

Financial Statement

Property: Lakeview COA
04/01/21 - 04/30/21 (cash)

ASSETS

Bank		
1000 Operating Accounts		
1092 Lakeview COA OPR 4488		49,327.99
1000 Total Operating Accounts		<u>49,327.99</u>
1111 Reserve Account		
1093 Lakeview COA Reserve Umpqua 1419		102,335.26
1111 Total Reserve Account		<u>102,335.26</u>
Total Bank		<u>151,663.25</u>
Other Current Asset		
1200 Undeposited Funds		323.91
Total Other Current Asset		<u>323.91</u>
TOTAL ASSETS		<u>151,987.16</u>

LIABILITIES & EQUITY

Equity

Equity		
3001 Retained Earnings		-7,427.76
3010 Disbursements From Reserve		61,141.67
3040 Reserve Account Equity		<u>76,872.70</u>
Total Equity		130,586.61
Net Income (1/1/2021 thru 3/31/2021)		17,672.12

Income

4000 HOA Dues		2,074.10
4028 SA20 Special Assessment		87.56
4050 Reserve Income		3,440.61
4200 Income		
4260 Interest Income		
4263 Reserve Interest		2.53
4260 Total Interest Income		<u>2.53</u>
4200 Other Income		<u>212.44</u>
4200 Total Income		<u>214.97</u>

Total Income 5,817.24

Expense

5000 Association Expenses		
5010 Management Fees		471.00
5000 Total Association Expenses		<u>471.00</u>
5200 Utilities		
5210 Electric		8.00
5240 Sewer		533.00
5260 Garbage		<u>300.53</u>
5200 Total Utilities		<u>841.53</u>

5400 Landscaping

5410 Landscaping Contract	325.20
5400 Total Landscaping	<u>325.20</u>
5600 Insurance	
5610 Insurance	451.08
5600 Total insurance	<u>451.08</u>
Total Expense	<u>2,088.81</u>
Net Income (4/1/2021 thru 4/30/2021)	3,728.43
Total Equity	<u>151,987.16</u>
TOTAL LIABILITIES & EQUITY	<u><u>151,987.16</u></u>

General Ledger

Property: Lakeview COA
Detail 04/01/21 - 04/30/21 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance		
4000 HOA Dues (Income)						12,984.62		
04/01/21	PPALOC			149.75		12,834.87		
04/01/21	REALOC			153.20		12,681.67		
04/01/21	PPALOC			149.56		12,532.11		
04/01/21	PPALOC			149.56		12,382.55		
04/01/21	PPALOC			153.20		12,229.35		
04/01/21	CSTPAY			153.20		12,076.15		
04/01/21	CSTPAY				162.44	12,238.59		
04/01/21	CSTPAY				166.39	12,404.98		
04/01/21	CSTPAY				166.39	12,571.37		
04/01/21	PPALOC			153.20		12,418.17		
04/01/21	PPALOC			149.56		12,268.61		
04/01/21	PPALOC			153.20		12,115.41		
04/02/21	CSTPAY				172.72	12,288.13		
04/06/21	CHPAID				125.83	12,413.96		
04/06/21	CHPAID				181.81	12,595.77		
04/06/21	CHPAID				162.44	12,758.21		
04/06/21	CHPAID				133.59	12,891.80		
04/06/21	CHPAID				162.44	13,054.24		
04/06/21	CSTPAY				332.78	13,387.02		
04/12/21	CSTPAY				138.14	13,525.16		
04/12/21	CHPAID				170.94	13,696.10		
04/12/21	CHPAID				162.44	13,858.54		
04/22/21	UNALOC				256.59	14,115.13		
04/23/21	UNALOC		#1		312.00	14,427.13		
04/30/21	UNALOC				312.00	14,739.13		
04/30/21	UNALOC				319.59	15,058.72		
4000 HOA Dues				Beg Bal: 12,984.62	Activity: 2,074.10	1,364.43	3,438.53	15,058.72
4050 Reserve Income (Income)						10,126.63		
04/01/21	PYALOC				149.75	10,276.38		
04/01/21	REALOC				153.20	10,429.58		
04/01/21	PYALOC				149.56	10,579.14		
04/01/21	PYALOC				149.56	10,728.70		
04/01/21	PYALOC				153.20	10,881.90		
04/01/21	PYALOC				153.20	11,035.10		
04/01/21	CSTPAY				149.56	11,184.66		
04/01/21	CSTPAY				153.20	11,337.86		
04/01/21	CSTPAY				153.20	11,491.06		
04/01/21	PYALOC		Payment alloc to 'RI'	153.20		11,644.26		
04/01/21	PYALOC	860	Payment alloc to 'RI'	149.56		11,793.82		
04/01/21	PYALOC		Payment alloc to 'RI'	153.20		11,947.02		
04/02/21	CSTPAY				159.03	12,106.05		
04/06/21	CHPAID		Alloc to 'RI' Ch date: 4/1/2021	58.66		12,164.71		
04/06/21	CHPAID		Alloc to 'RI' Ch date: 3/1/2021	146.49		12,311.20		
04/06/21	CHPAID		Alloc to 'RI' Ch date: 4/1/2021	67.40		12,378.60		
04/06/21	CHPAID		Alloc to 'RI' Ch date: 3/1/2021	100.00		12,478.60		
04/06/21	CHPAID		Alloc to 'RI' Ch date: 4/1/2021	149.56		12,628.16		
04/06/21	CHPAID		Alloc to 'RI' Ch date: 4/1/2021	123.00		12,751.16		
04/06/21	CHPAID		Alloc to 'RI' Ch date: 4/1/2021	149.56		12,900.72		
04/06/21	CSTPAY				206.40	13,107.12		
04/12/21	CHPAID		Alloc to 'RI' Ch date: 4/1/2021	127.19		13,234.31		

