

# Financial Statement

Property: Lakeview COA  
03/01/21 - 03/31/21 (cash)

## ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		43,570.11
1000 Total Operating Accounts		<u>43,570.11</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		102,332.73
1111 Total Reserve Account		<u>102,332.73</u>
Total Bank		<u>145,902.84</u>
Other Current Asset		
1200 Undeposited Funds		2,355.89
Total Other Current Asset		<u>2,355.89</u>
<b>TOTAL ASSETS</b>		<b><u>148,258.73</u></b>

## LIABILITIES & EQUITY

### Equity

Equity		
3001 Retained Earnings		-7,427.76
3010 Disbursements From Reserve		61,141.67
3040 Reserve Account Equity		76,872.70
Total Equity		<u>130,586.61</u>
Net Income (1/1/2021 thru 2/28/2021)		9,582.16

### Income

4000 HOA Dues		5,722.33
4050 Reserve Income		3,349.94
4200 Income		
4260 Interest Income		
4263 Reserve Interest		1.71
4260 Total Interest Income		<u>1.71</u>
4310 Maintenance & Repairs		-111.00
4200 Other Income		9,138.56
4200 Total Income		<u>9,029.27</u>
4028 SA20 Special Assessment		150.00
Total Income		<u>18,251.54</u>

### Expense

5000 Association Expenses		
5010 Management Fees		471.00
5000 Total Association Expenses		<u>471.00</u>
5200 Utilities		
5210 Electric		23.71
5240 Sewer		533.00
5260 Garbage		300.53
5200 Total Utilities		<u>857.24</u>

5300 General Expenses	
5320 Audit	2,075.00
5300 Total General Expenses	<u>2,075.00</u>
5400 Landscaping	
5410 Landscaping Contract	287.26
5400 Total Landscaping	<u>287.26</u>
5600 Insurance	
5610 Insurance	451.08
5600 Total Insurance	<u>451.08</u>
6700 Reserve Contribution	6,020.00
Total Expense	<u>10,161.58</u>
Net Income (3/1/2021 thru 3/31/2021)	8,089.96
Total Equity	<u>148,258.73</u>
TOTAL LIABILITIES & EQUITY	<u><u>148,258.73</u></u>

# General Ledger

Property: Lakeview COA  
Detail 03/01/21 - 03/31/21 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						
03/01/21	REALOC 187					7,262.29
03/01/21	CRALOC			42.20		7,220.09
03/01/21	CHPAID			53.20		7,166.89
03/01/21	CHPAID				162.44	7,329.33
03/01/21	CHPAID				166.39	7,495.72
03/01/21	PPALOC				166.39	7,662.11
03/02/21	CHPAID			53.20		7,608.91
03/03/21	CHPAID				162.44	7,771.35
03/03/21	CHPAID				162.44	7,933.79
03/03/21	CHPAID				5.73	7,939.52
03/03/21	CHPAID				162.44	8,101.96
03/03/21	CHPAID				162.44	8,264.40
03/03/21	CHPAID				162.44	8,426.84
03/03/21	CHPAID				166.39	8,593.23
03/03/21	CHPAID				27.60	8,620.83
03/03/21	CHPAID				162.44	8,783.27
03/07/21	CHPAID				181.81	8,965.08
03/07/21	CHPAID				133.59	9,098.67
03/08/21	UNALOC				312.39	9,411.06
03/09/21	CHPAID				38.14	9,449.20
03/09/21	CHPAID 0				70.94	9,520.14
03/09/21	CSTPAY (				200.00	9,720.14
03/09/21	CHPAID				162.44	9,882.58
03/09/21	CHPAID				162.44	10,045.02
03/15/21	CHPAID				62.64	10,107.66
03/18/21	UNALOC				312.00	10,419.66
03/18/21	UNALOC				319.59	10,739.25
03/18/21	UNALOC				319.59	11,058.84
03/22/21	UNALOC				312.00	11,370.84
03/22/21	CHPAID				136.84	11,507.68
03/22/21	CHPAID				162.44	11,670.12
03/28/21	CHPAID				162.44	11,832.56
03/29/21	UNALOC				162.44	11,995.00
03/30/21	CSTPAY				319.59	12,314.59
03/30/21	CHPAID				12.84	12,327.43
03/30/21	UNALOC				25.60	12,353.03
03/30/21	UNALOC				312.00	12,665.03
03/31/21	UNALOC				319.59	12,984.62
4000 HOA Dues				Beg Bal: 7,262.29	Activity: 5,722.33	
				148.60	5,870.93	12,984.62
4050 Reserve Income (Income)						
03/01/21	REALOC 1					6,776.69
03/01/21	REALOC 1				11.00	6,787.69
03/01/21	REALOC 1				100.00	6,887.69
03/01/21	CRALOC				42.20	6,929.89
03/01/21	CHPAID				53.20	6,983.09
03/01/21	CHPAID 350				149.56	7,132.65
03/01/21	CHPAID				153.20	7,285.85
03/01/21	CHPAID				153.20	7,439.05
03/01/21	PYALOC				53.20	7,492.25
03/02/21	CHPAID				149.56	7,641.81
03/03/21	CHPAID				149.56	7,791.37
03/03/21	CHPAID				149.56	7,940.93

