

Financial Statement

Property: Lakeview COA

08/01/22 - 08/31/22 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	11,205.74
1000 Total Operating Accounts	<u>11,205.74</u>

1111 Reserve Account

1093 Lakeview COA Reserve Umpqua 1419	91,491.31
1111 Total Reserve Account	<u>91,491.31</u>

Total Bank 102,697.05

Other Current Asset

1200 Undeposited Funds	40.00
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Total Other Current Asset 40.00

TOTAL ASSETS 102,737.05

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-64,800.67
3010 Disbursements From Reserve	139,099.18
3040 Reserve Account Equity	<u>66,003.81</u>

Total Equity 140,302.32

Net Income (1/1/2022 thru 7/31/2022) -36,714.65

Income

4000 HOA Dues	4,071.79
4050 Reserve Income	2,586.92
4200 Income	
4210 Late Fees	20.00
4260 Interest Income	
4263 Reserve Interest	1.55
4260 Total Interest Income	<u>1.55</u>

4030 SA22 Special Assessment 1,100.00

4200 Total Income 1,121.55

Total Income 7,780.26

Expense

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

5100 Repairs & Maintenance

5150 Plumbing Repairs	1,210.40
5100 Other Repairs & Maintenance	1,590.07
5100 Total Repairs & Maintenance	<u>2,800.47</u>

5200 Utilities

5210 Electric	13.39
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5240 Sewer	546.00
5260 Garbage	330.92
5200 Total Utilities	<u>890.31</u>
5300 General Expenses	
5305 Legal	348.00
5300 Total General Expenses	<u>348.00</u>
5400 Landscaping	
5410 Landscaping Maintenance	433.60
5400 Total Landscaping	<u>433.60</u>
5600 Insurance	
5610 Insurance	623.50
5600 Total Insurance	<u>623.50</u>
6700 Reserve Contribution	3,010.00
Total Expense	<u>8,630.88</u>
Net Income (8/1/2022 thru 8/31/2022)	-850.62
Total Equity	<u>102,737.05</u>
TOTAL LIABILITIES & EQUITY	<u>102,737.05</u>

General Ledger

Property: Lakeview COA
Detail 08/01/22 - 08/31/22 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						26,913.71
08/01/22	CSTPAY				172.72	27,086.43
08/01/22	CHPAID				162.44	27,248.87
08/01/22	CSTPAY				332.78	27,581.65
08/01/22	PPALOC			149.56		27,432.09
08/01/22	CHPAID				166.39	27,598.48
08/01/22	CHPAID				166.39	27,764.87
08/01/22	CHPAID				166.39	27,931.26
08/01/22	CHPAID				162.44	28,093.70
08/01/22	CHPAID				172.32	28,266.02
08/01/22	PPALOC			153.20		28,112.82
08/04/22	CHPAID				181.81	28,294.63
08/08/22	CHPAID				162.44	28,457.07
08/10/22	CHPAID				162.44	28,619.51
08/10/22	CSTPAY				0.10	28,619.61
08/10/22	CHPAID				138.04	28,757.65
08/10/22	CHPAID				170.94	28,928.59
08/12/22	CHPAID				162.64	29,091.23
08/24/22	UNALOC				312.00	29,403.23
08/24/22	UNALOC				319.59	29,722.82
08/24/22	UNALOC				319.59	30,042.41
08/29/22	UNALOC				311.50	30,353.91
08/30/22	UNALOC				312.00	30,665.91
08/30/22	UNALOC				319.59	30,985.50
4000 HOA Dues						
		Beg Bal:	26,913.71	Activity:	4,071.79	
				302.76	4,374.55	30,985.50
4050 Reserve Income (Income)						22,008.67
08/01/22	CSTPAY				159.03	22,167.70
08/01/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		149.56	22,317.26
08/01/22	CSTPAY				306.40	22,623.66
08/01/22	PYALOC		Payment alloc to 'RI'		149.56	22,773.22
08/01/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		153.20	22,926.42
08/01/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		153.20	23,079.62
08/01/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		153.20	23,232.82
08/01/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		149.56	23,382.38
08/01/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		158.66	23,541.04
08/01/22	PYALOC		Payment alloc to 'RI'		153.20	23,694.24
08/04/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		167.40	23,861.64
08/08/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		149.56	24,011.20
08/10/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		149.56	24,160.76
08/10/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		127.19	24,287.95
08/10/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		157.39	24,445.34
08/12/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		149.75	24,595.09
08/29/22	CHPAID		Alloc to 'RI' Ch date: 8/1/2022		0.50	24,595.59
4050 Reserve Income						
		Beg Bal:	22,008.67	Activity:	2,586.92	
				0.00	2,586.92	24,595.59
4210 Late Fees (Income)						1,015.00
08/01/22	CHPAID		Alloc to 'LC' Ch date: 6/8/2022		10.00	1,025.00
08/01/22	CHPAID		Alloc to 'LC' Ch date: 7/15/2022		10.00	1,035.00
4210 Late Fees						
			Activity:	20.00	0.00	1,035.00
4230 Legal Fees Income (Income)						733.07
No activity in the period						733.07

