

Financial Statement

Property: Lakeview COA

04/01/22 - 04/30/22 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	54,308.90
1000 Total Operating Accounts	<u>54,308.90</u>

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	72,428.08
1111 Total Reserve Account	<u>72,428.08</u>

Total Bank 126,736.98

Other Current Asset

1200 Undeposited Funds	1,315.34
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Total Other Current Asset 1,315.34

TOTAL ASSETS

128,052.32

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-64,800.67
3010 Disbursements From Reserve	130,180.21
3040 Reserve Account Equity	<u>46,946.34</u>

Total Equity 112,325.88

Net Income (1/1/2022 thru 3/31/2022) 17,134.84

Income

4000 HOA Dues	5,039.72
4050 Reserve Income	2,913.49
4200 Income	
4260 Interest Income	
4263 Reserve Interest	1.18
4260 Total Interest Income	<u>1.18</u>

4030 SA22 Special Assessment	1,900.00
4200 Total Income	<u>1,901.18</u>

Total Income 9,854.39

Expense

5000 Association Expenses	
5010 Management Fees	525.00
5000 Total Association Expenses	<u>525.00</u>

5100 Repairs & Maintenance 4,520.77

5200 Utilities	
5210 Electric	14.20
5240 Sewer	546.00
5260 Garbage	304.12
5200 Total Utilities	<u>864.32</u>

5300 General Expenses

5301 Accounting	130.00
5305 Legal	1,401.00
5300 Total General Expenses	<u>1,531.00</u>
5400 Landscaping	
5410 Landscaping Maintenance	325.20
5400 Total Landscaping	<u>325.20</u>
5600 Insurance	
5610 Insurance	486.50
5600 Total Insurance	<u>486.50</u>
6700 Reserve Contribution	3,010.00
Total Expense	<u>11,262.79</u>
Net Income (4/1/2022 thru 4/30/2022)	-1,408.40
Total Equity	<u>128,052.32</u>
TOTAL LIABILITIES & EQUITY	<u>128,052.32</u>

General Ledger

Property: Lakeview COA

Detail 04/01/22 - 04/30/22 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance	
4000	HOA Dues	(Income)				15,348.53	
04/01/22	CRALOC	1920				15,448.53	
04/01/22	PPALOC	Web Pay CHk				15,295.33	
04/02/22	CSTPAY	000050025				15,468.05	
04/02/22	CHPAID	0083917026				15,630.49	
04/02/22	CHPAID	373				15,792.93	
04/02/22	CHPAID	373				15,959.32	
04/02/22	CHPAID	373				16,125.71	
04/02/22	CHPAID	756189209				16,292.10	
04/04/22	CHPAID	238				16,304.98	
04/04/22	CSTPAY	238				16,606.40	
04/05/22	CHPAID	Web Pay CH				16,778.72	
04/08/22	CSTPAY	0009640987				16,778.82	
04/08/22	CHPAID	0009640987				16,916.96	
04/08/22	CHPAID	0009640987				17,087.80	
04/08/22	CHPAID	0085870364				17,250.24	
04/12/22	CHPAID	0000303993				17,412.88	
04/12/22	CHPAID	600				17,575.32	
04/21/22	CHPAID	940				17,757.13	
04/22/22	CSTPAY	2839785754				17,919.57	
04/27/22	CHPAID	759070187				18,001.17	
04/28/22	UNALOC	404				18,313.17	
04/28/22	UNALOC	404				18,632.76	
04/28/22	UNALOC	404				18,952.35	
04/29/22	CSTPAY	000050027				19,125.07	
04/29/22	UNALOC	0089694303				19,437.07	
04/29/22	UNALOC	759517348				19,749.07	
04/29/22	UNALOC	759703856				20,068.66	
04/29/22	UNALOC	Web Pay CHk				20,388.25	
4000 HOA Dues			Beg Bal: 15,348.53	Activity: 5,039.72	153.20	5,192.92	20,388.25
4050	Reserve Income	(Income)				11,690.93	
04/01/22	PYALOC	Web Pay CHK				11,844.13	
04/02/22	CSTPAY	000050025				12,003.16	
04/02/22	CHPAID	0083917026				12,152.72	
04/02/22	CHPAID	373				12,302.28	
04/02/22	CHPAID	373				12,455.48	
04/02/22	CHPAID	373				12,608.68	
04/02/22	CHPAID	756189209				12,761.88	
04/04/22	CSTPAY	238				13,086.76	
04/05/22	CHPAID	Web Pay CHK				13,145.42	
04/06/22	CRALOC	3837				13,245.42	
04/08/22	CHPAID	0009640987				13,372.61	
04/08/22	CHPAID	0009640987				13,530.00	
04/08/22	CHPAID	0085870362				13,533.12	
04/08/22	CHPAID	0085870364				13,679.56	
04/12/22	CHPAID	0000303993				13,829.31	
04/12/22	CHPAID	600				13,978.87	
04/21/22	CHPAID	940				14,146.27	
04/22/22	CSTPAY	2839785754				14,295.83	
04/27/22	CHPAID	759070187				14,445.39	
04/29/22	CSTPAY	000050027				14,604.42	

