SA18 Special Assessment	0.00	0.00	0.00		169.63	0.00	169.63	
4627 SA19	0.00	0.00	0.00		16,000.00	0.00	16,000.00	
<b>TOTAL INCOME</b>	<b>2,466.43</b>	<b>4,151.17</b>	<b>-1,684.74</b>	<b>-40.6 %</b>	<b>54,058.33</b>	<b>41,511.66</b>	<b>12,546.67</b>	<b>30.2 %</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5005 Association Operations	0.00	25.00	-25.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
5010 Management Fees	433.00	433.00	0.00	0.0 %	4,330.00	4,330.00	0.00	0.0 %
5020 Postage / Copies	0.00	8.34	-8.34	-100.0 %	52.44	83.32	-30.88	-37.1 %
5065 Website	0.00	0.00	0.00		0.00	15.00	-15.00	-100.0 %
5000 Other Association Expenses	0.00	0.00	0.00		53.98	0.00	53.98	
5000 Total Association Expenses	433.00	466.34	-33.34	-7.1 %	4,436.42	4,678.32	-241.90	-5.2 %
5100 Repairs & Maintenance								
5110 Roof Maint/Repair	646.30	0.00	646.30		646.30	0.00	646.30	
5120 Gutter Clean/Maint.	0.00	0.00	0.00		0.00	600.00	-600.00	-100.0 %
5150 Plumbing Repairs	0.00	0.00	0.00		5,203.20	0.00	5,203.20	
5170 Dryer Vent Cleaning	0.00	0.00	0.00		0.00	900.00	-900.00	-100.0 %
5100 Other Repairs & Maintenance	0.00	832.08	-832.08	-100.0 %	519.42	8,320.84	-7,801.42	-93.8 %
5100 Total Repairs & Maintenance	646.30	832.08	-185.78	-22.3 %	6,368.92	9,820.84	-3,451.92	-35.1 %
5200 Utilities								
5210 Electric	21.72	25.00	-3.28	-13.1 %	200.88	250.00	-49.12	-19.6 %
5240 Sewer	507.00	500.00	7.00	1.4 %	5,057.00	5,000.00	57.00	1.1 %
5260 Garbage	298.14	310.00	-11.86	-3.8 %	2,976.18	3,100.00	-123.82	-4.0 %
5200 Total Utilities	826.86	835.00	-8.14	-1.0 %	8,234.06	8,350.00	-115.94	-1.4 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		125.00	200.00	-75.00	-37.5 %
5305 Legal	0.00	83.33	-83.33	-100.0 %	0.00	833.34	-833.34	-100.0 %



	Actual 10/01/19 - 10/31/19	Budget 10/19 - 10/19	\$ Change	% Change	Actual YTD 01/01/19 - 10/31/19	Budget YTD 01/19 - 10/19	\$ Change	% Change
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	10.00	8.34	1.66	19.9 %
5325 Reserve Study	0.00	0.00	0.00		800.00	0.00	800.00	
5300 Total General Expenses	0.00	84.16	-84.16	-100.0 %	935.00	1,041.68	-106.68	-10.2 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	2,872.60	3,500.00	-627.40	-17.9 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	2,872.60	3,500.00	-627.40	-17.9 %
5600 Insurance								
5610 Insurance	423.91	400.00	23.91	6.0 %	4,192.68	4,000.00	192.68	4.8 %
5600 Total Insurance	423.91	400.00	23.91	6.0 %	4,192.68	4,000.00	192.68	4.8 %
6004 Retaining Wall Project	250.00	0.00	250.00		52,280.40	0.00	52,280.40	
6400 Delinquent Contingency	0.00	41.67	-41.67	-100.0 %	0.00	416.66	-416.66	-100.0 %
6500 Unbudgeted Expense	0.00	67.00	-67.00	-100.0 %	0.00	670.00	-670.00	-100.0 %
6700 Reserve Contribution	882.00	882.00	0.00	0.0 %	24,802.00	8,820.00	15,982.00	181.2 %
<b>TOTAL EXPENSE</b>	<b>3,749.33</b>	<b>3,958.25</b>	<b>-208.92</b>	<b>-5.3 %</b>	<b>104,122.08</b>	<b>41,297.50</b>	<b>62,824.58</b>	<b>152.1 %</b>
<b>NET INCOME</b>	<b>-1,282.90</b>	<b>192.92</b>	<b>-1,475.82</b>	<b>-765.0 %</b>	<b>-50,063.75</b>	<b>214.16</b>	<b>-50,277.91</b>	<b>-23,476.8 %</b>
<b>NET INCOME SUMMARY</b>								
Income	2,466.43	4,151.17	-1,684.74	-40.6 %	54,058.33	41,511.66	12,546.67	30.2 %
Expense	-3,749.33	-3,958.25	208.92	5.3 %	-104,122.08	-41,297.50	-62,824.58	152.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>-1,282.90</b>	<b>192.92</b>	<b>-1,475.82</b>	<b>-765.0 %</b>	<b>-50,063.75</b>	<b>214.16</b>	<b>-50,277.91</b>	<b>-23,476.8 %</b>

# Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 10/31/19

\* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
Cook, Matthew	1927	#17	CONDO/HOA	2,314.00
Hammett, Michael	1920	#9	CONDO/HOA	7,872.70
King - CALAW, Bobbi	2923	#15	CONDO/HOA	7,284.40
King-old, Bobbi *	1925	#15	CONDO/HOA	17,508.66
King-Post-VF, Bobbi *	2731	#15	CONDO/HOA	2,605.46
King-Prior, Bobbi *	2053	#15	CONDO/HOA	8,010.47
O'Neal, Daniel	2956	#11	CONDO/HOA	2,271.40

Total Delinquent for Property: 47,867.09

## Report Summary

Detail	Value
Homeowners:	7
Percent Delinquent:	28.00 %
Delinquent Amount:	47,867.09

# Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 10/31/19

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
Benedict, Jared	Lakev	#1	1912	(503)708-1759	C/O Mishawn Nelson	21.51
Blizzard, Debra	Lakev	#7	1918	(561)352-0824	PO BOX 65503	422.56
Chaschin, Heonia	Lakev	#2	1913	(503)312-1514	3451 SW Doschview	183.38
Ed & Denny LLC	Lakev	#20	1930	(360)921-5664	PO BOX 640	218.81
Ed & Denny LLC.	Lakev	#21	1931		PO BOX 640	173.66
McClung, Kathy	Lakev	#8	1919	(360)573-8954	2606 NE 125th St.	1,422.56
<b>Totals:</b>						<b>2,442.48</b>

# Checks By Account

Property: Lakeview COA

Date Range: 10/01/19 - 10/31/19

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	10/2/19	830	Monthly Managem	10/1/19	October	Lakev	433.00
							433.00
<b>5100 Repairs &amp; Maintenance : 5110 Roof Maint/Repair</b>							
Dennis Huston	10/2/19	832	reimb for roof - 24			Lakev	646.30
Dennis Huston	10/2/19	832	reimb for roof - 24			Lakev	-646.30
Dennis Huston	10/10/19	835	reimb for roof - 24	10/2/19	Reimb - roof	Lakev	646.30
							646.30
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utilitic	10/11/19	836	Monthly Electricity	10/1/19	7236-175-1	Lakev	21.72
							21.72
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W:	10/10/19	833	Monthly Sewer Ac	10/1/19	016125-000	Lakev	507.00
							507.00
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	10/10/19	834	Monthly Garbage :	10/1/19	2010-976517	Lakev	298.14
							298.14
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscape N	10/2/19	829	service 9/23/19	10/1/19	1367	Lakev	287.26
							287.26
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	10/15/19	ACH	Policy #019-860-2	10/10/19	Nov	Lakev	423.91
							423.91
<b>6004 Retaining Wall Project</b>							
Mia C Mahedy-Se:	10/2/19	831	Field time and rep:	10/2/19	921	Lakev	250.00
							250.00
<b>Total Amount:</b>							<b>2,867.33</b>

# Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 11/06/19

## Deposits

Date	Ref #	Details	Amount
10/04/19	D11167	Bank Deposit: Deposit	1,430.32
10/11/19	D11224	Bank Deposit: Deposit	1,664.20
			<b>3,094.52</b>

## Payments

Date	Ref #	Details	Amount
09/30/19	828	All Around Maintenance, Inc.	5,000.00
10/02/19	829	Jave Landscape Maintenance	287.26
10/02/19	830	RPM Services Inc,	433.00
10/02/19	831	Mia C Mahedy-Sexton	250.00
10/03/19	J5334	Journal: Oct Reserve transfer	882.00
10/10/19	833	Clark Regional Wastewater District	507.00
10/10/19	834	Waste Connections	298.14
10/10/19	835	Dennis Huston	646.30
10/11/19	836	Clark Public Utilities	21.72
10/15/19	ACH	American Family Insurance	423.91
			<b>8,749.33</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
11/06/19	D11367	Bank Deposit: Deposit	1,822.79
			<b>1,822.79</b>

## Outstanding Payments

Date	Ref #	Details	Amount
11/01/19	837	Elliott Harvey	32.05
11/01/19	838	RPM Services Inc,	433.00
11/01/19	839	Jave Landscape Maintenance	287.26
11/04/19	J5402	Journal: Nov Reserve Transfer Contribution	882.00
11/05/19	840	First Call Septic Services Inc.	105.00
			<b>1,739.31</b>

## Summary

Previous Cleared Balance:	34,709.76	Reconciled Balance	29,054.95
+ Selected Deposits	3,094.52	+ Uncleared Deposits	1,822.79
- Selected Payments	8,749.33	- Outstanding Checks	1,739.31
Reconciled Balance:	29,054.95	Register Balance	29,138.43
Goal:	29,054.95		
Difference:	0.00		



Customer Service:  
1-866-486-7782

REAL PROPERTY MANAGEMENT SERVICE INC  
LAKEVIEW CONDO OWNERS ASSOCIATION  
H O A TRUST ACCOUNT  
5620 NE GHER RD SUITE H  
VANCOUVER WA 98662-6164

Last statement: September 30, 2019  
This statement: October 31, 2019

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

**BUSINESS FREE CHECKING**

Account number	9805844488	Beginning balance	\$34,709.76
Low balance	\$28,394.76	Deposits/Additions	\$3,094.52
Average balance	\$29,840.21	Withdrawals/Subtractions	\$8,749.33
Interest earned	\$0.00	Ending balance	\$29,054.95

**Deposits/Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-04	Deposit	1,430.32
10-11	Deposit	1,664.20
<b>Total Additions</b>		<b>\$3,094.52</b>

**ACH and Electronic Payments/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
10-16	ACH Debit American Family Webpayment 000000022311r3l 20191016	423.91
<b>Total ACH and Electronic Payments/Subtractions</b>		<b>\$423.91</b>

**Other Withdrawals/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
10-03	Cash Mgmt Trsfr Dr Ref 2761202l Funds Transfer To Dep 9800551419 From October Reserve Tr Ansfcr Contrib	882.00
<b>Total Other Withdrawals/Subtractions</b>		<b>\$882.00</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09-30	34,709.76	10-04	29,825.08	10-15	29,777.00
10-02	34,276.76	10-09	29,537.82	10-16	29,054.95
10-03	28,394.76	10-11	31,202.02	10-31	29,054.95

**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>
828	\$5,000.00	10-03	*833	\$507.00	10-15
829	\$287.26	10-09	834	\$298.14	10-16
830	\$433.00	10-02	835	\$646.30	10-15
831	\$250.00	10-15	836	\$21.72	10-15