Date	Type	Reference	Description	Debit	Credit	Balance
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)					8.33
08/28/22	JOURNL	J7829	Interest		1.55	9.88
4263	Reserve Interest		Beg Bal: 8.33 Activity: 1.55	0.00	1.55	9.88
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)					3,675.00
08/01/22	CHKITM	1087	RPM Services Inc.: Monthly website August	25.00		3,700.00
08/01/22	CHKITM	1087	RPM Services Inc.: August	500.00		4,200.00
5010	Management Fees		Beg Bal: 3,675.00 Activity: 525.00	525.00	0.00	4,200.00
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)					25,675.28
08/11/22	CHKITM	1093		1,590.07		27,265.35
5100	Repairs & Maintenance		Beg Bal: 25,675.28 Activity: 1,590.07	1,590.07	0.00	27,265.35
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
5150	Plumbing Repairs (Expense)					5,460.06
08/15/22	CHKITM	1095	Kim Lattin: hydro jet main line to clear blockage #21 - reimburse	1,210.40		6,670.46
5150	Plumbing Repairs		Beg Bal: 5,460.06 Activity: 1,210.40	1,210.40	0.00	6,670.46
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
5170	Dryer Vent Cleaning (Expense)		No activity in the period			788.80
5170	Dryer Vent Cleaning		Beg Bal: 788.80 Activity: 0.00	0.00	0.00	788.80
5210	Electric (Expense)					101.61
08/11/22	CHKITM	1090	Clark Public Utilities: 7236-175-1	13.39		115.00
5210	Electric		Beg Bal: 101.61 Activity: 13.39	13.39	0.00	115.00
5240	Sewer (Expense)					3,809.00
08/11/22	CHKITM	1089	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	546.00		4,355.00
5240	Sewer		Beg Bal: 3,809.00 Activity: 546.00	546.00	0.00	4,355.00
5260	Garbage (Expense)					2,223.43
08/11/22	CHKITM	1091	Waste Connections: Monthly Garbage 2010-976517	330.92		2,554.35
5260	Garbage		Beg Bal: 2,223.43 Activity: 330.92	330.92	0.00	2,554.35
5301	Accounting (Expense)		No activity in the period			130.00
5301	Accounting		Beg Bal: 130.00 Activity: 0.00	0.00	0.00	130.00

Date	Type	Reference	Description	Debit	Credit	Balance
5305	Legal (Expense)					4,058.50
08/03/22	CHKITM	1088	Harker Lepore LLC: review CCR - mortgage rights	348.00		4,406.50
5305 Legal			Beg Bal: 4,058.50 Activity: 348.00	348.00	0.00	4,406.50
5315	State Filing Fee (Expense)					20.00
			No activity in the period			20.00
5315 State Filing Fee			Beg Bal: 20.00 Activity: 0.00	0.00	0.00	20.00
5410	Landscaping Maintenance (Expense)					975.60
08/11/22	CHKITM	1092	Macu's Inc.: July	433.60		1,409.20
5410 Landscaping Maintenance			Beg Bal: 975.60 Activity: 433.60	433.60	0.00	1,409.20
5420	Landscaping Improvements (Expense)					325.20
			No activity in the period			325.20
5420 Landscaping Improvements			Beg Bal: 325.20 Activity: 0.00	0.00	0.00	325.20
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)					2,919.00
08/01/22	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	623.50		3,542.50
5610 Insurance			Beg Bal: 2,919.00 Activity: 623.50	623.50	0.00	3,542.50
6700	Reserve Contribution (Expense)					39,998.62
08/01/22	JOURNL	J7738	Monthly Reserve	3,010.00		43,008.62
6700 Reserve Contribution			Beg Bal: 39,998.62 Activity: 3,010.00	3,010.00	0.00	43,008.62
6750	Replacement Reserve Fund (Expense)					665.00
			No activity in the period			665.00
6750 Replacement Reserve Fund			Beg Bal: 665.00 Activity: 0.00	0.00	0.00	665.00
6720	Roof Maint. Paid From Reserve (Non Operating Expense)					734.05
			No activity in the period			734.05
6720 Roof Maint. Paid From Reserve			Beg Bal: 734.05 Activity: 0.00	0.00	0.00	734.05
Totals:				8,933.64	6,983.02	

Profit & Loss 12 Month Recap

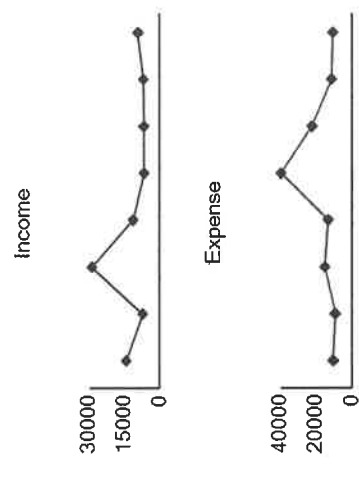
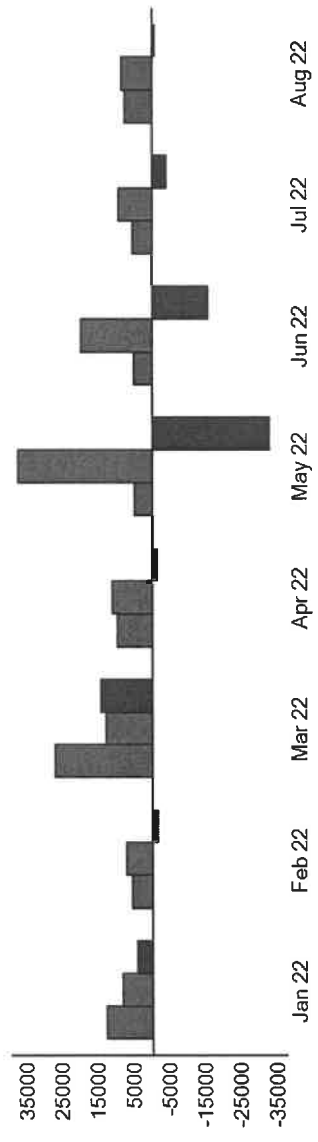
Property: Lakeview COA