Date	Type	Reference	Description	Debit	Credit	Balance	
	4050 Reserve Income		Beg Bal: 11,690.93	Activity: 2,913.49	0.00	2,913.49	14,604.42
4210	Late Fees (Income)		No activity in the period				1,005.00
	4210 Late Fees		Beg Bal: 1,005.00	Activity: 0.00	0.00	0.00	1,005.00
4230	Legal Fees Income (Income)		No activity in the period				733.07
	4230 Legal Fees Income		Beg Bal: 733.07	Activity: 0.00	0.00	0.00	733.07
4232	Delinquent Collections Income (Income)		No activity in the period				25.00
	4232 Delinquent Collections Income		Beg Bal: 25.00	Activity: 0.00	0.00	0.00	25.00
4250	Violation Fees Income (Income)		No activity in the period				1,600.00
	4250 Violation Fees Income		Beg Bal: 1,600.00	Activity: 0.00	0.00	0.00	1,600.00
4263	Reserve Interest (Income)						2.94
	04/28/22 JOURNL J7512		Interest		1.18		4.12
	4263 Reserve Interest		Beg Bal: 2.94	Activity: 1.18	0.00	1.18	4.12
4900	Misc Income (Income)		No activity in the period				462.83
	4900 Misc Income		Beg Bal: 462.83	Activity: 0.00	0.00	0.00	462.83
4310	Maintenance & Repairs (Income)		No activity in the period				147.08
	4310 Maintenance & Repairs		Beg Bal: 147.08	Activity: 0.00	0.00	0.00	147.08
5010	Management Fees (Expense)						1,575.00
	04/01/22 CHKITM 1044		RPM Services Inc.: Monthly website mgmt fee April	25.00			1,600.00
	04/01/22 CHKITM 1044		RPM Services Inc.: April	500.00			2,100.00
	5010 Management Fees		Beg Bal: 1,575.00	Activity: 525.00	525.00	0.00	2,100.00
5020	Postage / Copies (Expense)		No activity in the period				7.33
	5020 Postage / Copies		Beg Bal: 7.33	Activity: 0.00	0.00	0.00	7.33
5100	Repairs & Maintenance (Expense)						5,345.26
	04/01/22 CHKITM 1043		Leak Seal Roofing, Inc.: #6 chimney & creak repair	379.75			5,725.01
	04/26/22 CHKITM 1049		Danovia Marith: reimb for tools in storage room of #5 garage, h	395.90			6,120.91
	04/28/22 CHKITM 1051		ABC Handyman: #6 deposit sheetrock, insulation, etc.	3,848.20			9,969.11
	04/29/22 BNKDEP D17838		Lakeview COA OPR 4488 refund all around maint - invoice #1		103.08		9,866.03
	5100 Repairs & Maintenance		Beg Bal: 5,345.26	Activity: 4,520.77	4,623.85	103.08	9,866.03
5110	Roof Maint/Repair (Expense)		No activity in the period				1,133.33
	5110 Roof Maint/Repair		Beg Bal: 1,133.33	Activity: 0.00	0.00	0.00	1,133.33
5120	Gutter Repairs/Maint. (Expense)		No activity in the period				2,256.61
	5120 Gutter Repairs/Maint.		Beg Bal: 2,256.61	Activity: 0.00	0.00	0.00	2,256.61
5160	Electrical Repairs (Expense)		No activity in the period				1,085.00
	5160 Electrical Repairs		Beg Bal: 1,085.00	Activity: 0.00	0.00	0.00	1,085.00
5210	Electric (Expense)						39.01
	04/15/22 CHKITM 1047		Clark Public Utilities: 7236-175-1	14.20			53.21
	5210 Electric		Beg Bal: 39.01	Activity: 14.20	14.20	0.00	53.21
5240	Sewer (Expense)						1,625.00
	04/15/22 CHKITM 1046		Clark Regional Wastewater District: Monthly Sewer Acct#01612	546.00			2,171.00
	5240 Sewer		Beg Bal: 1,625.00	Activity: 546.00	546.00	0.00	2,171.00

Date	Type	Reference	Description	Debit	Credit	Balance
5260	Garbage (Expense)					968.25
04/15/22	CHKITM	1048	Waste Connections: Monthly Garbage 2010-976517	304.12		1,272.37
5260	Garbage		Beg Bal: 968.25 Activity: 304.12	304.12	0.00	1,272.37
5301	Accounting (Expense)					0.00
04/01/22	CHKITM	1042	Wayne Rivers, CPA: 2021 tax return	130.00		130.00
5301	Accounting		Beg Bal: 0.00 Activity: 130.00	130.00	0.00	130.00
5305	Legal (Expense)					661.00
04/06/22	CHKITM	1045	Harker Lepore LLC:	1,401.00		2,062.00
5305	Legal		Beg Bal: 661.00 Activity: 1,401.00	1,401.00	0.00	2,062.00
5410	Landscaping Maintenance (Expense)					650.40
04/01/22	CHKITM	1041	B & T Resources, LLC: March	325.20		975.60
5410	Landscaping Maintenance		Beg Bal: 650.40 Activity: 325.20	325.20	0.00	975.60
5430	Tree Removal (Expense)					575.61
			No activity in the period			575.61
5430	Tree Removal		Beg Bal: 575.61 Activity: 0.00	0.00	0.00	575.61
5610	Insurance (Expense)					973.00
04/01/22	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	486.50		1,459.50
5610	Insurance		Beg Bal: 973.00 Activity: 486.50	486.50	0.00	1,459.50
6700	Reserve Contribution (Expense)					12,022.18
04/01/22	JOURNL	J7401	Monthly Reserve	3,010.00		15,032.18
6700	Reserve Contribution		Beg Bal: 12,022.18 Activity: 3,010.00	3,010.00	0.00	15,032.18
Totals:				11,519.07	8,210.67	

Profit & Loss 12 Month Recap

Property: Lakeview COA

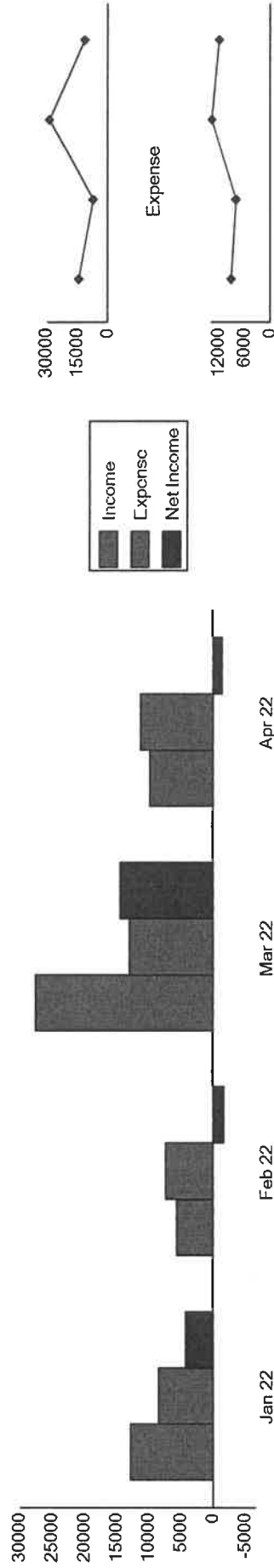
Monthly recap 01/01/22 - 04/30/22 (cash basis)