Date	Type	Reference	Description	Debit	Credit	Balance
04/12/21	CHPAID	0010790752			167.39	13,391.70
04/12/21	CHPAID	0095368314			49.56	13,441.26
04/12/21	CHPAID	0095368314			100.00	13,541.26
04/12/21	CSTPAY	193			25.98	13,567.24
4050 Reserve Income			Beg Bal: 10,126.63	Activity: 3,440.61	0.00	3,440.61
						13,567.24
4200 Income (Income)						
04/06/21	CHPAID	1230			212.44	16,598.00
4200 Income			Beg Bal: 16,598.00	Activity: 212.44	0.00	212.44
						16,810.44
4263 Reserve Interest (Income)						
04/30/21	JOURNL	J6501	Interest		2.53	4.75
4263 Reserve Interest			Beg Bal: 4.75	Activity: 2.53	0.00	2.53
						7.28
4310 Maintenance & Repairs (Income)						
						No activity in the period
						-111.00
4310 Maintenance & Repairs			Beg Bal: -111.00	Activity: 0.00	0.00	0.00
						-111.00
4600 Special Assessment Income (Income)						
						No activity in the period
						563.50
4600 Special Assessment Income			Beg Bal: 563.50	Activity: 0.00	0.00	0.00
						563.50
5010 Management Fees (Expense)						
04/01/21	CHKITM	947	RPM Services Inc.: Monthly website mgmt fee -April	25.00		1,388.00
04/01/21	CHKITM	947	RPM Services Inc.: Monthly Management Fee -	446.00		1,413.00
5010 Management Fees			Beg Bal: 1,388.00	Activity: 471.00	471.00	0.00
						1,859.00
5020 Postage / Copies (Expense)						
						No activity in the period
						52.00
5020 Postage / Copies			Beg Bal: 52.00	Activity: 0.00	0.00	0.00
						52.00
5065 Website (Expense)						
						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)						
04/08/21	CHKITM	951	Clark Public Utilities: Monthly Electricity Acct# 7236-175-1	8.00		73.55
5210 Electric			Beg Bal: 73.55	Activity: 8.00	8.00	0.00
						81.55
5240 Sewer (Expense)						
04/08/21	CHKITM	948	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	533.00		1,586.00
5240 Sewer			Beg Bal: 1,586.00	Activity: 533.00	533.00	0.00
						2,119.00
5260 Garbage (Expense)						
04/08/21	CHKITM	949	Waste Connections: Monthly Garbage 2010-976517	300.53		901.51
5260 Garbage			Beg Bal: 901.51	Activity: 300.53	300.53	0.00
						1,202.04
5320 Audit (Expense)						
						No activity in the period
						2,075.00
5320 Audit			Beg Bal: 2,075.00	Activity: 0.00	0.00	0.00
						2,075.00
5410 Landscaping Contract (Expense)						
04/08/21	CHKITM	950	B & T Resources, LLC: 160-1	325.20		574.52
5410 Landscaping Contract			Beg Bal: 574.52	Activity: 325.20	325.20	0.00
						899.72
5610 Insurance (Expense)						
04/08/21	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	451.08		1,353.24
5610 Insurance			Beg Bal: 1,353.24	Activity: 451.08	451.08	0.00
						1,804.32
6004 Retaining Wall Project (Expense)						
						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)						
						No activity in the period
						14,040.00
						14,040.00