Monthly recap 01/01/22 - 08/31/22 (cash basis)

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	TOTAL
INCOME									
4000 HOA Dues	5,013.45	2,521.63	7,813.45	5,211.40	2,003.54	1,398.97	2,951.27	4,071.79	30,985.50
4050 Reserve Income	4,187.32	2,220.81	5,282.80	2,741.81	2,433.22	2,713.63	2,429.08	2,586.92	24,595.59
4200 Income									
4028 SA20 Special Assessment	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00
4210 Late Fees	0.00	0.00	1,005.00	0.00	0.00	10.00	0.00	20.00	1,035.00
4230 Legal Fees Income	0.00	0.00	733.07	0.00	0.00	0.00	0.00	0.00	733.07
4232 Delinquent Collections Incom	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	25.00
4250 Violation Fees Income	100.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	1,600.00
4260 Interest Income									
4263 Reserve Interest	0.92	0.88	1.14	1.18	1.38	1.35	1.48	1.55	9.88
4260 Total Interest Income	0.92	0.88	1.14	1.18	1.38	1.35	1.48	1.55	9.88
4900 Misc Income	0.00	0.00	462.83	0.00	-462.83	0.00	0.00	0.00	0.00
4029 SA21 Special Assessment	-700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-700.00
4030 SA22 Special Assessment	4,245.33	954.67	7,536.44	1,900.00	1,100.00	1,100.00	100.00	1,100.00	18,036.44
4200 Total Income	3,646.25	955.55	12,263.48	1,901.18	638.55	1,111.35	101.48	1,121.55	21,739.39
4300 Other Property Income									
4310 Maintenance & Repairs	0.00	0.00	147.08	0.00	0.00	0.00	0.00	0.00	147.08
4300 Total Other Property Income	0.00	0.00	147.08	0.00	0.00	0.00	0.00	0.00	147.08
4626 SA18 Special Assessment	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00
4627 SA19	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00
TOTAL INCOME	12,847.02	5,697.99	27,506.81	9,854.39	5,075.31	5,223.95	5,481.83	7,780.26	79,467.56
EXPENSE									
5000 Association Expenses									
5010 Management Fees	471.00	579.00	525.00	525.00	525.00	525.00	525.00	525.00	4,200.00
5020 Postage / Copies	0.00	7.33	0.00	0.00	0.00	0.00	0.00	0.00	7.33
5000 Total Association Expenses	471.00	586.33	525.00	525.00	525.00	525.00	525.00	525.00	4,207.33
5100 Repairs & Maintenance									
5110 Roof Maint/Repair	0.00	1,133.33	0.00	0.00	0.00	0.00	0.00	0.00	1,133.33
5120 Gutter Repairs/Maint.	2,256.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,256.61
5150 Plumbing Repairs	0.00	0.00	0.00	0.00	2,265.15	2,237.73	957.18	1,210.40	6,670.46
5160 Electrical Repairs	0.00	1,085.00	0.00	0.00	0.00	0.00	0.00	0.00	1,085.00
5170 Dryer Vent Cleaning	0.00	0.00	0.00	0.00	788.80	0.00	0.00	0.00	788.80
5100 Other Repairs & Maintenance	645.48	103.08	4,596.70	4,520.77	1,511.28	12,642.36	1,551,655.61	1,590.07	27,265.35
5100 Total Repairs & Maintenance	2,902.09	2,321.41	4,596.70	4,520.77	4,565.23	14,880.09	2,612.79	2,800.47	39,199.55
5200 Utilities									

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	TOTAL
5210 Electric	12.24	12.49	14.28	14.20	17.22	17.22	13.96	13.39	115.00
5240 Sewer	533.00	546.00	546.00	546.00	546.00	546.00	546.00	546.00	4,355.00
5260 Garbage	301.95	304.12	362.18	304.12	304.12	304.12	342.82	330.92	2,554.35
5200 Total Utilities	847.19	862.61	922.46	864.32	867.34	867.34	902.78	890.31	7,024.35
5300 General Expenses									
5301 Accounting	0.00	0.00	0.00	130.00	0.00	0.00	0.00	0.00	130.00
5305 Legal	376.00	107.50	177.50	1,401.00	0.00	58.00	1,938.50	348.00	4,406.50
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	20.00
5300 Total General Expenses	376.00	107.50	177.50	1,531.00	0.00	78.00	1,938.50	348.00	4,556.50
5400 Landscaping									
5410 Landscaping Maintenance	325.20	0.00	325.20	325.20	0.00	0.00	0.00	433.60	1,409.20
5420 Landscaping Improvements	0.00	0.00	0.00	0.00	0.00	325.20	0.00	0.00	325.20
5430 Tree Removal	575.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	575.61
5400 Total Landscaping	900.81	0.00	325.20	325.20	0.00	325.20	0.00	433.60	2,310.01
5600 Insurance									
5610 Insurance	0.00	486.50	486.50	486.50	486.50	486.50	486.50	623.50	3,542.50
5600 Total Insurance	0.00	486.50	486.50	486.50	486.50	486.50	486.50	623.50	3,542.50
6700 Reserve Contribution	3,010.00	3,010.00	6,002.18	3,010.00	18,946.44	3,010.00	3,010.00	3,010.00	43,008.62
6750 Replacement Reserve Fund	0.00	0.00	0.00	0.00	665.00	0.00	0.00	0.00	665.00
8000 Special Projects-Reserves									
8033 Roofs - Reserve	0.00	0.00	0.00	0.00	11,784.92	0.00	0.00	0.00	11,784.92
8000 Total Special Projects-Reserv	0.00	0.00	0.00	0.00	11,784.92	0.00	0.00	0.00	11,784.92
TOTAL EXPENSE	8,507.09	7,374.35	13,035.54	11,262.79	37,840.43	20,172.13	9,475.57	8,630.88	116,298.78
NOI	4,339.93	-1,676.36	14,471.27	-1,408.40	-32,765.12	-14,948.18	-3,993.74	-850.62	-36,831.22
N/O EXPENSE									
6720 Roof Maint. Paid From Reserve	0.00	0.00	0.00	0.00	0.00	734.05	0.00	0.00	734.05
TOTAL N/O EXPENSE	0.00	0.00	0.00	0.00	0.00	734.05	0.00	0.00	734.05
NET INCOME	4,339.93	-1,676.36	14,471.27	-1,408.40	-32,765.12	-15,682.23	-3,993.74	-850.62	-37,565.27