	JAN 22	FEB 22	MAR 22	APR 22	TOTAL
INCOME					
4000 HOA Dues	5,013.45	2,521.63	7,813.45	5,039.72	20,388.25
4050 Reserve Income	4,187.32	2,220.81	5,282.80	2,913.49	14,604.42
4200 Income					
4028 SA20 Special Assessment	0.00	0.00	1,000.00	0.00	1,000.00
4210 Late Fees	0.00	0.00	1,005.00	0.00	1,005.00
4230 Legal Fees Income	0.00	0.00	733.07	0.00	733.07
4232 Delinquent Collections Income	0.00	0.00	25.00	0.00	25.00
4250 Violation Fees Income	100.00	0.00	1,500.00	0.00	1,600.00
4260 Interest Income					
4263 Reserve Interest	0.92	0.88	1.14	1.18	4.12
4260 Total Interest Income	0.92	0.88	1.14	1.18	4.12
4900 Misc Income	0.00	0.00	462.83	0.00	462.83
4029 SA21 Special Assessment	-700.00	0.00	0.00	0.00	-700.00
4030 SA22 Special Assessment	4,245.33	954.67	7,536.44	1,900.00	14,636.44
4200 Total Income	3,646.25	955.55	12,263.48	1,901.18	18,766.46
4300 Other Property Income	0.00	0.00	147.08	0.00	147.08
4310 Maintenance & Repairs	0.00	0.00	147.08	0.00	147.08
4300 Total Other Property Income	0.00	0.00	147.08	0.00	147.08
4626 SA18 Special Assessment	0.00	0.00	1,000.00	0.00	1,000.00
4627 SA19	0.00	0.00	1,000.00	0.00	1,000.00
TOTAL INCOME	12,847.02	5,697.99	27,506.81	9,854.39	55,906.21
EXPENSE					
5000 Association Expenses					
5010 Management Fees	471.00	579.00	525.00	525.00	2,100.00
5020 Postage / Copies	0.00	7.33	0.00	0.00	7.33
5000 Total Association Expenses	471.00	586.33	525.00	525.00	2,107.33
5100 Repairs & Maintenance					
5110 Roof Maint/Repair	0.00	1,133.33	0.00	0.00	1,133.33
5120 Gutter Repairs/Maint.	2,256.61	0.00	0.00	0.00	2,256.61
5160 Electrical Repairs	0.00	1,085.00	0.00	0.00	1,085.00
5100 Other Repairs & Maintenance	645.48	103.08	4,596.70	4,520.77	9,866.03
5100 Total Repairs & Maintenance	2,902.09	2,321.41	4,596.70	4,520.77	14,340.97
5200 Utilities					
5210 Electric	12.24	12.49	14.28	14.20	53.21
5240 Sewer	533.00	546.00	546.00	546.00	2,171.00

	JAN 22	FEB 22	MAR 22	APR 22	TOTAL
5260 Garbage	301.95	304.12	362.18	304.12	1,272.37
5200 Total Utilities	847.19	862.61	922.46	864.32	3,496.58
5300 General Expenses					
5301 Accounting	0.00	0.00	0.00	130.00	130.00
5305 Legal	376.00	107.50	177.50	1,401.00	2,062.00
5300 Total General Expenses	376.00	107.50	177.50	1,531.00	2,192.00
5400 Landscaping					
5410 Landscaping Maintenance	325.20	0.00	325.20	325.20	975.60
5430 Tree Removal	575.61	0.00	0.00	0.00	575.61
5400 Total Landscaping	900.81	0.00	325.20	325.20	1,551.21
5600 Insurance					
5610 Insurance	0.00	486.50	486.50	486.50	1,459.50
5600 Total Insurance	0.00	486.50	486.50	486.50	1,459.50
6700 Reserve Contribution	3,010.00	3,010.00	6,002.18	3,010.00	15,032.18
TOTAL EXPENSE	8,507.09	7,374.35	13,035.54	11,262.79	40,179.77
NET INCOME	4,339.93	-1,676.36	14,471.27	-1,408.40	15,726.44

NET INCOME SUMMARY

	JAN 22	FEB 22	MAR 22	APR 22	TOTAL
Income	12,847.02	5,697.99	27,506.81	9,854.39	55,906.21
Expense	-8,507.09	-7,374.35	-13,035.54	-11,262.79	-40,179.77
NET INCOME	4,339.93	-1,676.36	14,471.27	-1,408.40	15,726.44



Budget Comparison

Property: Lakeview COA

Comparison Periods: 04/01/22 - 04/30/22 and 01/01/22 - 12/31/22 (cash basis)

	Actual 04/01/22 - 04/30/22	Budget 04/22 - 04/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
INCOME								
4000 HOA Dues	5,039.72	3,269.17	1,770.55	54.2 %	19,499.09	39,230.00	-19,730.91	-50.3 %
4050 Reserve Income	2,913.49	3,010.00	-96.51	-3.2 %	15,824.56	36,120.00	-20,295.44	-56.2 %
4200 Income								
4028 SA20 Special Assessment	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4210 Late Fees	0.00	0.00	0.00		1,005.00	0.00	1,005.00	
4230 Legal Fees Income	0.00	0.00	0.00		733.07	0.00	733.07	
4232 Delinquent Collections Income	0.00	0.00	0.00		25.00	0.00	25.00	
4250 Violation Fees Income	0.00	0.00	0.00		1,600.00	0.00	1,600.00	
4260 Interest Income								
4263 Reserve Interest	1.18	0.00	1.18		4.12	0.00	4.12	
4260 Total Interest Income	1.18	0.00	1.18		4.12	0.00	4.12	
4900 Misc Income	0.00	0.00	0.00		462.83	0.00	462.83	
4029 SA21 Special Assessment	0.00	0.00	0.00		-700.00	0.00	-700.00	
4030 SA22 Special Assessment	1,900.00	1,666.67	233.33	14.0 %	14,636.44	20,000.00	-5,363.56	-26.8 %
4200 Total Income	1,901.18	1,666.67	234.51	14.1 %	18,766.46	20,000.00	-1,233.54	-6.2 %
4300 Other Property Income								
4310 Maintenance & Repairs	0.00	0.00	0.00		147.08	0.00	147.08	
4300 Total Other Property Income	0.00	0.00	0.00		147.08	0.00	147.08	
4626 SA18 Special Assessment	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4627 SA19	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
TOTAL INCOME	9,854.39	7,945.84	1,908.55	24.0 %	56,237.19	95,350.00	-39,112.81	-41.0 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	525.00	500.00	25.00	5.0 %	2,625.00	6,000.00	-3,375.00	-56.2 %
5020 Postage / Copies	0.00	8.34	-8.34	-100.0 %	7.33	100.00	-92.67	-92.7 %
5065 Website	0.00	25.00	-25.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5000 Total Association Expenses	525.00	533.34	-8.34	-1.6 %	2,632.33	6,400.00	-3,767.67	-58.9 %
5100 Repairs & Maintenance								
5110 Roof Maint/Repair	0.00	0.00	0.00		1,133.33	0.00	1,133.33	
5120 Gutter Repairs/Maint.	0.00	0.00	0.00		2,256.61	0.00	2,256.61	
5160 Electrical Repairs	0.00	0.00	0.00		1,085.00	0.00	1,085.00	
5100 Other Repairs & Maintenance	4,520.77	952.84	3,567.93	374.5 %	9,866.03	11,434.00	-1,567.97	-13.7 %
5100 Total Repairs & Maintenance	4,520.77	952.84	3,567.93	374.5 %	14,340.97	11,434.00	2,906.97	25.4 %
5200 Utilities								