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

Total Checks paid: 8 for **-\$7,443.42**

# Bank Reconciliation Report

Lakeview Condo Reserve

Reconciled on: 11/06/19

## Deposits

Date	Ref #	Details	Amount
10/03/19	J5334	Journal: Oct Reserve transfer	882.00
10/31/19	J5420	Journal: Oct Reserve interest	0.74
			<u>882.74</u>

## Outstanding Deposits

Date	Ref #	Details	Amount
11/04/19	J5402	Journal: Nov Reserve Transfer Contribution	882.00
			<u>882.00</u>

## Summary

Previous Cleared Balance:	28,380.89
+ Selected Deposits	882.74
- Selected Payments	0.00
<u>Reconciled Balance:</u>	<u>29,263.63</u>
Goal:	29,263.63
Difference:	0.00

Reconciled Balance	29,263.63
+ Uncleared Deposits	882.00
- Outstanding Checks	0.00
<u>Register Balance</u>	<u>30,145.63</u>





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

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

### MAIN STREET MONEY MARKET

Account number	9800551419	Beginning balance	\$28,380.89
Low balance	\$28,380.89	Additions/Deposits	\$882.74
Average balance	\$29,205.99	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$12.85	Ending balance	\$29,263.63
Interest earned	\$0.74		

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
10-03	Cash Mgmt Trsfr Cr Ref 2761202I Funds Transfer Frm Dep 9805844488 From October Reserve Tr Ansfer Contrib	882.00
10-31	Interest Credit	.74
<b>Total Other Deposits/ Additions</b>		<b>\$882.74</b>

### Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
09-30	28,380.89	10-03	29,262.89	10-31	29,263.63

### Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	31
Average balance for APY	\$29,205.99
Interest earned	\$0.74
Interest paid year to date	\$12.85
Statement period	10/01 to 10/31

**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))

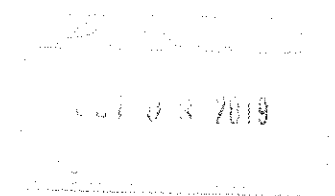
Total Checks paid: 0 for **-\$0.00**

# **Lakeview Condo Owners Association**

## **2019 Reserve Contribution**

**Monthly \$882.00**

**OCTOBER 2019**





## Transfer Confirmation

The request below has been transmitted successfully.

---

Confirmation:	1021008618
Approval status:	1 of 1 received
Transmitted:	10/03/2019 01:02:29 PM (ET)
Transmitted by:	RPMHOA

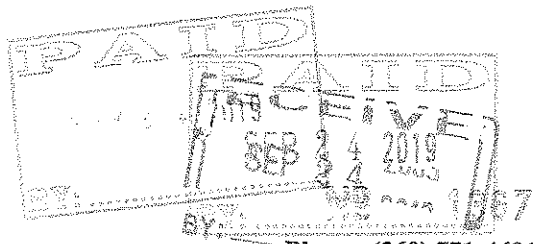
### Details

---

From account:	Lakeview OPR - Checking - *4488 - \$34,276.76 (Balance as of: 10/03/2019 12:59:57 PM (ET) Not a guarantee of available funds.)
To account:	Lakeview RES - Checking - *1419 - \$28,380.89 (Balance as of: 10/03/2019 12:59:57 PM (ET) Not a guarantee of available funds.)
Amount:	\$882.00
Description:	October Reserve Transfer Contrib
Send on:	10/03/2019 (today)

---

OCT 03 2019



# Jave Landscape Lawn Service

8403 NE St. Johns Rd #38  
Vancouver, WA 98665

Phone: (360) 771-4691  
Email: [javelandscape@gmail.com](mailto:javelandscape@gmail.com)  
WA State Lic: 603 152 491