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	TOTAL
NET INCOME SUMMARY									
Income	12,847.02	5,697.99	27,506.81	9,854.39	5,075.31	5,223.95	5,481.83	7,780.26	79,467.56
Expense	-8,507.09	-7,374.35	-13,035.54	-11,262.79	-37,840.43	-20,172.13	-9,475.57	-8,630.88	-116,298.78
Net Operating Income	4,339.93	-1,676.36	14,471.27	-1,408.40	-32,765.12	-14,948.18	-3,993.74	-850.62	-36,831.22
Non Operating Expense	0.00	0.00	0.00	0.00	0.00	-734.05	0.00	0.00	-734.05
NET INCOME	4,339.93	-1,676.36	14,471.27	-1,408.40	-32,765.12	-15,682.23	-3,993.74	-850.62	-37,565.27



Budget Comparison

Property: Lakeview COA

Comparison Periods: 08/01/22 - 08/31/22 and 01/01/22 - 12/31/22 (cash basis)

	Actual 08/01/22 - 08/31/22	Budget 08/22 - 08/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
INCOME								
4000 HOA Dues	4,071.79	3,269.17	802.62	24.6 %	31,600.85	39,230.00	-7,629.15	-19.4 %
4050 Reserve Income	2,586.92	3,010.00	-423.08	-14.1 %	26,906.72	36,120.00	-9,213.28	-25.5 %
4200 Income								
4208 SA20 Special Assessment	0.00	0.00	0.00		1,000.00	0.00	1,000.00	
4210 Late Fees	20.00	0.00	20.00		1,110.00	0.00	1,110.00	
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		50.00	0.00	50.00	
4250 Violation Fees Income	0.00	0.00	0.00		1,700.00	0.00	1,700.00	
4260 Interest Income								
4263 Reserve Interest	1.55	0.00	1.55		9.88	0.00	9.88	
4260 Total Interest Income	1.55	0.00	1.55		9.88	0.00	9.88	
4029 SA21 Special Assessment	0.00	0.00	0.00		-700.00	0.00	-700.00	
4030 SA22 Special Assessment	1,100.00	1,666.67	-566.67	-34.0 %	18,036.44	20,000.00	-1,963.56	-9.8 %
4200 Total Income	1,121.55	1,666.67	-545.12	-32.7 %	21,939.39	20,000.00	1,939.39	9.7 %
4300 Other Property Income	0.00	0.00	0.00		147.08	0.00	147.08	
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	7,780.26	7,945.84	-165.58	-2.1 %	82,594.04	95,350.00	-12,755.96	-13.4 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	525.00	500.00	25.00	5.0 %	4,725.00	6,000.00	-1,275.00	-21.2 %
5020 Postage / Copies	0.00	8.33	-8.33	-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	533.33	-8.33	-1.6 %	4,732.33	6,400.00	-1,667.67	-26.1 %
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	
5150 Plumbing Repairs	1,210.40	0.00	1,210.40		6,670.46	0.00	6,670.46	
5160 Electrical Repairs	0.00	0.00	0.00		1,085.00	0.00	1,085.00	
5170 Dryer Vent Cleaning	0.00	0.00	0.00		788.80	0.00	788.80	
5100 Other Repairs & Maintenance	1,590.07	952.83	637.24	66.9 %	5,272.65	11,434.00	15,831.35	138.5 %
5100 Total Repairs & Maintenance	2,800.47	952.83	1,847.64	193.9 %	19,939.55	11,434.00	27,765.55	242.8 %