Date	Type	Reference	Description	Debit	Credit	Balance	
		Beg Bal:	14,040.00	Activity: 0.00	0.00	0.00	14,040.00
				Totals:	<u>3,453.24</u>	<u>7,094.11</u>	

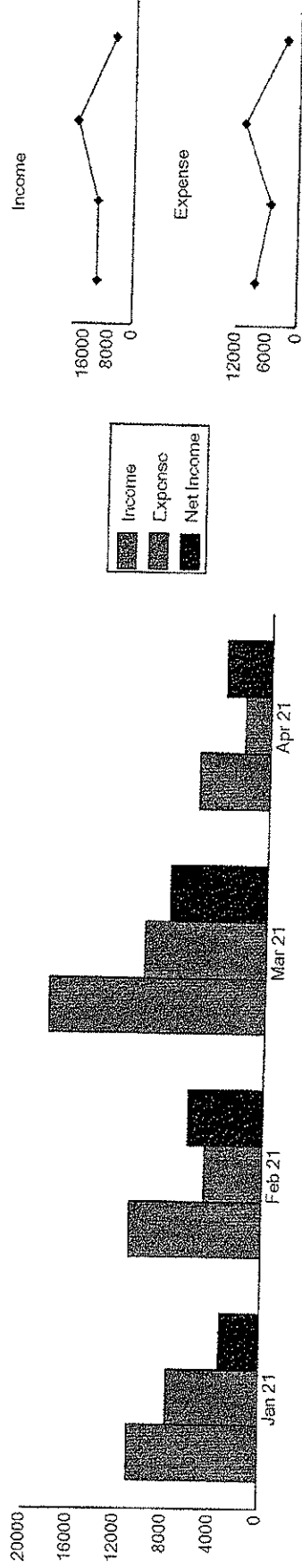
Profit & Loss 12 Month Recap

Property: Lakeview COA

Monthly recap 01/01/21 - 04/30/21 (cash basis)

	JAN 21	FEB 21	MAR 21	APR 21	TOTAL
INCOME					
4000 HOA Dues	3,819.69	3,442.60	5,722.33	2,074.10	15,058.72
4028 SA20 Special Assessment	0.00	74.44	150.00	87.56	312.00
4050 Reserve Income	4,127.04	2,649.65	3,349.94	3,440.61	13,567.24
4200 Income					
4260 Interest Income	1.57	1.47	1.71	2.53	7.28
4263 Reserve Interest	1.57	1.47	1.71	2.53	7.28
4260 Total Interest Income					
4310 Maintenance & Repairs	0.00	0.00	-111.00	0.00	-111.00
4200 Other Income	2,510.71	4,948.73	9,138.56	212.44	16,810.44
4200 Total Income	2,512.28	4,950.20	9,029.27	214.97	16,706.72
4600 Special Assessment Income	563.50	0.00	0.00	0.00	563.50
TOTAL INCOME	11,022.51	11,116.89	18,251.54	5,817.24	46,208.18
EXPENSE					
5000 Association Expenses					
5010 Management Fees	446.00	471.00	471.00	471.00	1,859.00
5020 Postage / Copies	0.00	52.00	0.00	0.00	52.00
5065 Website	25.00	0.00	0.00	0.00	25.00
5000 Total Association Expenses	471.00	523.00	471.00	471.00	1,936.00
5200 Utilities					
5210 Electric	25.73	24.11	23.71	8.00	81.55
5240 Sewer	520.00	533.00	533.00	533.00	2,119.00
5260 Garbage	300.45	300.53	300.53	300.53	1,202.04
5200 Total Utilities	846.18	857.64	857.24	841.53	3,402.59
5300 General Expenses					
5320 Audit	0.00	0.00	2,075.00	0.00	2,075.00
5300 Total General Expenses	0.00	0.00	2,075.00	0.00	2,075.00
5400 Landscaping					
5410 Landscaping Contract	287.26	0.00	287.26	325.20	899.72
5400 Total Landscaping	287.26	0.00	287.26	325.20	899.72
5600 Insurance					
5610 Insurance	451.08	451.08	451.08	451.08	1,804.32
5600 Total Insurance	451.08	451.08	451.08	451.08	1,804.32
6004 Retaining Wall Project	650.00	0.00	0.00	0.00	650.00
6700 Reserve Contribution	5,010.00	3,010.00	6,020.00	0.00	14,040.00