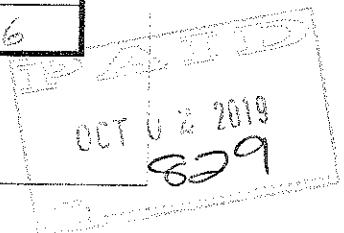
Date 9-24-19

Name <u>Lakeview Condo Owner Phone Association</u>		
Address		
City	State	Zip

Qty.	Description	Amount
	<u>Lawn Care</u>	<u>265.</u>
	<u>Service 9/23/19</u>	
<b>Due Upon Receipt</b>		
	<b>Sub Total</b>	<u>265.</u>
	<b>Tax</b>	<u>22.26</u>
	<b>Total</b>	<u>287.26</u>

*Approved.*

## Thank You!

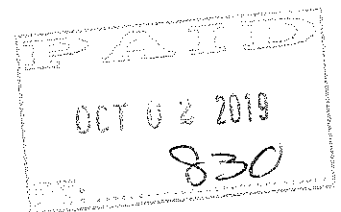


**Lakeview Condo Owners Association  
2019 Management Fee**

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

**Monthly \$433.00**

**OCTOBER 2019**



**INVOICE #921**

23 September 2019

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

*Lalceven*

Re: Field time and field report for 2102 Kelly Road, Vancouver, WA

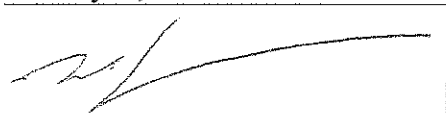
Dear Ms. Divers,

Rapid Soil Solutions (RSS) is pleased to submit this supply this field report.

The fee for project is **\$250**.

RSS appreciates payment within 3 weeks.

Thank you,



Mia Mahedy, PE GE

Send to:

For: Kelly Road, September

PAID  
OCT 08 2019  
831

**Rapid Soil Solutions** INC

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

*Approved  
- L2  
9-24-19*

*600-1*

RECEIVED  
SEP 03 11:11 AM  
BY:

**Cindy Hammond**

**From:** dmarith@gmail.com  
**Sent:** Saturday, August 31, 2019 9:41 AM  
**To:** 'Juan n Terri Piedra'; 'dennisHuston'; 'Cindy Hammond'  
**Subject:** RE: Estimate for roof repairs at Lakeside Conds

I also approve.

Regards,  
Dano

*roof repairs*

**From:** Juan n Terri Piedra <pedra970@hotmail.com>  
**Sent:** Friday, August 30, 2019 6:48 PM  
**To:** dennisHuston <jdthuston@aol.com>; dmarith@gmail.com  
**Subject:** Re: Estimate for roof repairs at Lakeside Conds

Yes Denny I approve you doing the total job for that amount. If you get others to help the association is not responsible. We will pay you Denny

Sent from my Galaxy Tab® S2

*246.30  
400.00 - labor  
-----  
646.30*

----- Original message -----

**From:** dennisHuston <jdthuston@aol.com>  
**Date:** 8/30/19 1:15 PM (GMT-08:00)  
**To:** dmarith@gmail.com, pedra970@hotmail.com  
**Subject:** Fwd: Estimate for roof repairs at Lakeside Conds

Here is the estimate for labor and materials for the three roofs at Lakeview. Give me your thoughts. If we have him do it please give me the timeframe when you would like to have him work on it

Sent from my iPhone

Begin forwarded message:

**From:** Michael Oxenford <mikeoxen23@icloud.com>  
**Date:** August 30, 2019 at 12:00:20 PM PDT  
**To:** Denny Huston <JDTHuston@aol.com>  
**Subject:** Estimate for roof repairs at Lakeside Apartments

*PAID  
OCT 02 2019  
832  
835  
lost 15 mat 1*

Repair estimate

Building #1.  
Clean roof. Repair roof drains.  
Labor \$100  
Materials \$30



Building #2.

Clean roof and gutters, reattach gutters as needed. Apply 10 gallons of Henry aluminum roof coat where needed.