	Actual 08/01/22 - 08/31/22	Budget 08/22 - 08/22	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	% Change
5200 Utilities						
5210 Electric	13.39	16.67	-19.7 %	115.00	200.00	-42.5 %
5240 Sewer	546.00	533.00	2.4 %	4,355.00	6,396.00	-31.9 %
5260 Garbage	330.92	310.00	6.7 %	2,554.35	3,720.00	-31.3 %
5200 Total Utilities	890.31	859.67	3.6 %	7,024.35	10,316.00	-31.9 %
5300 General Expenses						
5301 Accounting	0.00	0.00		130.00	0.00	
5305 Legal	348.00	145.33	139.5 %	4,406.50	1,744.00	152.7 %
5310 Taxes	0.00	16.67	-100.0 %	0.00	200.00	-100.0 %
5315 State Filing Fee	0.00	0.83	-100.0 %	20.00	10.00	100.0 %
5300 Total General Expenses	348.00	162.83	113.7 %	4,556.50	1,954.00	133.2 %
5400 Landscaping						
5410 Landscaping Maintenance	433.60	0.00	433.60	1,409.20	0.00	1,409.20
5420 Landscaping Improvements	0.00	0.00	0.00	325.20	0.00	325.20
5430 Tree Removal	0.00	0.00	0.00	575.61	0.00	575.61
5400 Other Landscaping	0.00	291.67	-291.67	0.00	3,500.00	-100.0 %
5400 Total Landscaping	433.60	291.67	141.93	2,310.01	3,500.00	-34.0 %
5600 Insurance						
5610 Insurance	623.50	0.00	623.50	4,166.00	0.00	4,166.00
5600 Other Insurance	0.00	468.83	-468.83	0.00	5,626.00	-100.0 %
5600 Total Insurance	623.50	468.83	154.67	4,166.00	5,626.00	-26.0 %
6690 Additional Reserve Contribution	0.00	1,666.67	-1,666.67	0.00	20,000.00	-100.0 %
6700 Reserve Contribution	3,010.00	3,010.00	0.00	46,018.62	36,120.00	27.4 %
6750 Replacement Reserve Fund	0.00	0.00	0.00	665.00	0.00	665.00
8000 Special Projects-Reserves						
8033 Roofs - Reserve	0.00	0.00	0.00	11,784.92	0.00	11,784.92
8000 Total Special Projects-Reserves	0.00	0.00	0.00	11,784.92	0.00	11,784.92
TOTAL EXPENSE	8,630.88	7,945.83	685.05	120,457.28	95,350.00	25,107.28
NOI	-850.62	0.01	-850.63	-37,863.24	0.00	-37,863.24
NON OPERATING EXPENSE						
6720 Roof Maint. Paid From Reserve	0.00	0.00	0.00	734.05	0.00	734.05
TOTAL NON OPERATING EXPENSE	0.00	0.00	0.00	734.05	0.00	734.05
NET INCOME	-850.62	0.01	-850.63	-38,597.29	0.00	-38,597.29

NET INCOME SUMMARY

	Actual 08/01/22 - 08/31/22	Budget 08/22 - 08/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
Income	7,780.26	7,945.84	-165.58	-2.1 %	82,594.04	95,350.00	-12,755.96	-13.4 %
Expense	-8,630.88	-7,945.83	-685.05	8.6 %	-120,457.28	-95,350.00	-25,107.28	26.3 %
Other Income & Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Non Operating Expense	0.00	0.00	0.00		-734.05	0.00	-734.05	
NET INCOME	-850.62	0.01	-850.63	-8,506,300.0 %	-38,597.29	0.00	-38,597.29	

Delinquency (Summary)

Property: Lakeview COA
 Current homeowners as of 08/31/22

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				1,482.95
				26,524.92
				63.56
Total Delinquent for Property:				28,071.43

Report Summary

Detail	Value
Homeowners:	3
Percent Delinquent:	15.00 %
Delinquent Amount:	28,071.43

Amount
1,482.95
26,524.92
63.56
28,071.43

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 08/31/22

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						312.00
						639.18
						312.00
						319.59
						319.59
						319.59
						1,278.36
						1,300.00
						0.10
						312.00
					Totals:	5,112.41

Checks By Account

Property: Lakeview COA

Date Range: 08/01/22 - 08/31/22

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	8/1/22	1087	August	8/1/22	August	Lakev	500.00
RPM Services Inc	8/1/22	1087	Monthly website A	8/1/22	August	Lakev	25.00
							525.00
5100 Repairs & Maintenance							
[REDACTED]	8/11/22	1093	reimb for floor	8/11/22	Reimb	Lakev	1,590.07
							1,590.07
5100 Repairs & Maintenance : 5150 Plumbing Repairs							
Kim Lattin	8/15/22	1095	hydro jet main line	8/15/22	Reimb	Lakev	1,210.40
							1,210.40
5200 Utilities : 5210 Electric							
Clark Public Utilitie	8/11/22	1090	7236-175-1	8/1/22	7236-175-1	Lakev	13.39
							13.39
5200 Utilities : 5240 Sewer							
Clark Regional W	8/11/22	1089	Monthly Sewer Ac	8/1/22	016125-000	Lakev	546.00
							546.00
5200 Utilities : 5260 Garbage							
Waste Connector	8/11/22	1091	Monthly Garbage	8/1/22	2010-976517	Lakev	330.92
							330.92
5300 General Expenses : 5305 Legal							
Harker Lepore LLC	8/3/22	1088	review CCR - mori	8/3/22	6421	Lakev	348.00
							348.00
5400 Landscaping : 5410 Landscaping Maintenance							
Macu's Inc.	8/11/22	1092	July	8/11/22	0006682	Lakev	433.60
							433.60
5600 Insurance : 5610 Insurance							
American Family I	8/1/22	ACH	Customer #019-8	8/1/22	019-860-226-37	Lakev	623.50
							623.50
							Total Amount: 5,620.88

Bank Reconciliation Report

Lakeview COA ██████████8

Reconciled on: 09/06/22

Deposits

Date	Ref #	Details	Amount
08/01/22	D18675	Bank Deposit: Deposit - epay	650.57
08/04/22	D18695	Bank Deposit: Deposit	3,573.70
08/11/22	D18767	Bank Deposit: Deposit	1,666.87
08/19/22	D18833	Bank Deposit: Deposit	312.39
08/26/22	D18880	Bank Deposit: Deposit	951.18
08/31/22	D18927	Bank Deposit: Deposit	943.59
			8,098.30