Date	Type	Reference	Description	Debit	Credit	Balance	
03/03/21	CHPAID				149.56	8,090.49	
03/03/21	CHPAID				149.56	8,240.05	
03/03/21	CHPAID				153.20	8,393.25	
03/03/21	CHPAID				10.40	8,403.65	
03/03/21	CHPAID				149.56	8,553.21	
03/07/21	CHPAID				12.17	8,565.38	
03/07/21	CHPAID				67.40	8,632.78	
03/09/21	CHPAID				123.00	8,755.78	
03/09/21	CHPAID				127.19	8,882.97	
03/09/21	CHPAID				157.39	9,040.36	
03/09/21	CHPAID				149.56	9,189.92	
03/09/21	CHPAID				149.56	9,339.48	
03/15/21	CHPAID				149.75	9,489.23	
03/22/21	CHPAID				139.16	9,628.39	
03/22/21	CHPAID				149.56	9,777.95	
03/22/21	CHPAID				149.56	9,927.51	
03/28/21	CHPAID		Alloc to R/O		49.56	9,977.07	
03/30/21	CHPAID				149.56	10,126.63	
<b>4050 Reserve Income</b>			<b>Beg Bal: 6,776.69</b>	<b>Activity: 3,349.94</b>	<b>0.00</b>	<b>3,349.94</b>	<b>10,126.63</b>
4200 Income (Income)							7,459.44
03/03/21	CHPAID				331.75	7,791.19	
03/03/21	CHPAID				1,000.00	8,791.19	
03/07/21	CHPAID				768.81	9,560.00	
03/07/21	CHPAID				550.00	10,110.00	
03/15/21	CHPAID				1,000.00	11,110.00	
03/18/21	CHPAID				1,000.00	12,110.00	
03/18/21	CHPAID				1,000.00	13,110.00	
03/18/21	CHPAID				1,000.00	14,110.00	
03/22/21	CHPAID				900.00	15,010.00	
03/28/21	CHPAID				688.00	15,698.00	
03/29/21	CHPAID				580.41	16,278.41	
03/30/21	CHPAID				319.59	16,598.00	
<b>4200 Income</b>			<b>Beg Bal: 7,459.44</b>	<b>Activity: 9,138.56</b>	<b>0.00</b>	<b>9,138.56</b>	<b>16,598.00</b>
4263 Reserve Interest (Income)							3.04
03/31/21	JOURNL	J6422	Interest		1.71	4.75	
<b>4263 Reserve Interest</b>			<b>Beg Bal: 3.04</b>	<b>Activity: 1.71</b>	<b>0.00</b>	<b>1.71</b>	<b>4.75</b>
4310 Maintenance & Repairs (Income)							0.00
03/01/21	REALOC	127		11.00		-11.00	
03/01/21	REALOC	182	#7	100.00		-111.00	
<b>4310 Maintenance &amp; Repairs</b>			<b>Beg Bal: 0.00</b>	<b>Activity: -111.00</b>	<b>111.00</b>	<b>0.00</b>	<b>-111.00</b>
4600 Special Assessment Income (Income)							563.50
No activity in the period							563.50
<b>4600 Special Assessment Income</b>			<b>Beg Bal: 563.50</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>563.50</b>
5010 Management Fees (Expense)							917.00
03/04/21	CHKITM	941	RPM Services Inc.; Monthly Management Fee -	446.00		1,363.00	
03/04/21	CHKITM	942	RPM Services Inc.; Monthly website Fee	25.00		1,388.00	
<b>5010 Management Fees</b>			<b>Beg Bal: 917.00</b>	<b>Activity: 471.00</b>	<b>471.00</b>	<b>0.00</b>	<b>1,388.00</b>
5020 Postage / Copies (Expense)							52.00
No activity in the period							52.00
<b>5020 Postage / Copies</b>			<b>Beg Bal: 52.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>52.00</b>
5065 Website (Expense)							25.00
No activity in the period							25.00
<b>5065 Website</b>			<b>Beg Bal: 25.00</b>	<b>Activity: 0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25.00</b>