Labor \$250

Materials \$250

Building #3

Clean roof and gutters.

Apply tar as needed.

Labor \$50

Materials \$20

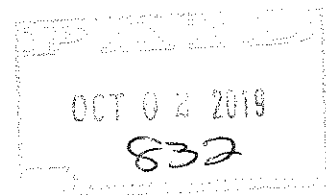
Total labor \$400

Total materials \$300

Estimate Total \$700

Michael Oxenford

360-921-5953



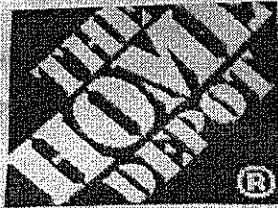
**Cindy Hammond**

---

**From:** Dennis Huston <jdthuston@aol.com>  
**Sent:** Wednesday, September 11, 2019 7:30 PM  
**To:** piedra970@hotmail.com; dmarith@gmail.com; Elizabeth Divers  
**Subject:** Receipt and job repair on Lakeview condos sept 6th 2019  
**Attachments:** IMG\_0012.jpg; Untitled attachment 00082.txt

OCT 02 2019  
832

Approved.  
Liz also



More saving.  
More doing.™

330 SE 192ND AVE  
VANCOUVER, WA 98683 (360)254-6289

4738 00001 81149 09/04/19 04:00 PM  
CASHIER PATTI

6953781018037 3-KNOT BRUSH <A>	9.25
HDX 6" 3-KNOT ROOF BRUSH	
6953781018068 WOOD HANDLE <A>	5.12
HDX 60" TAPERED WOOD HANDLE	
070798087994 SM ALMD 10 <A>	9.25
DAP SILICONE MAX K&B ALMOND 10.1 OZ	
081725071360 HE 212CLR <A>	9.97
HENRY 212 CRYSTAL CLEAR 10.1 OZ	
081725063365 HE 900 CON <A>	10.28
HENRY 900 F & C SEALANT 10.1 OZ	
08172555709 ALMPF COATING <A>	
HENRY 505 FIB ALUMINUM 4.75 GAL	183.34
2091.67	

SUBTOTAL	227.21
SALES TAX	19.09
TOTAL	\$246.30

XXXXXXXXXXXX7733 VISA

USD\$ 246.30

OCT 02 2019  
832



P.O. Box 3855  
 Seattle, WA 98124-3855  
 (360) 750-5876  
 (360) 883-8800 SelfPay  
 (360) 750-7570 Fax  
 www.crwwd.com

# Billing Statement

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 9/1/2019 To 9/30/2019  
**BILLING DATE:** 9/30/2019  
**DUE DATE:** 10/31/2019

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

## SPECIAL MESSAGE

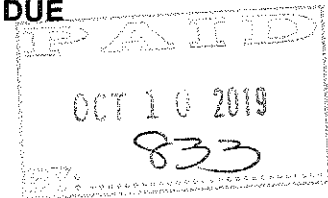
Protect the Columbia River by safely disposing of prescription medications. Flushing medications down the toilet sends these drugs into the river, creating a growing environmental problem for humans, fish, and wildlife. For more information:  
[www.crwwd.com/rx-disposal.html](http://www.crwwd.com/rx-disposal.html)

## CURRENT CHARGES

SEWER SERVICE 507.00  
**TOTAL CURRENT CHARGES 507.00**

## BILL SUMMARY

PREVIOUS BALANCE 507.00  
 PAYMENTS -507.00  
 ADJUSTMENTS 0.00  
 MISCELLANEOUS 0.00  
 FINANCE CHARGE 0.00  
 LIEN INTEREST 0.00  
 CURRENT CHARGES 507.00  
**TOTAL AMOUNT DUE 507.00**



==  
 ==  
 ==



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

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

ACCOUNT NO. 2010-976517  
INVOICE NO. 15954505  
STATEMENT DATE 10/01/19  
DUE DATE 10/25/19  
BILLING PERIOD 09/01/19 - 09/30/19