Payments

Date	Ref #	Details	Amount
08/01/22	ACH	American Family Insurance	623.50
08/01/22	J7738	Journal: Monthly Reserve	3,010.00
08/03/22	1088	Harker Lepore	348.00
08/11/22	1089	Clark Regional Wastewater District	546.00
08/11/22	1090	Clark Public Utilities	13.39
08/11/22	1091	Waste Connections	330.92
08/11/22	1092	Macu's Inc.	433.60
08/11/22	1093	██████████	1,590.07
08/15/22	1095	██████████	1,210.40
			8,105.88

Outstanding Deposits

Date	Ref #	Details	Amount
09/01/22	D18978	Bank Deposit: Deposit - epay	330.98
			330.98

Outstanding Payments

Date	Ref #	Details	Amount
06/30/22	1080	Danovia Marith	81.02
09/01/22	ACH	American Family Insurance	623.50
09/01/22	1096	RPM Services Inc.	525.00
09/01/22	J7808	Journal: Monthly Reserve	3,010.00
			4,239.52

Summary

Beginning Balance:	11,294.34	Reconciled Balance	11,286.76
+ Selected Deposits (6)	8,098.30	+ Uncleared Deposits	330.98
- Selected Payments (9)	8,105.88	- Outstanding Checks	4,239.52
Ending Balance:	11,286.76	Register Balance	7,378.22
Goal:	11,286.76		
Difference:	0.00		



UMPQUA BANK

August 31, 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: July 31, 2022
This statement: August 31, 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	[REDACTED]	Beginning balance	\$11,294.34
Low balance	\$8,311.41	Deposits/Additions	\$8,098.30
Average balance	\$11,251.48	Withdrawals/Subtractions	\$8,105.88
Interest earned	\$0.00	Ending balance	\$11,286.76

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-03	Deposit	3,573.70
08-12	Deposit	1,666.87
08-19	Deposit	312.39
08-26	Deposit	951.18
08-31	Deposit	943.59
Total Additions		\$7,447.73

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
08-02	ACH Debit American Family Webpayment 000000026514s8j 20220802	623.50
Total ACH and Electronic Payments/Subtractions		\$623.50

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-02	ACH Credit Paylease.Com Settlement 000015310465229 20220802	650.57
Total ACH and Electronic Deposits/Additions		\$650.57

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
08-02	Cash Mgmt Trsfr Dr Ref 21410231 Funds Transfer To Dep [REDACTED] from August Reserve Con Trib	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>
07-31	11,294.34	08-12	13,203.98	08-22	9,722.91
08-02	8,311.41	08-15	13,190.59	08-25	9,391.99
08-03	11,885.11	08-16	11,600.52	08-26	10,343.17
08-09	11,537.11	08-19	11,366.91	08-31	11,286.76

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>
1088	\$348.00	08-09	1092	\$433.60	08-22
1089	\$546.00	08-19	1093	\$1,590.07	08-16
1090	\$13.39	08-15	*1095	\$1,210.40	08-22
1091	\$330.92	08-25			

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

Total Checks paid: 7 for **-\$4,472.38**

Bank Reconciliation Report

Lakeview COA Reserve Umpqua

Reconciled on: 09/06/22

Deposits

Date	Ref #	Details	Amount
08/01/22	J7738	Journal: Monthly Reserve	3,010.00
08/28/22	J7829	Journal: Interest	1.55
			3,011.55

Outstanding Deposits

Date	Ref #	Details	Amount
09/01/22	J7808	Journal: Monthly Reserve	3,010.00
			3,010.00

Summary

Beginning Balance:	88,479.76
+ Selected Deposits (2)	3,011.55
- Selected Payments (0)	0.00
Ending Balance:	91,491.31
Goal:	91,491.31
Difference:	0.00

Reconciled Balance	91,491.31
+ Uncleared Deposits	3,010.00
- Outstanding Checks	0.00
Register Balance	94,501.31



UMPQUA BANK

August 31, 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: July 31, 2022
This statement: August 31, 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	[REDACTED]	Beginning balance	\$88,479.76
Low balance	\$88,479.76	Additions/Deposits	\$3,011.55
Average balance	\$91,392.66	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$9.88	Ending balance	\$91,491.31
Interest earned	\$1.55		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
08-02	Cash Mgmt Trsfr Cr Ref 21410231 Funds Transfer Frm Dep [REDACTED] from August Reserve Con Trib	3,010.00
08-31	Interest Credit	1.55
Total Other Deposits/ Additions		\$3,011.55

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
07-31	88,479.76	08-02	91,489.76	08-31	91,491.31

Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	31
Average balance for APY	\$91,392.66
Interest earned	\$1.55
Interest paid year to date	\$9.88
Statement period	08/01 to 08/31

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**

Lakeview Condo Owners Association

2022 Reserve Contribution

Monthly \$3,010.00

AUGUST 2022





Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 4178672986
 Approval Status: 1 of 1 received
 Transmitted: 08/02/2022 11:23:46 AM (ET)
 Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - [REDACTED] Available \$11,321.41
 (Balance as of: 08/02/2022 11:21:15 AM (ET) Not a guarantee of available funds.)

To Account: Lakeview RES - Checking - [REDACTED] Available \$88,479.76
 (Balance as of: 08/02/2022 11:21:15 AM (ET) Not a guarantee of available funds.)