Date	Type	Reference	Description	Debit	Credit	Balance
5210 Electric (Expense)						49.84
03/16/21	CHKITM	946	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	23.71		73.55
5210 Electric		Beg Bal: 49.84	Activity: 23.71	23.71	0.00	73.55
5240 Sewer (Expense)						1,053.00
03/16/21	CHKITM	944	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	533.00		1,586.00
5240 Sewer		Beg Bal: 1,053.00	Activity: 533.00	533.00	0.00	1,586.00
5260 Garbage (Expense)						600.98
03/16/21	CHKITM	945	Waste Connections: Monthly Garbage 2010-976517	300.53		901.51
5260 Garbage		Beg Bal: 600.98	Activity: 300.53	300.53	0.00	901.51
5320 Audit (Expense)						0.00
03/05/21	CHKITM	943	Joseph Vandal CPA PS Inc: 133224	2,075.00		2,075.00
5320 Audit		Beg Bal: 0.00	Activity: 2,075.00	2,075.00	0.00	2,075.00
5410 Landscaping Contract (Expense)						287.26
03/04/21	CHKITM	940	Jave Landscape Maintenance: Monthly	287.26		574.52
5410 Landscaping Contract		Beg Bal: 287.26	Activity: 287.26	287.26	0.00	574.52
5610 Insurance (Expense)						902.16
03/05/21	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	451.08		1,353.24
5610 Insurance		Beg Bal: 902.16	Activity: 451.08	451.08	0.00	1,353.24
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)						8,020.00
03/04/21	JOURNAL	J6469	Monthly Reserve	3,010.00		11,030.00
03/31/21	JOURNAL	J6470	Monthly Reserve	3,010.00		14,040.00
6700 Reserve Contribution		Beg Bal: 8,020.00	Activity: 6,020.00	6,020.00	0.00	14,040.00
<b>Totals:</b>				<b>10,421.18</b>	<b>18,361.14</b>	

# Profit & Loss 12 Month Recap

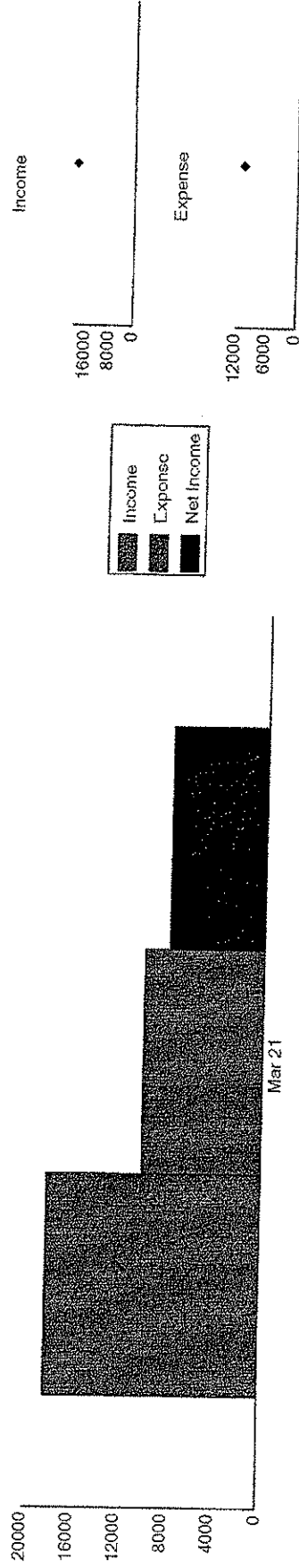
Property: Lakeview COA

Monthly recap 03/01/21 - 03/31/21 (cash basis)

	MAR 21	TOTAL
<b>INCOME</b>		
4000 HOA Dues	5,722.33	5,722.33
4050 Reserve Income	3,349.94	3,349.94
4200 Income		
4260 Interest income	1.71	1.71
4263 Reserve Interest	1.71	1.71
4260 Total Interest Income		
4310 Maintenance & Repairs	-111.00	-111.00
4200 Other Income	9,138.56	9,138.56
4200 Total Income	9,029.27	9,029.27
4028 SA20 Special Assessment	150.00	150.00
<b>TOTAL INCOME</b>	<b>18,251.54</b>	<b>18,251.54</b>
<b>EXPENSE</b>		
5000 Association Expenses		
5010 Management Fees	471.00	471.00
5000 Total Association Expenses	471.00	471.00
5200 Utilities		
5210 Electric	23.71	23.71
5240 Sewer	533.00	533.00
5260 Garbage	300.53	300.53
5200 Total Utilities	857.24	857.24
5300 General Expenses		
5320 Audit	2,075.00	2,075.00
5300 Total General Expenses	2,075.00	2,075.00
5400 Landscaping		
5410 Landscaping Contract	287.26	287.26
5400 Total Landscaping	287.26	287.26
5600 Insurance		
5510 Insurance	451.08	451.08
5600 Total Insurance	451.08	451.08
6700 Reserve Contribution	6,020.00	6,020.00
<b>TOTAL EXPENSE</b>	<b>10,161.58</b>	<b>10,161.58</b>
<b>NET INCOME</b>	<b>8,089.96</b>	<b>8,089.96</b>