	Actual 04/01/22 - 04/30/22	Budget 04/22 - 04/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
5210 Electric	14.20	16.67	-2.47	-14.8 %	53.21	200.00	-146.79	-73.4 %
5240 Sewer	546.00	533.00	13.00	2.4 %	2,171.00	6,396.00	-4,225.00	-66.1 %
5260 Garbage	304.12	310.00	-5.88	-1.9 %	1,272.37	3,720.00	-2,447.63	-65.8 %
5200 Total Utilities	864.32	859.67	4.65	0.5 %	3,496.58	10,316.00	-6,819.42	-66.1 %
5300 General Expenses								
5301 Accounting	130.00	0.00	130.00		130.00	0.00	130.00	
5305 Legal	1,401.00	145.34	1,255.66	863.9 %	2,062.00	1,744.00	318.00	18.2 %
5310 Taxes	0.00	16.67	-16.67	-100.0 %	0.00	200.00	-200.00	-100.0 %
5315 State Filing Fee	0.00	0.84	-0.84	-100.0 %	0.00	10.00	-10.00	-100.0 %
5300 Total General Expenses	1,531.00	162.85	1,368.15	840.1 %	2,192.00	1,954.00	238.00	12.2 %
5400 Landscaping								
5410 Landscaping Maintenance	325.20	0.00	325.20		975.60	0.00	975.60	
5430 Tree Removal	0.00	0.00	0.00		575.61	0.00	575.61	
5400 Other Landscaping	0.00	291.67	-291.67	-100.0 %	0.00	3,500.00	-3,500.00	-100.0 %
5400 Total Landscaping	325.20	291.67	33.53	11.5 %	1,551.21	3,500.00	-1,948.79	-55.7 %
5600 Insurance								
5610 Insurance	486.50	0.00	486.50		1,946.00	0.00	1,946.00	
5600 Other Insurance	0.00	468.84	-468.84	-100.0 %	0.00	5,626.00	-5,626.00	-100.0 %
5600 Total Insurance	486.50	468.84	17.66	3.8 %	1,946.00	5,626.00	-3,680.00	-65.4 %
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	-100.0 %	0.00	20,000.00	-20,000.00	-100.0 %
6700 Reserve Contribution	3,010.00	3,010.00	0.00	0.0 %	18,042.18	36,120.00	-18,077.82	-50.0 %
TOTAL EXPENSE	11,262.79	7,945.88	3,316.91	41.7 %	44,201.27	95,350.00	-51,148.73	-53.6 %
NET INCOME	-1,408.40	-0.04	-1,408.36	-3,520,900.0 %	12,035.92	0.00	12,035.92	
NET INCOME SUMMARY								
Income	9,854.39	7,945.84	1,908.55	24.0 %	56,237.19	95,350.00	-39,112.81	-41.0 %
Expense	-11,262.79	-7,945.88	-3,316.91	41.7 %	-44,201.27	-95,350.00	51,148.73	53.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-1,408.40	-0.04	-1,408.36	-3,520,900.0 %	12,035.92	0.00	12,035.92	

Delinquency (Summary)

Property: Lakeview COA
 Current homeowners as of 04/30/22

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
			CONDO/HOA	256.59
			CONDO/HOA	1,000.00
			CONDO/HOA	25,104.76
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	463.56

Total Delinquent for Property: 28,824.91

Report Summary

Detail	Value
Homeowners:	6
Percent Delinquent:	30.00 %
Delinquent Amount:	28,824.91

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 04/30/22

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						951.18
						312.00
						319.59
						312.00
						319.59
						319.59
						312.00
						2,556.72
						1,631.75
						0.10
					Totals:	7,354.11

Checks By Account

Property: Lakeview COA

Date Range: 04/01/22 - 04/30/22

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	4/1/22	1044	April	4/1/22	April	Lakev	500.00
RPM Services Inc	4/1/22	1044	Monthly website r	4/16/22	April	Lakev	25.00
							525.00
5100 Repairs & Maintenance							
Leak Seal Roofing	4/1/22	1043	#6 chimney & cre	3/30/22	6238	Lakev	379.75
Danovia Marith	4/26/22	1049	reimb for tools in :	4/26/22	reimb	Lakev	395.90
ABC Handyman	4/28/22	1051	#6 deposit sheet	4/28/22	Deposit	Lakev	3,848.20
							4,623.85
5200 Utilities : 5210 Electric							
Clark Public Utiliti	4/15/22	1047	7236-175-1	4/1/22	7236-175-1	Lakev	14.20
							14.20
5200 Utilities : 5240 Sewer							
Clark Regional W	4/15/22	1046	Monthly Sewer Ac	4/1/22	016125-000	Lakev	546.00
							546.00
5200 Utilities : 5260 Garbage							
Waste Connector	4/15/22	1048	Monthly Garbage :	4/1/22	2010-976517	Lakev	304.12
							304.12
5300 General Expenses : 5301 Accounting							
Wayne Rivers, CF	4/1/22	1042	2021 tax return	3/30/22	752	Lakev	130.00
							130.00
5300 General Expenses : 5305 Legal							
Harker Lepore LLC	4/6/22	1045		4/6/22	5967	Lakev	1,401.00
							1,401.00
5400 Landscaping : 5410 Landscaping Maintenance							
B & T Resources,	4/1/22	1041	March	3/8/22	196-1	Lakev	325.20
							325.20
5600 Insurance : 5610 Insurance							
American Family I	4/1/22	ACH	Customer #019-8	4/1/22	019-860-226-37	Lakev	486.50
							486.50
Total Amount:							8,355.87

Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 05/03/22

Deposits

Date	Ref #	Details	Amount
03/31/22	D17593	Bank Deposit: Deposit - epay	219.59
04/05/22	D17648	Bank Deposit: Deposit - epay	1,230.98
04/07/22	D17662	Bank Deposit: Deposit	2,553.70
04/13/22	D17729	Bank Deposit: Deposit	1,630.05
04/22/22	D17777	Bank Deposit: Deposit	1,349.21
04/29/22	D17838	Bank Deposit: Deposit	1,597.42
			8,580.95