Amount: \$3,010.00
 Description: August Reserve Contrib
 Send On: 08/02/2022 (today)



**Lakeview Condo Owners Association
2022 Management Fee**

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

Monthly \$500.00

AUGUST 2022



Lakeview Condo Owners Association

Website Management Fee

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

Monthly \$25.00

AUGUST 2022



HOA Accounting

From: American Family Insurance <AmFamOnlineBilling@amfam.com>
Sent: Monday, July 4, 2022 4:01 AM
To: rpms@rpmservice.net
Subject: You Have a New Automatic Payment Amount



Hi Cindy,

Your upcoming automatic payment has a new amount:

Billing Account: 019-860-226-37 (Lakeview Insurance)
Payment Amount: \$623.50
Payment Date: 8/1/2022
Payment Method: Lakeview Am Fam insurance



If any account changes occur before 8/1/2022 that lower your minimum amount due, we'll withdraw the reduced amount for your payment.

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

[GO TO MY ACCOUNT](#)


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

ITEMIZED BILL DETAIL

Billed Item Description	Policy Term Policy Status	Minimum Due	Account Balance
(continued from the previous page)			
 *Policy: 46X2-6104-03-74-CLBP-WA Businessowner Policy American Family Mutual Insurance Company, S.I.	08/01/2022 to 08/01/2023 Renewal	\$577.50	\$6,930.00
Total		\$623.50	\$7,482.00

If you wish to make changes to your policy(ies), please contact your agent.
Activity processed after 07/05/2022 will be reflected on your next billing statement.

ACCOUNT ACTIVITY

Account Balance as of 06/06/2022	\$486.50
Thank You! Payment Received on 07/01/2022	-\$486.50
Policy Number: 46X2-6104-02-76-CLDO-WA Renewal Offered from 08/01/2022 to 08/01/2023	\$552.00
Policy Number: 46X2-6104-03-74-CLBP-WA Renewal Offered from 08/01/2022 to 08/01/2023	\$6,930.00
Account Balance as of 07/05/2022	\$7,482.00

Payment Processing Information:

Money received for this statement will first be applied to any unpaid balance due on this account. The remaining amount will then be applied to your renewal premium.

FEE INFORMATION

Handling Fee: A \$10.00 late fee is charged when your minimum due is not received by the due date.
Returned Bank Item Fee: A \$25.00 fee is charged when your bank does not honor your check or electronic payment.





Invoice # 6421
Date: 08/01/2022
Due On: 08/31/2022



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

11
08/01/2022
12:15:20

*APPROVED TO PAY
8-1*

General Representation

Type	Date	Attorney	Description	Quantity	Rate	Total For This Matter
Service	07/22/2022	DC	Review CC&Rs and draft notes on provisions involving Mortgagee rights in preparation of proposed amendments to remove or alter mortgagee rights.	1.20	\$290.00	\$348.00
Total For This Matter						\$348.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6421	08/31/2022	\$348.00	\$0.00	\$348.00
Outstanding Balance				\$348.00
Amount in Trust				\$0.00
Total Amount Outstanding				\$348.00

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

5685*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: 7/1/2022 To 7/31/2022
BILLING DATE: 7/29/2022

DUE DATE: 8/31/2022

SPECIAL MESSAGE

Protect the Columbia River by safely disposing of prescription medications and personal care products. Flushing these items down the toilet sends pollutants into the river, creating a growing environmental problem for humans, fish, and wildlife. For more information: www.crwwd.com/rx-disposal.html

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



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 17 kwh
Present reading - 08/03/22 17353
Previous reading - 07/06/22 - 17336
Total electric usage 17
Your charge for 17 kwh is:
Basic service \$12.00
17 kwh @ 8.16 cents each 1.39
Total electric service \$13.39
Your average daily cost was \$0.48

Total Cost This Billing

Total electric service \$13.39
Total charges this billing \$13.39

If you're struggling to pay your utility bill, please let us know. Bill assistance is available to eligible customers.

Account Summary

Previous balance \$13.96
Payments - thank you
July 14, 2022 13.96CR
Balance forward 0.00
Current charges 13.39
Current balance \$13.39

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
08/03/22	28	17	1
07/06/22	33	24	1
06/03/22	30	64	2
05/04/22	29	64	2
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
08/05/20	30	180	6

PAID
AUG 11 2022
BY: 1090



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. 18757676S010
 STATEMENT DATE 08/01/22
 DUE DATE 08/25/22
 BILLING PERIOD 07/01/22 - 07/31/22

LAKEVIEW CONDOS LLC
 RPM SERVICIES
 5620 NE GHER RD # H
 VANCOUVER WA 98682

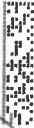
FOR ASSISTANCE
 Office (360) 892-5370
 Toll Free (866) 892-9269
 One Time Payments (855) 569-2719

INVOICE STATEMENT

Date	Description		Amount
	Previous Balance		\$ 342.82
07/15/22	Payment Thank You!	1085	\$ -342.82
	Total Payments And Credits		\$ -342.82
	Service Location		
	Acct #976517		
07/31/22	4Yd Cont 1X Weekly 07/01/22-07/31/22	Lakeview Condos Llc 2102 Nw Kelley Dr 1 Each @ \$253.26	\$ 253.26
07/31/22	Multi-Family Recycle 07/01/22-07/31/22	12 Each @ \$3.63	\$ 43.56
07/31/22	Perm Cont Rent 4Yd 07/01/22-07/31/22	1 Each @ \$18.95	\$ 18.95
07/31/22	Recycle Process Surcharge 07/01/22-07/31/22	12 Each @ \$0.37	\$ 4.44
	Refuse Tax 3.6%		\$ 9.12
	State Sales Tax 8.4%		\$ 1.59
	Current Charges And Fees		\$ 330.92
	Total Due		\$ 330.92

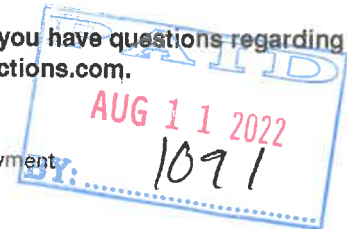
014911 1/2

1317



Garbage collection rates have increased effective July 1, 2022 as approved by the WUTC. If you have questions regarding this increase, please contact Waste Connections at 360-892-5370 or customerhelp@wasteconnections.com.