	JAN 21	FEB 21	MAR 21	APR 21	TOTAL
TOTAL EXPENSE	7,715.52	4,841.72	10,161.58	2,088.81	24,807.63
NET INCOME	3,306.99	6,275.17	8,089.96	3,728.43	21,400.55
NET INCOME SUMMARY					
Income	11,022.51	11,116.89	18,251.54	5,817.24	46,208.18
Expense	-7,715.52	-4,841.72	-10,161.58	-2,088.81	-24,807.63
NET INCOME	3,306.99	6,275.17	8,089.96	3,728.43	21,400.55



Budget Comparison

Property: Lakeview COA

Comparison Periods: 04/01/21 - 04/30/21 and 01/01/21 - 12/31/21 (cash basis)

	Actual 04/01/21 - 04/30/21	Budget 04/21 - 04/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
INCOME								
4000 HOA Dues	2,074.10	3,269.17	-1,195.07	-36.6 %	16,122.84	39,230.00	-23,107.16	-58.9 %
4028 SA20 Special Assessment	87.56	1,666.67	-1,579.11	-94.7 %	312.00	20,000.00	-19,688.00	-98.4 %
4050 Reserve Income	3,440.61	3,010.00	430.61	14.3 %	15,563.66	36,120.00	-20,556.14	-56.9 %
4200 Income								
4260 Interest Income								
4263 Reserve Interest	2.53	0.00	2.53		7.28	0.00	7.28	
4260 Total Interest Income	2.53	0.00	2.53		7.28	0.00	7.28	
4310 Maintenance & Repairs	0.00	0.00	0.00		-111.00	0.00	-111.00	
4200 Other Income	212.44	0.00	212.44		17,226.28	0.00	17,226.28	
4200 Total Income	214.97	0.00	214.97		17,122.56	0.00	17,122.56	
4600 Special Assessment Income	0.00	0.00	0.00		563.50	0.00	563.50	
TOTAL INCOME	5,817.24	7,945.84	-2,128.60	-26.8 %	49,684.76	95,350.00	-45,665.24	-47.9 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	471.00	446.00	25.00	5.6 %	2,330.00	5,352.00	-3,022.00	-56.5 %
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	76.00	50.00	26.00	52.0 %
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 %	2,431.00	5,422.00	-2,991.00	-55.2 %
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	8.00	16.67	-8.67	-52.0 %	101.06	200.00	-98.94	-49.5 %
5240 Sewer	533.00	520.00	13.00	2.5 %	2,652.00	6,240.00	-3,588.00	-57.5 %
5260 Garbage	300.53	310.00	-9.47	-3.1 %	1,502.57	3,720.00	-2,217.43	-59.6 %
5200 Total Utilities	841.53	846.67	-5.14	-0.6 %	4,255.63	10,160.00	-5,904.37	-58.1 %
5300 General Expenses								
5301 Accounting	0.00	200.00	-200.00	-100.0 %	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	0.00	0.00	0.00		2,075.00	0.00	2,075.00	
5300 Total General Expenses	0.00	346.17	-346.17	-100.0 %	2,075.00	1,954.00	121.00	6.2 %
5400 Landscaping								
5410 Landscaping Contract	325.20	350.00	-24.80	-7.1 %	899.72	4,200.00	-3,300.28	-78.6 %
5400 Total Landscaping	325.20	350.00	-24.80	-7.1 %	899.72	4,200.00	-3,300.28	-78.6 %
5600 Insurance								