NET INCOME SUMMARY

	MAR 21	TOTAL
Income	18,251.54	18,251.54
Expense	-10,161.58	-10,161.58
<b>NET INCOME</b>	<b>8,089.96</b>	<b>8,089.96</b>



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 03/01/21 - 03/31/21 and 01/01/21 - 12/31/21 (cash basis)

	Actual 03/01/21 - 03/31/21	Budget 03/21 - 03/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	5,722.33	3,269.17	2,453.16	75.0 %	13,858.54	39,230.00	-25,371.46	-64.7 %
4050 Reserve Income	3,349.94	3,010.00	339.94	11.3 %	13,567.24	36,120.00	-22,552.76	-62.4 %
4200 Income								
4260 Interest Income	1.71	0.00	1.71		4.75	0.00	4.75	
4263 Reserve Interest	1.71	0.00	1.71		4.75	0.00	4.75	
4260 Total Interest Income								
4310 Maintenance & Repairs	-111.00	0.00	-111.00		-111.00	0.00	-111.00	
4200 Other Income	9,138.56	0.00	9,138.56		16,810.44	0.00	16,810.44	
4200 Total Income	9,029.27	0.00	9,029.27		16,704.19	0.00	16,704.19	
4600 Special Assessment Income	0.00	0.00	0.00		563.50	0.00	563.50	
4028 SA20 Special Assessment	150.00	1,666.67	-1,516.67	-91.0 %	312.00	20,000.00	-19,688.00	-98.4 %
<b>TOTAL INCOME</b>	<b>18,251.54</b>	<b>7,945.84</b>	<b>10,305.70</b>	<b>129.7 %</b>	<b>45,005.47</b>	<b>95,350.00</b>	<b>-50,344.53</b>	<b>-52.8 %</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5010 Management Fees	471.00	446.00	25.00	5.6 %	1,859.00	5,352.00	-3,493.00	-65.3 %
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	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	471.00	451.84	19.16	4.2 %	1,936.00	5,422.00	-3,486.00	-64.3 %
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	23.71	16.67	7.04	42.2 %	81.55	200.00	-118.45	-59.2 %
5240 Sewer	533.00	520.00	13.00	2.5 %	2,119.00	6,240.00	-4,121.00	-66.0 %
5260 Garbage	300.53	310.00	-9.47	-3.1 %	1,202.04	3,720.00	-2,517.96	-67.7 %
5200 Total Utilities	857.24	846.67	10.57	1.2 %	3,402.59	10,160.00	-6,757.41	-66.5 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		0.00	200.00	-200.00	-100.0 %
5305 Legal	0.00	145.34	-145.34	-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	2,075.00	0.00	2,075.00		2,075.00	0.00	2,075.00	
5300 Total General Expenses	2,075.00	146.17	1,928.83	1,313.6 %	2,075.00	1,954.00	121.00	6.2 %
5400 Landscaping								
5410 Landscaping Contract	287.26	350.00	-62.74	-17.9 %	899.72	4,200.00	-3,300.28	-78.6 %
5400 Total Landscaping	287.26	350.00	-62.74	-17.9 %	899.72	4,200.00	-3,300.28	-78.6 %
5600 Insurance								



	Actual 03/01/21 - 03/31/21	Budget 03/21 - 03/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
5610 Insurance	451.08	408.34	42.74	10.5 %	2,255.40	4,900.00	-2,644.60	-54.0 %
5600 Total Insurance	451.08	408.34	42.74	10.5 %	2,255.40	4,900.00	-2,644.60	-54.0 %
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	6,020.00	3,010.00	3,010.00	100.0 %	14,040.00	36,120.00	-22,080.00	-61.1 %
<b>TOTAL EXPENSE</b>	<b>10,161.58</b>	<b>7,929.19</b>	<b>2,232.39</b>	<b>28.2 %</b>	<b>25,258.71</b>	<b>95,350.00</b>	<b>-70,091.29</b>	<b>-73.5 %</b>
<b>NET INCOME</b>	<b>8,089.96</b>	<b>16.65</b>	<b>8,073.31</b>	<b>48,488.3 %</b>	<b>19,746.76</b>	<b>0.00</b>	<b>19,746.76</b>	
<b>NET INCOME SUMMARY</b>								
Income	18,251.54	7,945.84	10,305.70	129.7 %	45,005.47	95,350.00	-50,344.53	-52.8 %
Expense	-10,161.58	-7,929.19	-2,232.39	28.2 %	-25,258.71	-95,350.00	70,091.29	73.5 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>8,089.96</b>	<b>16.65</b>	<b>8,073.31</b>	<b>48,488.3 %</b>	<b>19,746.76</b>	<b>0.00</b>	<b>19,746.76</b>	