Payments

Date	Ref #	Details	Amount
03/01/22	1034	Danovia Marith	60.06
04/01/22	1041	B & T Resources, LLC	325.20
04/01/22	1042	Wayne Rivers, CPA	130.00
04/01/22	1043	Leak Seal Roofing, Inc.	379.75
04/01/22	1044	RPM Services Inc,	525.00
04/01/22	ACH	American Family Insurance	486.50
04/01/22	J7401	Journal: Monthly Reserve	3,010.00
04/06/22	1045	Harker Lepore	1,401.00
04/15/22	1046	Clark Regional Wastewater District	546.00
04/15/22	1047	Clark Public Utilities	14.20
04/15/22	1048	Waste Connections	304.12
04/28/22	1051	ABC Handyman	3,848.20
			11,030.03

Outstanding Deposits

Date	Ref #	Details	Amount
04/29/22	D17866	Bank Deposit: DEposit - epay	319.59
05/02/22	D17885	Bank Deposit: Deposit - epay	330.98
			650.57

Outstanding Payments

Date	Ref #	Details	Amount
04/26/22	1049	Danovia Marith	395.90
05/01/22	ACH	American Family Insurance	486.50
05/01/22	1050	RPM Services Inc,	525.00
05/01/22	J7496	Journal: Monthly Reserve	3,010.00
			4,417.40

Summary

Beginning Balance:	56,834.29	Reconciled Balance	54,385.21
+ Selected Deposits (6)	8,580.95	+ Uncleared Deposits	650.57
- Selected Payments (12)	11,030.03	- Outstanding Checks	4,417.40
Ending Balance:	54,385.21	Register Balance	50,618.38
Goal:	54,385.21		
Difference:	0.00		



UMPQUA BANK

April 30, 2022 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, 2022
This statement: April 30, 2022

Please be aware that items may be presented for payment multiple times when your account does not contain sufficient funds to pay the item(s). We may charge you a fee each time an item is presented and you do not have sufficient funds in your account to pay the item. For services to help you manage your account, visit www.umpquabank.com/globalassets/media/documents/overdraft_disclosure_for_business_accounts.pdf

BUSINESS FREE CHECKING

Account number	██████████	Beginning balance	\$56,834.29
Low balance	\$52,652.63	Deposits/Additions	\$8,580.95
Average balance	\$55,946.76	Withdrawals/Subtractions	\$11,030.03
Interest earned	\$0.00	Ending balance	\$54,385.21

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-07	Deposit	2,553.70
04-13	Deposit	1,630.05
04-22	Deposit	1,349.21
04-29	Deposit	1,597.42
Total Additions		\$7,130.38

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
04-04	ACH Debit American Family Webpayment 000000026069q2x 20220404	486.50
Total ACH and Electronic Payments/Subtractions		\$486.50

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-01	ACH Credit Paylease.Com Settlement 000014202470605 20220401	219.59
04-06	ACH Credit Paylease.Com Settlement 000014275883521 20220406	1,230.98
Total ACH and Electronic Deposits/Additions		\$1,450.57

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
04-04	Cash Mgmt Trsfr Dr Ref 09213371 Funds Transfer To Dep [REDACTED] April Reserve Cont Ribution	3,010.00
Total Other Withdrawals/Subtractions		\$3,010.00

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
03-31	56,834.29	04-07	56,437.31	04-19	56,136.90
04-01	56,528.88	04-11	56,307.31	04-20	55,590.90
04-04	53,032.38	04-12	55,982.11	04-22	56,635.99
04-05	52,652.63	04-13	57,612.16	04-29	54,385.21
04-06	53,883.61	04-14	56,211.16	04-30	54,385.21

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>
1034	\$60.06	04-19	1045	\$1,401.00	04-14
*1041	\$325.20	04-12	1046	\$546.00	04-20
1042	\$130.00	04-11	1047	\$14.20	04-19
1043	\$379.75	04-05	1048	\$304.12	04-22
1044	\$525.00	04-01	*1051	\$3,848.20	04-29

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

Total Checks paid: 10 for **-\$7,533.53**

Bank Reconciliation Report

Lakeview COA Reserve Umpqua

Reconciled on: 05/03/22

Deposits

Date	Ref #	Details	Amount
04/01/22	J7401	Journal: Monthly Reserve	3,010.00
04/28/22	J7512	Journal: Interest	1.18
			3,011.18

Outstanding Deposits

Date	Ref #	Details	Amount
05/01/22	J7496	Journal: Monthly Reserve	3,010.00
			3,010.00

Summary

Beginning Balance:	69,416.90
+ Selected Deposits (2)	3,011.18
- Selected Payments (0)	0.00
Ending Balance:	72,428.08
Goal:	72,428.08
Difference:	0.00

Reconciled Balance	72,428.08
+ Uncleared Deposits	3,010.00
- Outstanding Checks	0.00
Register Balance	75,438.08



UMPQUA BANK

April 30, 2022 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, 2022
This statement: April 30, 2022

Please be aware that items may be presented for payment multiple times when your account does not contain sufficient funds to pay the item(s). We may charge you a fee each time an item is presented and you do not have sufficient funds in your account to pay the item. For services to help you manage your account, visit www.umpquabank.com/globalassets/media/documents/overdraft_disclosure_for_business_accounts.pdf

MAIN STREET MONEY MARKET

Account number	██████████	Beginning balance	\$69,416.90
Low balance	\$69,416.90	Additions/Deposits	\$3,011.18
Average balance	\$72,125.90	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$4.12	Ending balance	\$72,428.08
Interest earned	\$1.18		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
04-04	Cash Mgmt Trsfr Cr Ref ██████████ Funds Transfer Frm Dep ██████████ in April Reserve Cont Ribution	3,010.00
04-30	Interest Credit	1.18
Total Other Deposits/ Additions		\$3,011.18

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
03-31	69,416.90	04-04	72,426.90	04-30	72,428.08

Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	30
Average balance for APY	\$72,125.90
Interest earned	\$1.18
Interest paid year to date	\$4.12
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**

Lakeview Condo Owners Association

2022 Reserve Contribution

Monthly \$3,010.00

~~MAY~~ 2022
April

PAID
APR 02 2022



Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 2917797078
 Approval Status: 1 of 1 received
 Transmitted: 04/02/2022 02:37:55 PM (ET)
 Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - *██████ - Available \$56,528.88
 (Balance as of: 04/02/2022 02:33:19 PM (ET) Not a
 guarantee of available funds.)

To Account: Lakeview RES - Checking - *██████ - Available \$69,416.90
 (Balance as of: 04/02/2022 02:33:22 PM (ET) Not a
 guarantee of available funds.)