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

### INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 298.14
09/16/19	Payment Thank You!	\$ -298.14
	<b>Total Payments And Credits</b>	\$ -298.14
	826	
	<b>Service Location</b>	
	Acct #976517	
	Lakeview Condos Llc	\$ 222.91
	2102 Nw Kelley Dr	
	1 Each @ \$222.91	\$ 41.40
09/30/19	4Yd Cont 1X Weekly	
	09/01/19-09/30/19	
	12 Each @ \$3.45	\$ 17.06
09/30/19	Multi-Family Recycle	
	09/01/19-09/30/19	
	1 Each @ \$17.06	\$ 7.32
09/30/19	Perm Cont Rent 4Yd	
	09/01/19-09/30/19	
	12 Each @ \$0.61	\$ 8.02
09/30/19	Recycle Process Surcharge	\$ 1.43
	09/01/19-09/30/19	\$ 298.14
	Refuse Tax 3.6%	
	State Sales Tax 8.4%	
	<b>Current Charges And Fees</b>	\$ 298.14
	<b>Total Due</b>	\$ 298.14

Lakeview Condos Llc  
2102 Nw Kelley Dr  
1 Each @ \$222.91  
12 Each @ \$3.45  
1 Each @ \$17.06  
12 Each @ \$0.61

**PAID**  
OCT 10 2019  
834

Please remit to the address below and return your remit stub with your payment  
or look on the reverse side to learn about on-line bill pay.

## Cindy Hammond

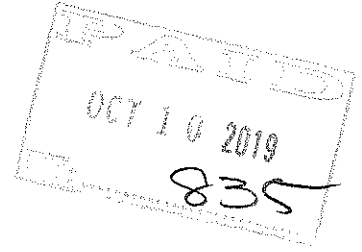
---

**From:** dennisHuston <jdthuston@aol.com>  
**Sent:** Thursday, October 10, 2019 9:18 AM  
**To:** Cindy Hammond  
**Subject:** Re: Check

If you don't mind just re-issue it and send it to my home address. 1061 42nd St. Washougal, Wa 98671. If it does show up I'll have my accountant destroy it. Will this work for you?

Sent from my iPhone

> On Oct 10, 2019, at 8:44 AM, Cindy Hammond <[rpms@rpmservice.net](mailto:rpms@rpmservice.net)> wrote:  
>  
> Sometimes it just takes awhile - it could be sitting in a wrong po box.  
> But I can issue you another check - and if you receive the first one -  
> return it to us.  
> Let me know and I can get one out today or tomorrow's mail.



> -----Original Message-----

> From: dennisHuston [<mailto:jdthuston@aol.com>]  
> Sent: Thursday, October 10, 2019 8:17 AM  
> To: Cindy Hammond  
> Subject: Re: Check

109835

> How do you want to handle this situation? Since it has been seven days  
> since the check was issued but not delivered to the Woodland post office box?

> Sent from my iPhone

>> On Oct 10, 2019, at 6:28 AM, Cindy Hammond <[rpms@rpmservice.net](mailto:rpms@rpmservice.net)> wrote:

>> It is PO box 640 woodland 98674

>> -----Original Message-----

>> From: dennisHuston [<mailto:jdthuston@aol.com>]  
>> Sent: Wednesday, October 9, 2019 8:48 PM  
>> To: Cindy Hammond  
>> Subject: Re: Check

>> What was the Woodland post office number that you sent it to. As of  
>> this afternoon nothing has been received. Please let me know

>> Sent from my iPhone

>>> On Oct 9, 2019, at 9:27 AM, Cindy Hammond <[rpms@rpmservice.net](mailto:rpms@rpmservice.net)> wrote:

>>> It was mailed 10/3 to the woodland PO Box

>>> -----Original Message-----



**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 123 kwh

Present reading - 10/03/19 14001

Previous reading - 09/05/19 - 13878

**Total electric usage 123**

Your charge for 123 kwh is:

Basic service \$12.00

123 kwh @ 8.16 cents each 10.04

REP Credit @ 0.26 cents/kwh\* -0.32

Total electric service \$21.72

**Your average daily cost was \$0.78**

**Total Cost This Billing**

Total electric service \$21.72

**Total charges this billing \$21.72**

\* Residential Exchange Program Credit via BPA

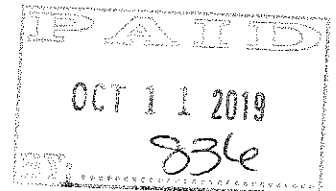
We work to reduce the number of outages by trimming trees in areas near utility-owned equipment. If you have a tree growing into or around power lines, request a tree trimming on our website.


**Account Summary**

Previous balance	\$22.50
Payments - thank you	
September 13, 2019	22.50CR
Balance forward	0.00
Current charges	21.72
<b>Current balance</b>	<b>\$21.72</b>

**Compare Your Use**

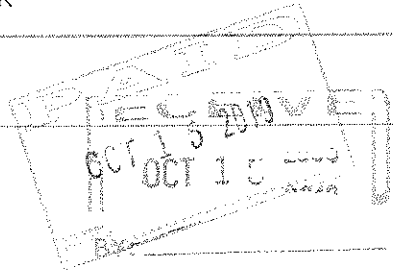
ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
10/03/19	28	123	4
09/05/19	31	133	4
08/05/19	33	115	3
07/03/19	28	124	4
06/05/19	33	136	4
05/03/19	30	53	2
04/03/19	29	64	2
03/05/19	28	229	8
02/05/19	32	76	2
01/04/19	30	57	2
12/05/18	30	51	2
11/05/18	33	105	3
10/03/18	27	39	1
10/04/17	28	28	1



 **You've successfully scheduled a payment.**  
 \$423.91 will be paid on 10/15/19

### Details

Lakeview Insurance	
<b>Confirmation Number</b>	000000022311r3l
<b>Payment Details</b>	\$423.91 10/15/19
<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**

[Back to Billing & Payments](#)



## Cindy Hammond

---

**From:** AmericanFamilyInsurance@amfam.com  
**Sent:** Monday, October 7, 2019 3:01 AM  
**To:** rpms@rpmservice.net  
**Subject:** Your American Family Insurance Bill Is Ready to View Online

Hello cindy hammond,

A new statement for billing account number 019-860-226-37 (Lakeview Insurance) is now available online. View your bill and make a payment through My Account at [www.amfam.com](http://www.amfam.com).

Here's a summary of your current bill:

Due Date: 11/01/2019  
Minimum Due: \$423.91  
Account Balance: \$3,815.19

Thank you for choosing American Family Insurance - we're here to help you protect what matters most. If you have any questions, please call us at 1-800-MY AMFAM (692-6326).

American Family Mutual Insurance Company, S.I.

American Standard Insurance Company Of Wisconsin American Family Life Insurance Company American Family Insurance Company American Standard Insurance Company Of Ohio Midvale Indemnity Company

Need to update your e-mail address? Log into My Account at [www.amfam.com](http://www.amfam.com) and select Profile.

American Family Mutual Insurance Company, S.I. | American Family Insurance Company | American Family Life Insurance Company | American Standard Insurance Company of Ohio | American Standard Insurance Company of Wisconsin | Midvale Indemnity Company | Home Office - 6000 American Parkway | Madison, WI 53783

Permanent General Assurance Corporation | Permanent General Assurance Corporation of Ohio | The General Automobile Insurance Company, Inc. DBA The General® | Home Office - 2636 Elm Hill Pike | Nashville, TN 37214 wholly owned subsidiaries of American Family Mutual Insurance Company, S.I.

\*If you are not the intended recipient, please contact the sender and delete this e-mail, any attachments and all copies.