# Delinquency (Summary)

Property: Lakeview COA  
 All homeowners as of 03/31/21  
 \* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
			CONDO/HOA	1,000.00
			CONDO/HOA	100.00
			CONDO/HOA	146.49
			CONDO/HOA	100.00
			CONDO/HOA	15,740.19
			CONDO/HOA	17,401.42
			CONDO/HOA	2,564.79
			CONDO/HOA	7,946.25
			CONDO/HOA	100.00
			CONDO/HOA	889.56
<b>Total Delinquent for Property:</b>		<b>45,988.70</b>		

## Report Summary

Detail	Value
Homeowners:	10
Percent Delinquent:	38.46 %
Delinquent Amount:	45,988.70

# Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 03/31/21

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
			1042 76			312.00
						419.99
						324.84
	Lakev		1031 0401821-000			46.49
	Lakev					319.59
	Lakev					312.00
	Lakev					319.59
	Lakev					319.59
						1,041.23
						312.39
			1030 10231-80/1			1,200.00
			1020 1000/1			200.00
<b>Totals:</b>						<b>5,447.30</b>

# Checks By Account

Property: Lakeview COA

Date Range: 03/01/21 - 03/31/21

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	3/4/21	941	Monthly Managem	3/1/21	March	Lakev	446.00
RPM Services Inc	3/4/21	942	Monthly website F	3/16/21	March	Lakev	25.00
							<u>471.00</u>
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utiliti	3/16/21	946	Monthly Electricity	4/1/21	7236-175-1	Lakev	23.71
							<u>23.71</u>
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W:	3/16/21	944	Monthly Sewer Ac	3/1/21	016125-000	Lakev	533.00
							<u>533.00</u>
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	3/16/21	945	Monthly Garbage :	3/1/21	2010-976517	Lakev	300.53
							<u>300.53</u>
<b>5300 General Expenses : 5320 Audit</b>							
Joseph Vandal CF	3/5/21	943	133224	3/5/21	133224	Lakev	2,075.00
							<u>2,075.00</u>
<b>5400 Landscaping : 5410 Landscaping Contract</b>							
Jave Landscape Iv	3/4/21	940	Monthly	2/18/21	2220	Lakev	287.26
							<u>287.26</u>
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	3/5/21	ACH	Customer #019-8	4/22/21	019-860-226-37	Lakev	451.08
							<u>451.08</u>
							<b>Total Amount: 4,141.58</b>

# Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 03/31/21

## Deposits

Date	Ref #	Details	Amount
03/03/21	D14615	Bank Deposit	4,518.25
03/11/21	D14686	Bank Deposit	3,204.44
03/22/21	D14730	Bank Deposit	7,275.57
03/30/21	D14791	Bank Deposit	900.00
			<b>15,898.26</b>

## Payments

Date	Ref #	Details	Amount
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
03/04/21	J6469	Journal: Monthly Reserve	3,010.00
03/05/21	ACH	American Family Insurance	451.08
03/16/21	944	Clark Regional Wastewater District	533.00
03/16/21	945	Waste Connections	300.53
03/16/21	946	Clark Public Utilities	23.71
03/31/21	J6470	Journal: Monthly Reserve	3,010.00
			<b>8,086.58</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
04/01/21	D14801	Bank Deposit	319.59
04/01/21	D14809	Bank Deposit	2,670.77
04/09/21	D14912	Bank Deposit	2,731.71
			<b>5,722.07</b>

## Outstanding Payments

Date	Ref #	Details	Amount
03/05/21	943	Joseph Vandal CPA PS Inc	2,075.00
04/01/21	947	RPM Services Inc,	471.00
04/08/21	948	Clark Regional Wastewater District	533.00
04/08/21	949	Waste Connections	300.53
04/08/21	950	B & T Resources, LLC	325.20
04/08/21	951	Clark Public Utilities	8.00
04/08/21	ACH	American Family Insurance	451.08
04/08/21	ACH	American Family Insurance	451.08
			<b>4,614.89</b>

## Summary

Beginning Balance:	37,833.43
+ Selected Deposits (4)	15,898.26
- Selected Payments (9)	8,086.58
<b>Ending Balance:</b>	<b>45,645.11</b>
<b>Goal:</b>	<b>45,645.11</b>
<b>Difference:</b>	<b>0.00</b>