	Actual 04/01/21 - 04/30/21	Budget 04/21 - 04/21	\$ 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	0.00	3,010.00	-3,010.00	-100.0 %	17,050.00	36,120.00	-19,070.00	-52.8 %
TOTAL EXPENSE	2,088.81	8,129.19	-6,040.38	-74.3 %	29,616.75	95,350.00	-65,733.25	-68.9 %
NET INCOME	3,728.43	-183.35	3,911.78	2,133.5 %	20,068.01	0.00	20,068.01	
NET INCOME SUMMARY								
Income	5,817.24	7,945.84	-2,128.60	-26.8 %	49,684.76	95,350.00	-45,665.24	-47.9 %
Expense	-2,088.81	-8,129.19	6,040.38	74.3 %	-29,616.75	-95,350.00	65,733.25	68.9 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	3,728.43	-183.35	3,911.78	2,133.5 %	20,068.01	0.00	20,068.01	

Delinquency (Summary)

Property: Lakeview COA
 All homeowners as of 04/30/21
 * indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
			CONDO/HOA	1,000.00
			CONDO/HOA	100.00
			CONDO/HOA	100.00
			CONDO/HOA	100.00
			CONDO/HOA	16,055.23
			CONDO/HOA	17,401.42
			CONDO/HOA	2,564.79
			CONDO/HOA	7,946.25
			CONDO/HOA	100.00
			CONDO/HOA	589.56
Total Delinquent for Property:				45,957.25

Report Summary

Detail	Value
Homeowners:	10
Percent Delinquent:	37.04 %
Delinquent Amount:	45,957.25

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 04/30/21

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
	Lakev					312.00
	Lakev					665.56
	Lakev					12.84
	Lakev					319.59
	Lakev					312.00
	Lakev					319.59
	Lakev					319.59
	Lakev					312.00
	Lakev					721.64
	Lakev					256.59
	Lakev					1,200.00
	Lakev					138.14
	Lakev					61.86
Totals:						4,951.40

Checks By Account

Property: Lakeview COA
Date Range: 04/01/21 - 04/30/21

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	4/1/21	947	Monthly Managem	4/1/21	April	Lakev	446.00
RPM Services Inc	4/1/21	947	Monthly website r	4/16/21	April	Lakev	25.00
							471.00
5200 Utilities : 5210 Electric							
Clark Public Utiliti	4/8/21	951	Monthly Electricity	5/1/21	7236-175-1	Lakev	8.00
							8.00
5200 Utilities : 5240 Sewer							
Clark Regional W:	4/8/21	948	Monthly Sewer Ac	4/1/21	016125-000	Lakev	533.00
							533.00
5200 Utilities : 5260 Garbage							
Waste Connector	4/8/21	949	Monthly Garbage :	4/1/21	2010-976517	Lakev	300.53
							300.53
5400 Landscaping : 5410 Landscaping Contract							
B & T Resources,	4/8/21	950	160-1	4/8/21	160-1	Lakev	325.20
							325.20
5600 Insurance : 5610 Insurance							
American Family I	4/8/21	ACH	Customer #019-8	6/22/21	019-860-226-37	Lakev	451.08
							451.08
Total Amount:							2,088.81

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 04/30/21

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
04/19/21	D14939	Bank Deposit	1,244.03
04/30/21	D15007	Bank Deposit	880.59
			7,846.69

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
			4,163.81

Outstanding Deposits

Date	Ref #	Details	Amount
05/01/21	D15036	Bank Deposit	319.59
05/10/21	D15088	Bank Deposit	2,143.53
			2,463.12

Outstanding Payments

Date	Ref #	Details	Amount
05/01/21	953	RPM Services Inc,	495.00
05/03/21	J6488	Journal: Monthly Reserve	3,010.00
05/12/21	954	Clark Regional Wastewater District	533.00
05/12/21	955	Waste Connections	300.53
05/12/21	956	Clark Public Utilities	19.51
05/12/21	ACH	American Family Insurance	451.08
			4,809.12

Summary

Beginning Balance:	45,845.11
+ Selected Deposits (5)	7,846.69
- Selected Payments (7)	4,163.81
Ending Balance:	49,327.99
Goal:	49,327.99
Difference:	0.00