Please remit to the address below and return your remit stub with your payment.



Macu's Inc.
12119 Ne 79th St
Vancouver Wa

Boni
(360)931-5829

license#:604346914. Ccb#:222325



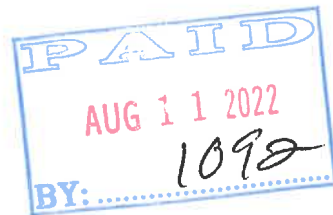
INVOICE

Invest West
Lakeview condominium

Invoice # 0006682
Invoice Date 08/09/2022
Due Date 08/09/2022

Item	Description	Unit Price	Quantity	Amount
	July yard maintenance	400.00	1.00	400.00
				0.00
				0.00
		Subtotal		400.00
		+ Tax (8.40%)		33.60
		Total		433.60
		Amount Paid		0.00
		Balance Due		\$433.60

Dano - dk 8.10
Daura " "
Carma 8.11



HOA Accounting

From: Joshua Perkins <Josh@rpmservice.net>
Sent: Thursday, August 4, 2022 9:57 AM
To: RPM Services General Box
Subject: FW: Kitchen floor [REDACTED]
Attachments: 20220803_172625.jpg

Joshua Perkins
HOA/COA Assistant | **RPM Services**
360-693-6260 ext 203 | fax 360-693-6491
5620 NE Gher Rd. Suite H
Vancouver, WA 98662

From: David Hart <hartshomeinspection@gmail.com>
Sent: Wednesday, August 3, 2022 5:31 PM
To: Danovia Marith <dmarith@gmail.com>; Carmen Sonnes <carmenrsonnes@yahoo.com>; Joshua Perkins <Josh@rpmservice.net>
Subject: Kitchen floor [REDACTED]

The total for the kitchen floor replacement is \$1,583.00. Underlined items on the estimate.

\$ 1,590.07



47890

*Approved
D. G. S.*

Rental
2102 NW Kelley DR
Vancouver, WA 98665

RECEIVED
AUG 04 2022
BY:

Vancouver, WA 98666

Luxury Vinyl Tile Materials per square foot	Timber select LVP Color Columbia River	179.25	2.50	448.13T
Luxury Vinyl Tile Labor per square foot	Install LVP In front entry & kitchen Note reuse existing metal transition	179.25	2.75	492.94T
Luxury Vinyl Tile Labor Each	Floor Prep	2	60.00	120.00T
Luxury Vinyl Tile Labor Each	Pull & Dispose of Existing LVP	1	225.00	225.00T
Luxury Vinyl Tile Labor Each	Remove & Replace existing wood base	22	3.00	66.00T
Luxury Vinyl Tile Labor Each	Provide & Install 4" rubber base under toe kicks	24	4.50	108.00T
Luxury Vinyl Tile Labor Each	Remove & Replace Refrigerator & Stove	2	65.00	130.00T
Carpet Materials per square yard	Breakaway solid carpet color Ecru	40	13.99	559.60T
Carpet Materials per square yard	8 lb. pad	40	4.50	180.00T
Carpet Labor per square yard	Install Carpet	40	7.25	290.00T
Carpet Labor per square yard	Pull & Dispose of existing carpet & pad	40	4.00	160.00T

2,779.67
~~233.49~~
~~\$3,013.16~~

PAID
AUG 11 2022
BY: 1093

LAKEVIEW
APPROVED FOR REIMBURSEMENT
8/4

YOUR FRIENDS AT HENCO PLUMBING SERVICES

LLC

REIMBURSE KIM LATTIN UNIT # 21

*Approved
Dawn
Cherise
Dawn*



Billing Address
Kim Lattin
2102 Northwest Kelly Place #21
Vancouver, WA 98665 USA

ok review

Henco Plumbing Services LLC

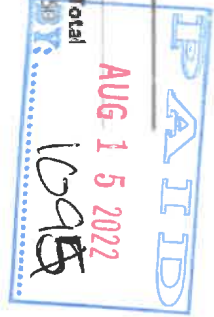
Estimate 29940765
Job 29938589
Estimate Date 8/14/2022
Customer PO

Job Address
Kim Lattin
2102 Northwest Kelly Place #21
Vancouver, WA 98665 USA



Estimate Details

Task #	Description	Quantity	Your Price	Your Total
PR-1	Hydro jet main line to clear blockage	1.00	\$962.50	\$962.50
Service	Emergency service fee	1.00	\$150.00	\$150.00
Sub-Total				\$1,112.50
1500 - ISLAND COUNTY 8.8%				\$97.90
Total				\$1,210.40
Est. Financing				\$19.16



Thank you for choosing Henco Plumbing Services LLC
Hencops510M OR CCB 223386

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary [above] is furnished by Henco Plumbing Services LLC as a good faith estimate of work to be performed at Kim Lattin (the location described above) I agree to the estimate and authorize [the contractor] to perform the work as summarized and on these estimated terms, and I agree to pay the full amount for all work performed.

Kim Lattin

2102 NW Kelly Dr.
#21
agwc