<b>Reconciled Balance</b>	45,645.11
+ Uncleared Deposits	0.00
- Outstanding Checks	2,075.00
<b>Register Balance</b>	<b>43,570.11</b>



# UMPQUA BANK

March 31, 2021 Page: 1 of 2

Customer Service:  
1-866-486-7782

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

Last statement: February 28, 2021  
This statement: March 31, 2021

## BUSINESS FREE CHECKING

Account number	-----	Beginning balance	\$37,833.43
Low balance	\$37,833.43	Deposits/Additions	\$15,898.26
Average balance	\$42,282.47	Withdrawals/Subtractions	\$8,086.58
Interest earned	\$0.00	Ending balance	\$45,645.11

### Deposits/Additions

Date	Description	Additions
03-03	Deposit	4,518.25
03-11	Deposit	3,204.44
03-23	Deposit	7,275.57
<b>Total Additions</b>		<b>\$14,998.26</b>

### ACH and Electronic Payments/Subtractions

Date	Description	Subtractions
03-08	ACH Debit American Family Webpayment 0000000241	451.08
<b>Total ACH and Electronic Payments/Subtractions</b>		<b>\$451.08</b>

### ACH and Electronic Deposits/Additions

Date	Description	Additions
03-30	ACH Credit Paylease.Com Settlement	900.00
<b>Total ACH and Electronic Deposits/Additions</b>		<b>\$900.00</b>

**Other Withdrawals/Subtractions**

<u>Date</u>	<u>Description</u>		<u>Subtractions</u>
03-04	Cash Mgmt Trsfr Dr Ref 0631428 Funds Transfer To Dep Transfer	From Monthly	3,010.00 ✓
03-31	Cash Mgmt Trsfr Dr Ref 0901523 Funds Transfer To Dep Transfer	From Monthly	3,010.00 ✓
<b>Total Other Withdrawals/Subtractions</b>			<b>\$6,020.00</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
02-28	37,833.43	03-08	38,419.60	03-22	40,479.54
03-03	42,351.68	03-09	38,132.34	03-23	47,755.11
03-04	39,341.68	03-11	41,336.78	03-30	48,655.11
03-05	38,870.68	03-19	40,780.07	03-31	45,645.11

**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>
940	\$287.26 ✓	03-09	*944	\$533.00 ✓	03-19
941	\$446.00 ✓	03-05	945	\$300.53 ✓	03-22
942	\$25.00 ✓	03-05	946	\$23.71 ✓	03-19

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

Total Checks paid: 6 for **-\$1,615.50**

## IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Call us at 1-866-486-7782 or write us at Umpqua Bank, P.O. Box 19243, Spokane, WA 99219, as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appears.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts, we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.



# Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 03/31/21

## Deposits

Date	Ref #	Details	Amount
03/04/21	J6469	Journal: Monthly Reserve	3,010.00
03/31/21	J6422	Journal: Interest	1.71
03/31/21	J6470	Journal: Monthly Reserve	3,010.00
			<u>6,021.71</u>

## Summary

Beginning Balance:	96,311.02
+ Selected Deposits (3)	6,021.71
- Selected Payments (0)	0.00
Ending Balance:	102,332.73
Goal:	102,332.73
Difference:	0.00

Reconciled Balance	102,332.73
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	102,332.73



# UMPQUA BANK

March 31, 2021 Page: 1 of 2

Customer Service:  
1-866-486-7782

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

Last statement: February 28, 2021  
This statement: March 31, 2021

## MAIN STREET MONEY MARKET

Account number	0000000000	Beginning balance	\$96,311.02
Low balance	\$96,311.02	Additions/Deposits	\$6,021.71
Average balance	\$99,126.83	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$4.75	Ending balance	\$102,332.73
Interest earned	\$1.71		

### Other Deposits/ Additions

Date	Description	Additions
03-04	Cash Mgmt Trsfr Cr Ref 0631428I Funds Transfer Frm Dep 3E Transfer	3,010.00
03-31	Cash Mgmt Trsfr Cr Ref 0901523I Funds Transfer Frm Dep Transfer	3,010.00
03-31	Interest Credit	1.71
<b>Total Other Deposits/ Additions</b>		<b>\$6,021.71</b>

### Daily Balances

Date	Balance	Date	Balance	Date	Balance
02-28	96,311.02	03-04	99,321.02	03-31	102,332.73

### Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	31
Average balance for APY	\$99,126.83
Interest earned	\$1.71
Interest paid year to date	\$4.75
Statement period	03/01 to 03/31

**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**

## IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Call us at 1-866-486-7782 or write us at Umpqua Bank, P.O. Box 19243, Spokane, WA 99219, as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appears.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

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For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts, we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within three business days after completing our investigation. If we decide that there was no error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.