Reconciled Balance	49,327.99
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	49,327.99



UMPQUA BANK

April 30, 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: March 31, 2021
This statement: April 30, 2021

BUSINESS FREE CHECKING

Account number	00000001	Beginning balance	\$45,645.11
Low balance	\$47,203.37	Deposits/Additions	\$7,846.69
Average balance	\$48,497.09	Withdrawals/Subtractions	\$4,163.81
Interest earned	\$0.00	Ending balance	\$49,327.99

Deposits/Additions

Date	Description	Additions
04-01	Deposit	2,670.77
04-09	Deposit	2,731.71
04-19	Deposit	1,244.03
04-30	Deposit	880.59
Total Additions		\$7,527.10

ACH and Electronic Payments/Subtractions

Date	Description	Subtractions
04-09	ACH Debit American Family Webpayment 00000001000000000000000000000000	461.08
Total ACH and Electronic Payments/Subtractions		\$461.08

ACH and Electronic Deposits/Additions

Date	Description	Additions
04-01	ACH Credit Paylease.Com Settlement 00000001000000000000000000000000	319.59
Total ACH and Electronic Deposits/Additions		\$319.59

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	45,645.11	04-09	50,445.10	04-19	48,447.40
04-01	48,635.47	04-12	50,437.10	04-30	49,327.99
04-06	48,164.47	04-13	47,203.37		

Overdraft Fee Summary

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Checks

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
943	\$2,075.00	04-13	949	\$300.53	04-13
*947	\$471.00	04-06	950	\$325.20	04-13
948	\$533.00	04-13	951	\$8.00	04-12

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

Total Checks paid: 6 for **-\$3,712.73**

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: 04/30/21

Deposits

Date	Ref #	Details	Amount
04/30/21	J6501	Journal: Interest	2.53
			<u>2.53</u>

Outstanding Deposits

Date	Ref #	Details	Amount
05/03/21	J6488	Journal: Monthly Reserve	3,010.00
			<u>3,010.00</u>

Summary

Beginning Balance:	102,332.73
+ Selected Deposits (1)	2.53
- Selected Payments (0)	0.00
Ending Balance:	102,335.26
Goal:	102,335.26
Difference:	0.00

Reconciled Balance	102,335.26
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	102,335.26



UMPQUA BANK

April 30, 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: March 31, 2021
This statement: April 30, 2021

MAIN STREET MONEY MARKET

Account number	000000000	Beginning balance	\$102,332.73
Low balance	\$102,332.73	Additions/Deposits	\$2.53
Average balance	\$102,332.73	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$7.28	Ending balance	\$102,335.26
Interest earned	\$2.53		

Other Deposits/ Additions

Date	Description	Additions
04-30	Interest Credit	2.53
Total Other Deposits/ Additions		\$2.53

Daily Balances

Date	Balance	Date	Balance
03-31	102,332.73	04-30	102,335.26

Interest Information

Annual percentage yield earned	.03%
Interest-bearing days	30
Average balance for APY	\$102,332.73
Interest earned	\$2.53
Interest paid year to date	\$7.28
Statement period	04/01 to 04/30

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**

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P.O. Box 3855
 Seattle, WA 98124-3855
 (360) 750-5878
 (360) 993-8800 SelfPay
 (360) 750-7570 Fax
 www.crwwd.com

Billing Statement

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 3/1/2021 To 3/31/2021
BILLING DATE: 3/31/2021
DUE DATE: 4/30/2021

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

PAID
 APR 9 8 2021
 CK# 940

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



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. 17361240
STATEMENT DATE 04/01/21
DUE DATE 04/25/21
BILLING PERIOD 03/01/21 - 03/31/21

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.