Amount: \$3,010.00

Description: April Reserve Contribution

Send On: 04/02/2022 (today)

HOA Accounting

MAR 07 2022

From: American Family Insurance <AmFamOnlineBilling@amfam.com>
Sent: Monday, March 7, 2022 4:01 AM
To: rpms@rpmservice.net
Subject: Here's Your Automatic Payment Reminder



Hi Cindy,

Just a reminder, you have an upcoming automatic payment:

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

Payment Amount: \$486.50

Payment Date: 4/1/2022

Payment Method: Lakeview Am Fam insurance

PAID

APR 01 2022

autopay

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

[GO TO MY ACCOUNT](#)

If any account changes occur before 4/1/2022 that lower your minimum amount due, we'll withdraw the reduced amount for your payment.

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.

Payment Authorization

I authorized American Family Mutual Insurance Company, S.I. or any of its subsidiary companies to charge this payment as early as today from my debit/credit card. I agreed to not receive notifications if my draw amount is less than my statement amount due to a: (1) policy cancellation; (2) premium

3/8

Wayne Rivers, CPA
616 East Main Street, Box 1735
Battle Ground, WA 98604
3606873089

Client 752
March 3, 2022

Lake View Condominiums
c/o RPM Services Inc
5620 NE Gher Rd Ste H
Vancouver, WA 98662
(360) 693-6260

FEDERAL FORMS

Form 1120-H 2021 U.S. Income Tax Return for HOA's

FEE SUMMARY

Preparation Fee	\$	130.00
Amount Due	\$	130.00

PAID 1042
APR 01 2022

Leak Seal Roofing, Inc.
 2518 NE 252nd Ave.
 Camas, WA 98607
 360-576-6826



**LEAK SEAL
 ROOFING, INC.**
 www.leaksealroofing.com

Invoice

Date	Invoice #
3/28/2022	6238

Bill To

RPM Services
 josh@rpmservice.net

Ship To

2102 NW Kelly Dr
 Unit 6
 Vancouver, WA 98665

REMIT TO:
Leak Seal Roofing, Inc.
2518 NE 252nd Ave.
Camas, WA 98604
WE DO NOT ACCEPT WIRE TRANSFERS

Terms	Due Date	Project
Due on receipt	3/28/2022	

Description	Rate	Amount
Labor & Material: To Seal Low Side of Chimney & Crack in Header Sheet Under the Coping on Unit #6	350.00	350.00T

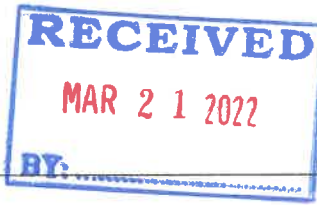
PAID
 APR 01 2022
 1043

Thank You for choosing Leak Seal Roofing, Inc.
 If you are pleased with our service, quality and professionalism, we would greatly appreciate you leaving us a review on Google or Yelp. If there is anything we could have done better please email rich@leaksealroofing.com

Subtotal	\$350.00
Sales Tax (8.5%)	\$29.75
Total	\$379.75
Payments/Credits	\$0.00
Balance Due	\$379.75

Please Note: All invoices are due upon receipt, unless other arrangements have been made prior. A late charge of 18% Annually will be charged on all past due invoices.

APPROVED TO PAY
 3/29 ✓



Invoice

B & T Resources, LLC

INVOICE NO: 196-1
DATE: 03/15/2022

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

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 February 2022 <i>Maver</i>		300.00

PAID 1041
APR 01 2022

SUBTOTAL	300.00
SALES TAX	25.20
TOTAL	325.20

Invoice prepared by: Geoff Crosby

This is a quotation on the goods named, subject to the conditions noted below:

It is agreed by and between B&T Resources LLC and the authorizing party that the following are made as part of the contract for services provided. A cancellation fee equal to 25% of the proposed work will be charged if work is cancelled within 72 hours of the scheduled tree work date. 10% non-refundable down payment due upon acceptance, unless waived. Upon completion balance will be due to B&T Resources LLC, unless otherwise notated. B&T Resources LLC cannot be held liable for damages or delays because of inclement weather, labor, or any other cause beyond its control; nor shall the customer be relieved of completion for delays. The authorizing party gives the permission that all trees and landscaping in the above work is in the ownership of the party or has permission to perform work in the above proposal. Should there be any mistaken then the authorizing party agrees to indemnify B&T Resources LLC from any damages or costs incurred from the result thereof. Due to safety the authorizing party agrees to not enter the work area during arboricultural operations unless authorize by the crew leader on-site. Stump removal and grinding is not included in the price quoted for tree work; this will be additional expense for the authorizing party. B&T Resources LLC is not responsible for below ground sprinkler/irrigation lines that may be damaged during stump grindings as we have no way to determine where these lines are located. Homeowner/Property will be responsible for any and all repairs at their expense; B&T Resources LLC will be held harmless. Any additional work or equipment required to complete the work, caused by the authorizing party failure to make known or caused by previously unknown material in the trunk, branches, underground or any other condition not apparent in estimate the work specified, shall be paid for by the customer on a time and material basis. Clean-up will be including remove bush, leaves, and branch debris affected by the specified work in the above proposed work. If a crane is needed in order to complete the proposed work, it will be at the expense of the authorizing party. B&T Resources LLC is not held responsible for any damage from the use of the crane. A lien may be claimed for all materials, equipment, labor and services furnished after this date. Even if you have made full payment to the contractor who ordered these materials or services, your property may still be subject to a lien unless the supplier providing this notice is paid. Signature below indicates you received a copy of this contract and agree to its terms.

THANK YOU FOR YOUR BUSINESS!

**Lakeview Condo Owners Association
2022 Management Fee**

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

Monthly \$500.00

APRIL 2022

PAID

APR 01 2022

1044

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 2022

PAID

APR 01 2022

1644



Invoice # 5967
Date: 04/01/2022
Due On: 05/01/2022



Harker Lepore

915 NW 19th Ave., Suite H
Portland, OR 97209
www.harkerlepore.com

LAKEVIEW CONDO OWNERS ASSOCIATION
5620 NE GHER RD #H
Vancouver, WA 98662

*4.4. approved
Dane
Denny
Carmen*

General Representation

Type	Date	Attorney	Description	Quantity	Rate	Total For This Matter
Service	03/03/2022	EV	Schedule and calendar Zoom meeting w BOD	0.30	\$215.00	\$64.50
Service	03/03/2022	DC	Research Washington State law and legal resources for statutory definitions of "transient lodging" and "short-term lodging."	0.50	\$290.00	\$145.00
Service	03/07/2022	EV	Zoom w BOD re unit sale	0.50	\$215.00	\$107.50
Service	03/07/2022	DC	Research Washington Code on definitions of transient housing, and short-term lodging taxing requirements; research WA case law on short-term housing language in CC&Rs as it applies to commercial businesses; draft letter to potential buyer of unit.	2.00	\$290.00	\$580.00
Service	03/07/2022	EV	Proof DMC letter to Unit buyer; email to BOD for review	0.40	\$215.00	\$86.00
Service	03/08/2022	EV	Review emails from Liz re closed; email to BOD including copy of letter to [redacted]	0.30	\$215.00	\$64.50
Service	03/10/2022	EV	Zoom w BOD re Unit transfer; document review and rules consolidation	0.70	\$215.00	\$150.50
Service	03/10/2022	DC	Meeting with Board to discuss open items on Unit with new owner; discuss governing document review and Rules and Regulations consolidation.	0.70	\$290.00	\$203.00