**BILLING & PAYMENTS**

**PRINT CONFIRMATION**



**You've successfully scheduled a payment.**

\$451.08 will be paid on 03/05/21

**Details**

Lakeview Insurance		<b>FEEDBACK</b>
<b>Confirmation Number</b>	000000024426d13	
<b>Payment Details</b>	\$451.08 03/05/21	
<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.

**Payment Amount** Minimum Due

**Payment Method** Lakeview Am Fam insurance

**Due Date** On due date

**SIGN UP**

**EDIT DETAILS**

View Future Payments Schedule for Policy 46X261040276

[Back to Billing & Payments](#)

Last login: February 22, 2021 at 12:45 p.m.

**FEEDBACK**

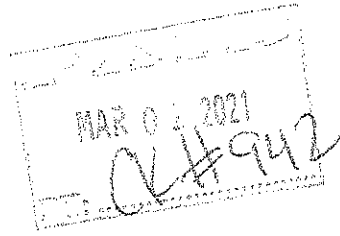
MAR 11 2021  
CK # 941

**Lakeview Condo Owners Association  
2021 Management Fee**

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

**Monthly \$446.00**

**MARCH 2021**



**Lakeview Condo Owners Association**

**Website Management Fee**

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

**Monthly \$25.00**

**MARCH 2021**





P.O. Box 3855  
 Seattle, WA 98124-3855  
 (360) 750-5876  
 (360) 993-8600 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

PAID  
 MAR 16 2021  
 CK # 944

## ACCOUNT INFORMATION

**ACCOUNT:** 016125-000  
**SERVICE ADDRESS:** 2102 NW KELLY DR  
**SERVICE PERIOD:** 2/1/2021 To 2/28/2021  
**BILLING DATE:** 2/26/2021  
**DUE DATE:** 3/31/2021

## SPECIAL MESSAGE

The District is committed to keeping our customers connected to essential services during the COVID-19 pandemic emergency. Customers experiencing financial hardship are encouraged to contact Customer Service at (360) 750-5876 x 601.

## CURRENT CHARGES

SEWER SERVICE 533.00  
**TOTAL CURRENT CHARGES 533.00**

## BILL SUMMARY

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

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# Connections



March / April 2021

## You can make a difference in the health of our waterways! Part 6: Around the house

*This series explores how your actions can make a difference and help preserve the health of our rivers and streams. Pollutants found in wastewater are often introduced in and around our homes.*

During this series, we've explored the house from room to room, highlighting sources of common and emerging pollutants and chemicals. In this issue we'll introduce a pollutant commonly known as PFAS that is found throughout the home. Widely used for its ability to repel both water and stains, PFAS can be found in carpeting, furniture, clothing, kitchenware and paper goods.

PFAS are very persistent in the environment and in the human body – meaning they don't break down and can accumulate over time. Wastewater treatment plants weren't designed to remove these kinds of chemicals which are best addressed at the source.

### Actions You Can Take

There are actions that we can take that can limit the presence of these chemicals in wastewater and our waterways. We can choose safer alternatives and take care of the products we do have.

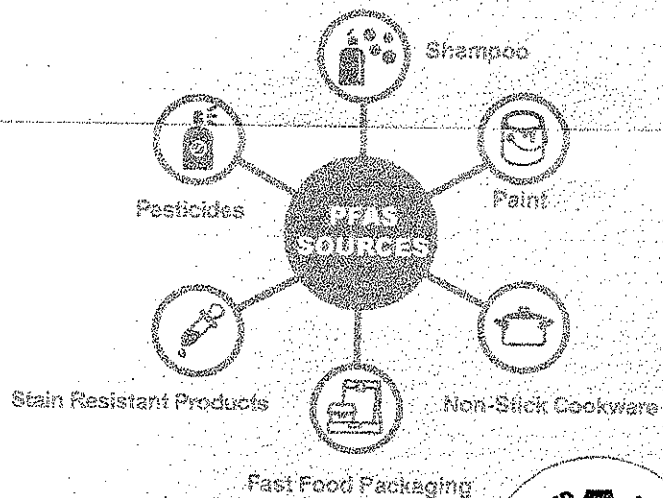
#### Choose Safer Alternatives

- Choose personal care or household products without "PFTE" or "FLOURO" ingredients. Remember, whatever goes on your body, goes down the drain!
- Avoid products labeled as stain and water resistant whenever possible.
- Avoid stain-repellent treatments of clothes, carpets and furniture.
- Consider outdoor gear alternatives like a waxed canvas rain slick.
- Choose cooking alternatives like stainless steel, cast-iron or pans with a ceramic coating

Learn more about a PFAS-free household and personal care products at [bit.ly/PFASFree](http://bit.ly/PFASFree).