014490 2/2

Beware of online bill pay websites that may appear to be affiliated with Waste Connections but are not. Dovo.com is one such website that allows customers to pay bills online. PAGE 1



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. 17361240
STATEMENT DATE 04/01/21
DUE DATE 04/25/21
BILLING PERIOD 03/01/21 - 03/31/21

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

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

APR 1 2021
CK#949

INVOICE STATEMENT

014490 1/2

Date	Description	Amount
	Previous Balance	\$ 300.53
03/22/21	Payment Thank You! 945	\$ -300.53
	Total Payments And Credits	\$ -300.53
	Service Location	
	Acct #976517	
03/31/21	4Yd Cont 1X Weekly 03/01/21-03/31/21	\$ 225.33
03/31/21	Multi-Family Recycle 03/01/21-03/31/21	\$ 42.72
03/31/21	Perm Cont Rent 4Yd 03/01/21-03/31/21	\$ 17.06
03/31/21	Recycle Process Surcharge 03/01/21-03/31/21	\$ 5.88
	Refuse Tax 3.6%	\$ 8.11
	State Sales Tax 8.4%	\$ 1.43
	Current Charges And Fees	\$ 300.53
	Total Due	\$ 300.53

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

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

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



Invoice

B & T Resources, LLC

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

INVOICE NO: 160-1
DATE: 04/01/2021

APR 15 2021
CK# 950

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

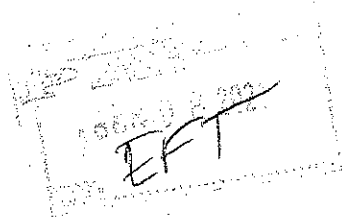
SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Geoff Crosby	Lakeview Condominiums	Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Landscape Maintenance April 2021		300.00

SUBTOTAL	300.00
SALES TAX	25.20
TOTAL	325.20

Becki Johnson

From: American Family Insurance <AmFamOnlineBilling@amfam.com>
Sent: Monday, April 5, 2021 4:01 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:

Billing Account: 019-860-226-37 (Lakeview Insurance)

Minimum Due: \$451.08

Account Balance: \$1,353.24

Due Date: 5/1/2021

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



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

Your Electricity Use

Residential electric service meter 501493
 In 33 days you used 161 kwh
 Present reading - 04/05/21 16805
 Previous reading - 03/03/21 16644
Total electric usage 161
 Your charge for 161 kwh is:
 Basic service \$12.00
 161 kwh @ 8.16 cents each 13.14
 REP Credit @ 0.085 cents/kwh* -0.14
Total electric service \$25.00
Your average daily cost was \$0.76

Total Cost This Billing

Total electric service \$25.00
Total charges this billing \$25.00

* Residential Exchange Program Credit via BPA.
 After reviewing 2020 budget surplus options, utility commissioners approved a credit on your April bill. Refer to the Currents newsletter or login to MyAccount for more information.

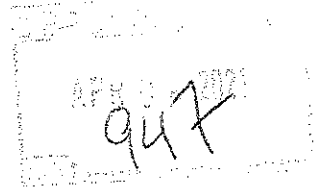
Account Summary

Previous balance \$23.71
 Payments - thank you
 March 18, 2021 23.71CR
 Bill Credit
 April 1, 2021 17.00CR
 Balance forward 17.00CR
 Current charges 25.00
Current balance \$8.00

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
04/05/21	33	161	5
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
04/03/19	29	64	2



Lakeview Condo Owners Association

Website Management Fee

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

Monthly \$25.00

APRIL 2021

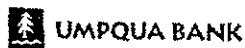
APR 2 2021
REH

Lakeview Condo Owners Association

2021 Reserve Contribution

Monthly \$3,010.00

APRIL 2021



Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 2081877839
Approval Status: 1 of 1 received
Transmitted: 03/31/2021 04:23:59 PM (ET)
Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - *4488 - Available \$48,655.11
(Balance as of: 03/31/2021 12:00:00 AM (ET) Not a
guarantee of available funds.)

To Account: Lakeview RES - Checking - *1419 - Available \$99,321.02
(Balance as of: 03/31/2021 12:00:00 AM (ET) Not a
guarantee of available funds.)

Amount: \$3,010.00

Description: Monthly Transfer

Send On: 03/31/2021 (today)



BILLING & PAYMENTS

PRINT CONFIRMATION



You've successfully scheduled a payment.

\$451.08 will be paid on 04/08/21

Details

Lakeview Insurance	
Confirmation Number	000000024560fy6
Payment Details	\$451.08 04/08/21
Payment Method	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

[View Future Payments Schedule for Policy 46X261040276](#)

[Back to Billing & Payments](#)

Last login: March 5, 2021 at 7:38 a.m.