Total For This Matter **\$1,401.00**

PAID

APR 06 2022

1045

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
----------------	--------	------------	-------------------	-------------

~~5779~~

~~03/30/2022~~

~~_____~~ - info & RPNs only

\$10,066.59

~~_____~~

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5967	05/01/2022	\$1,401.00	\$0.00	\$1,401.00

Outstanding Balance ~~_____~~

Amount in Trust **\$0.00**

Total Amount Outstanding ~~_____~~

Please make all amounts payable to: Harker Lepore, 915 NW 19th Ave, Suite H, Portland, OR 97209

Or pay online using a credit card at: www.harkerlepore.com/payment



Clark Regional Wastewater District
 P.O. Box 8979
 Vancouver, WA 98668-8979

Billing Statement

**Address Service Requested
 STATEMENT ENCLOSED**

5603*20**G50**0.548**1/2*****AUTO5-DIGIT 98662
 LAKEVIEW CONDOS LLC
 C/O RPM SERVICES
 5620 NE GHER RD STE H
 VANCOUVER WA 98662-6164



ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 3/1/2022 To 3/31/2022
BILLING DATE: 3/31/2022
DUE DATE: 4/29/2022

SPECIAL MESSAGE

Help Us Help You! Please provide your updated contact information in the event we need to contact you. To provide your current phone number and email address, check the box and complete the back of your remittance stub, contact Customer Service at (360) 993-4001, or email finance@crwwd.com

CURRENT CHARGES

SEWER SERVICE 546.00

TOTAL CURRENT CHARGES 546.00

BILL SUMMARY

PREVIOUS BALANCE	546.00
PAYMENTS	-546.00
ADJUSTMENTS	0.00
ADMIN FEE	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	546.00
TOTAL AMOUNT DUE	546.00

PAID

APR 15 2022

10 fle



RECEIVED
APR 12 2022
BY:

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 27 kwh

Present reading - 04/05/22 17184

Previous reading - 03/03/22 - 17157

Total electric usage 27

Your charge for 27 kwh is:

Basic service \$12.00

27 kwh @ 8.16 cents each 2.20

Total electric service \$14.20

Your average daily cost was \$0.43

Total Cost This Billing

Total electric service \$14.20

Total charges this billing \$14.20

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 \$14.28
Payments - thank you
March 14, 2022 14.28CR
Balance forward 0.00
Current charges 14.20
Current balance \$14.20

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
04/05/22	33	27	1
03/03/22	28	28	1
02/03/22	29	6	0
01/05/22	33	3	0
12/03/21	30	26	1
11/03/21	29	39	1
10/05/21	32	41	1
09/03/21	30	40	1
08/04/21	29	29	1
07/06/21	33	16	0
06/03/21	29	31	1
05/05/21	30	93	3
04/05/21	33	161	5
04/03/20	30	188	6

PAID

APR 15 2022

1647



WASTE CONNECTIONS OF WASHINGTON, INC
 VANCOUVER DISTRICT
 12115 NE 99TH ST STE 1830
 VANCOUVER WA 98692-2329
 DISTRICT NO. 2010

ACCOUNT NO. 2010-976517
 INVOICE NO. 18428175S010
 STATEMENT DATE 04/01/22
 DUE DATE 04/25/22
 BILLING PERIOD 03/01/22 - 03/31/22

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

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 362.18
03/22/22	Payment Thank You!	\$ -362.18
	Total Payments And Credits	\$ -362.18
	Service Location	
	Acct #976517	
03/31/22	4Yd Cont 1X Weekly 03/01/22-03/31/22	\$ 229.27
03/31/22	Multi-Family Recycle 03/01/22-03/31/22	\$ 43.56
03/31/22	Perm Cont Rent 4Yd 03/01/22-03/31/22	\$ 17.16
03/31/22	Recycle Process Surcharge 03/01/22-03/31/22	\$ 4.44
	Refuse Tax 3.6%	\$ 8.25
	State Sales Tax 8.4%	\$ 1.44
	Current Charges And Fees	\$ 304.12
	Total Due	\$ 304.12



PAID
 APR 15 2022
 1048

014057 1/1

2471

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.

HOA Accounting

RECEIVED
APR 25 2022
BY:

From: dmarith@gmail.com
Sent: Friday, April 22, 2022 3:06 PM
To: ... VP'
Cc:
Subject:
Attachments:

Hello Carmen & David,

Here are receipts for tool cost from email string b estimated.

Photos of secured storage room and tools in secured storage room are attached.

ACTION REQUESTED: Will you please review and provide your approval to reimburse me for the cost totaling \$395.90? Thank you.

HOA Tools in Secured Storage Room of HOA Garage #5:

- 1. 3-9-22: Garden Hose, Pruner, Water Spray Nozzles, Bucket, Trash Bags: \$105.93
- 2. 4-14-22: Multi Task Ladder: \$99.99
- 3. 4-21-22: Lopper, Shear, Rake, Brush, Push-Broom, Broom, Dust Pan: \$154.33
- 4. 4-22-22: Pick Mattock & Work Gloves: \$35.65
- 5. **Total** **\$395.90**

Regards,
Dano
(425) 827-6726

PAID
APR 26 2022
1049

From: dmarith@gmail.com <dmarith@gmail.com>
Sent: Wednesday, February 23, 2022 7:42 PM
To:
Cc:
VP'
Sub

Josl

FYI – The Board has approved for me to buy some tools for the HOA that would be stored in the back room of the HOA garage #5. I'll send the receipts for reimbursement when this is done.