#### Take Care of The Products You Have

Prolonging the life of the waterproof, non-stick and stain repellent products you already have helps keep PFAS out of our water systems.



Hours of Operation  
Monday - Friday  
8 a.m. - 5 p.m.  
Closed Weekends  
and Holidays

Emergency?  
Call 24/7:  
360-750-5876

Commissioners  
Norm Harker  
Denny Kiggins  
Neil Kimsey

General Manager  
John M. Peterson, P.E.





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

MA 02/28/21  
 OK #945

ACCOUNT NO. 2010-976517  
 INVOICE NO. 17272476  
 STATEMENT DATE 02/28/21  
 DUE DATE 03/25/21  
 BILLING PERIOD 02/01/21 - 02/28/21

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

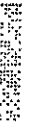
INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 300.53
02/16/21	Payment Thank You!	\$ -300.53
	<b>Total Payments And Credits</b>	\$ -300.53
	<b>Service Location</b>	
	Acct #976517	
02/28/21	4Yd Cont 1X Weekly	
	02/01/21-02/28/21	
02/28/21	Multi-Family Recycle	
	02/01/21-02/28/21	
02/28/21	Perm Cont Rent 4Yd	
	02/01/21-02/28/21	
02/28/21	Recycle Process Surcharge	
	02/01/21-02/28/21	
	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

938  
 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.

02/28/20 1/2





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 145 kwh  
 Present reading - 03/03/21 16644  
 Previous reading - 02/03/21 - 16499  
**Total electric usage 145**  
 Your charge for 145 kwh is:  
 Basic service \$12.00  
 145 kwh @ 8.16 cents each 11.83  
 REP Credit @ 0.085 cents/kwh\* -0.12  
 Total electric service \$23.71  
**Your average daily cost was \$0.85**

APR 16 2021  
 CLK# 946

**Total Cost This Billing**

Total electric service \$23.71  
**Total charges this billing \$23.71**

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

**Account Summary**

Previous balance \$24.11  
 Payments - thank you  
 February 16, 2021 24.11CR  
 Balance forward 0.00  
 Current charges 23.71  
**Current balance \$23.71**

**Compare Your Use**

ELECTRIC METER 501493			
SERVICE TO	DAYS	KWH USED	KWH/DAY
03/03/21	28	145	5
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
03/05/19	28	229	8





## Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 4765319  
Approval Status: 1 of 1 received  
Transmitted: 03/04/2021 03:28:16 PM (ET)  
Transmitted By: RPMHOA

### Details

---

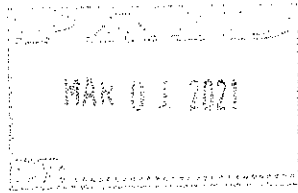
From Account: Lakeview OPR - Checking - \*4488 - Available \$42,351.68  
(Balance as of: 03/04/2021 12:00:00 AM (ET) Not a  
guarantee of available funds.)

To Account: Lakeview RES - Checking - \*1419 - Available \$96,311.02  
(Balance as of: 03/04/2021 12:00:00 AM (ET) Not a  
guarantee of available funds.)

Amount: \$3,010.00

Description: Monthly Transfer

Send On: 03/04/2021 (today)



# **Lakeview Condo Owners Association**

## **2021 Reserve Contribution**

**Monthly \$3,010.00**

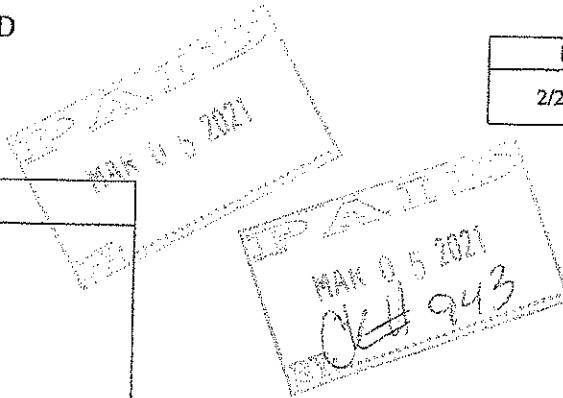
**MARCH 2021**

Joseph H. Vandal, CPA PS  
 23515 NE NOVELTY HILL RD  
 SUITE B221 #111  
 REDMOND, WA 98053

# Invoice

Date	Invoice #
2/25/2021	133224

Bill To
LAKEVIEW OA RPM 5620 NE Gher Road Ste H Vancouver WA 98662



P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Audit and Tax Preparation	2,075.00	2,075.00
<p><i>Approved</i></p> <p><i>Sano 3.4.21</i></p> <p><i>Daniel 3.4.21</i></p> <p><i>Denny 3.4.21</i></p>		<b>Total</b>	\$2,075.00