Regards,
Dano
(425) 827-6726

Customer Name: Dano Marith
Customer Number: 999056844758

63336 3/4X 100 COMM DUTY GARDEN \$34.99
9712 TREE PRUNER \$19.99
56711 FIREMAN MULTI PATTERN NOZ \$9.99
58677 HIGH FLOW FIREMANS HOSE N \$16.99
56575 HARBOR FREIGHT TOOLS BUCK \$4.98
64067 45 GAL TRASH BAGS 36 PK \$18.99

Subtotal \$105.93
Sales Tax 0.000% \$0.00
Total \$105.93

MasterCard \$105.93

Card No. XXXXXXXXXXXXX2-
Expiration Date XX/XX
Auth. No. 17521P

MASTERCARD

Contactless
Verified By PIN

Mode: Issuer

AID: A000000041010

TVR: 0000008000

IAD: 0114A140030200000000000000000000FF

TSI: A800

ARC: 00

Please Retain for Your Records

Store: 00046 Reg: 03 Tran: 485056
Date: 3/9/2022 3:47:45 PM Assoc: XXXXXX
Ticket: 03485056

Item(s) Sold: 6
Item(s) Returned: 0

Benjamin served you today.
Thank you for shopping at
PORTLAND OR #00046



**How doers
get more done.**

1728 N TOMAHAWK ISLAND (503)-289-9200
STORE MANAGER - MITCH WATSON

4007 00052 96157 04/21/22 04:05 PM
SALE SELF CHECKOUT

046561191689 LOPPER <A> 31.98N
FISKARS 27-37" BP POWERLEVER LOPPER
046561916909 HEDGESHEAR <A> 32.98N
FISKARS PWRLVR TELESCOPING HEDGE SHR
7891117104315 22 LEAF RAKE <A> 22.98N
HUSKY 22IN STEEL TINE LEAF RAKE
071798704081 BRUSHES <A> 9.47N
HDX BENCH BRUSH
071798106359 PUSHBROOM <A> 19.98N
QUICKIE 2 IN 1 SQUEEGEE PUSHBROOM
810020410785 OUTDOOR COMB <A> 17.97N
OUTDOOR BROOM SET W/ DUAL ACTION DUS
071798004952 DEBRIS PAN <A> 18.97N
QUICKIE JUMBO DEBRIS DUST PAN

SUBTOTAL 154.33
SALES TAX 0.00
TOTAL \$154.33

XXXXXXXXXXXX VISA USD\$ 154.33

AUTH CODE 04290B/6525239 TA
Chip Read
AID A0000000031010 Visa Credit

4007 04/21/22 04:05 PM



4007 52 96157 04/21/2022 9321

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/20/2022

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 196610 192655
PASSWORD: 22221 192603

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

SALE

Customer Name: Dano Marith
Customer Number: 999056844758

94797 PICK MATTOCK W/ FGH 5L \$27.99
61365 Jersey Gloves Brown 5pr \$4.99
56575 HARBOR FREIGHT TOOLS BUCK \$0.00
Original Price: \$4.98
Coupon Discount: (\$4.98)

Subtotal \$32.98
Sales Tax 8.100% \$2.67
Total \$35.65

Additional Savings \$4.98
MasterCard \$35.65

Card No. XXXXXXXXXXXX
Expiration Date XX/XX
Auth. No. 79675P
MASTERCARD
Contactless
Verified By PIN
Mode: Issuer
AID: A000000041010
TVR: 0000008000
IAD: 0114A140030200000000000000000000FF
TSI: A800
ARC: 00

Please Retain for Your Records

Store: 00453 Reg: 03 Tran: 430220
Date: 4/22/2022 11:25:09 AM Assoc: XXXXXX
Ticket: 03430220

Item(s) Sold: 3
Item(s) Returned: 0

Nicole served you today.
Thank you for shopping at

SALE

Customer Name: Dano Marith
Customer Number: 999056844758

67646 LADDER MULTI TASK TYPEIA \$99.99
REASON: Rain Check

Subtotal \$99.99
Sales Tax 0.000% \$0.00
Total \$99.99

MasterCard \$99.99

Card No. XXXXXXXXXXXXXXXX
Expiration Date XX/XX
Auth. No. 84588P
MASTERCARD
Contactless
Verified By PIN
Mode: Issuer
AID: A0000000041010
TVR: 0000008000
IAD: 0114A140030200000000000000000000FF
TSI: A800
ARC: 00

Please Retain for Your Records

Store: 00169 Reg: 01 Tran: 891670
Date: 4/14/2022 12:44:43 PM Assoc: XXXXXX
Ticket: 01881670

Item(s) Sold: 1
Item(s) Returned: 0

Dayna served you today.
Thank you for shopping at
GRESHAM OR #00169

Proof of Purchase Required for Returns/
Exchanges Within 90 Days of Purchase.

ABC handyman

2108 Lincoln Avenue
 Vancouver, WA 98660
 360-910-7041
 Garth@abcHservice.com

find us on facebook

Estimate

Time Stamp: 2:10 PM
 Contact Date: 2/22/2021
 Appointment:
 Completed

Client Details

Full Name: Dano
 Address: 2102 NW Kelly Drive Vancouver, WA 98665
 Telephone No:
 Email: Dmarith@gmail.com #16
 Access Code:

Property Details

Address: j2 Vancouver WA 9866
 Contact Name: Dmarith@gmail.com
 Telephone No:
 Email: Dmarith@gmail.com

No.	Auth.	✓	Act	Qty	Scope of work	Totals
1		✓		1	Labor diagnostics and delivery	
2		✓		20	remove and replace sheetrock ceiling with green board	
3		✓		16	removing replace insulation in damaged areas	
4		✓		1	apply mildicids throughout	
5		✓		4	seal sheetrock ceiling	
6		✓		4	install ventilation in cavity	
7		✓		12	tape texture	
8		✓		8	remove furniture and store	
9		□				
10		□				
11		□				
12		□				
13		□				
14		□				
15		□				
16		□				
17		□				
18		□				
19		□				
20		□				
21		□				
22		□				
23		□				
24		□				
25		✓		5	clean up and haul off related construction debris	

PAID

~~MAY 2022~~

42822

1051

deposit

3848.20

4/22/22

Note the Material costs are separate line items below to the right and not included in this Estimate

Subtotal of total hours estimated 71

NOTE: See BMP tab at bottom for your Free copy of our Maintenance Protocols

pulled ceiling apart and discovered that the mold had infiltrated throughout the entire ceiling. recommend pulling down ceiling and insulation and treating with mild sides and correct the attic ventilation problem. We do not recommend occupation at this time.

Subtotal	\$7,100.00
State tax	\$596.40
Subtotal	\$7,696.40
Deposit	-\$3,848.20
Change	\$0.00
Materials	\$3,895.00
Balance	\$7,743.20

Fees and Schedule

Invoices are due upon receipt. Quote price does not include sales tax. Local county taxes will vary. In the event that payments are not made by these terms the account is subject to late payment charges of 1.5% per month. In the event legal action is taken to collect a past due account the buyer agrees to pay all collection and attorney fees.

Type signature here

Owner Signature

Date

Representative Name

Date