

Financial Statement

Property: Lakeview COA

12/01/22 - 12/31/22 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	4,448.30
1000 Total Operating Accounts	<u>4,448.30</u>

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	51,821.96
1111 Total Reserve Account	<u>51,821.96</u>

Total Bank 56,270.26

Other Current Asset

1200 Undeposited Funds	40.00
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Total Other Current Asset 40.00

TOTAL ASSETS 56,310.26

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-64,800.67
3010 Disbursements From Reserve	190,813.65
3040 Reserve Account Equity	<u>26,329.34</u>

Total Equity 152,342.32

Net Income (1/1/2022 thru 11/30/2022) -73,485.11

Income

4000 HOA Dues	3,242.14
4050 Reserve Income	2,735.98
4200 Income	
4260 Interest Income	
4263 Reserve Interest	0.90
4260 Total Interest Income	<u>0.90</u>
4200 Total Income	<u>0.90</u>

Total Income 5,979.02

Expense

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

5100 Repairs & Maintenance 242.98

5200 Utilities

5210 Electric	123.35
5240 Sewer	546.00
5260 Garbage	<u>362.92</u>
5200 Total Utilities	<u>1,032.27</u>

5400 Landscaping

 5410 Landscaping Maintenance 542.00

5400 Total Landscaping	542.00
5600 Insurance	
5610 Insurance	623.50
5600 Total Insurance	623.50
6700 Reserve Contribution	3,010.00
8500 Reserve Expenses	
8005 Retaining Wall repair - Reserves	2,113.80
8500 Total Reserve Expenses	2,113.80
Total Expense	8,089.55
Non Operating Expense	
6720 Roof Maint. Paid From Reserve	20,436.42
Total Non Operating Expense	20,436.42
Net Income (12/1/2022 thru 12/31/2022)	-22,546.95
Total Equity	56,310.26
TOTAL LIABILITIES & EQUITY	56,310.26

General Ledger

Property: Lakeview COA

Detail 12/01/22 - 12/31/22 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010	Management Fees	(Expense)				5,775.00
12/01/22	CHKITM	1121	RPM Services Inc.: Monthly website	25.00		5,800.00
12/01/22	CHKITM	1121	RPM Services Inc.: December	500.00		6,300.00
5010	Management Fees		Beg Bal: 5,775.00 Activity: 525.00	525.00	0.00	6,300.00
5020	Postage / Copies	(Expense)				54.73
			No activity in the period			54.73
5020	Postage / Copies		Beg Bal: 54.73 Activity: 0.00	0.00	0.00	54.73
5100	Repairs & Maintenance	(Expense)				30,994.98
12/20/22	CHKITM	1127	Macu's Inc.: re attach online conducting putting back	54.20		31,049.18
12/20/22	CHKITM	1128	Harry's Key Service Inc: garage door handle - made key anc	158.62		31,207.80
12/20/22	CHKITM	1130	Adam Smith: removing fallen fence	30.16		31,237.96
5100	Repairs & Maintenance		Beg Bal: 30,994.98 Activity: 242.98	242.98	0.00	31,237.96
5110	Roof Maint/Repair	(Expense)				1,133.33
			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
5111	Roof Maint/Repair-Reserve Fund	(Expense)				7,722.73
			No activity in the period			7,722.73
5111	Roof Maint/Repair-Reserve Fund		Beg Bal: 7,722.73 Activity: 0.00	0.00	0.00	7,722.73
5120	Gutter Repairs/Maint.	(Expense)				3,233.11
			No activity in the period			3,233.11
5120	Gutter Repairs/Maint.		Beg Bal: 3,233.11 Activity: 0.00	0.00	0.00	3,233.11
5150	Plumbing Repairs	(Expense)				6,670.46
			No activity in the period			6,670.46
5150	Plumbing Repairs		Beg Bal: 6,670.46 Activity: 0.00	0.00	0.00	6,670.46
5160	Electrical Repairs	(Expense)				1,085.00
			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)				788.80
			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)				157.53
12/01/22	CHKITM	1122	[REDACTED] for electricity usage for 202	108.00		265.53
12/09/22	CHKITM	1126	Clark Public Utilities: 7236-175-1	15.35		280.88
5210	Electric		Beg Bal: 157.53 Activity: 123.35	123.35	0.00	280.88
5230	Drainage	(Expense)				429.68
			No activity in the period			429.68
5230	Drainage		Beg Bal: 429.68 Activity: 0.00	0.00	0.00	429.68
5240	Sewer	(Expense)				5,993.00
12/09/22	CHKITM	1124	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	546.00		6,539.00
5240	Sewer		Beg Bal: 5,993.00 Activity: 546.00	546.00	0.00	6,539.00
5260	Garbage	(Expense)				3,547.11
12/09/22	CHKITM	1125	Waste Connections: Monthly Garbage 2010-976517	362.92		3,910.03
5260	Garbage		Beg Bal: 3,547.11 Activity: 362.92	362.92	0.00	3,910.03
5301	Accounting	(Expense)				130.00
			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)				5,433.50
			No activity in the period			5,433.50
5305	Legal		Beg Bal: 5,433.50 Activity: 0.00	0.00	0.00	5,433.50
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)				3,306.20
12/20/22	CHKITM	1127	Macu's Inc.: November	542.00		3,848.20
5410	Landscaping Maintenance		Beg Bal: 3,306.20 Activity: 542.00	542.00	0.00	3,848.20
5420	Landscaping Improvements	(Expense)				758.80
			No activity in the period			758.80
5420	Landscaping Improvements		Beg Bal: 758.80 Activity: 0.00	0.00	0.00	758.80
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)				5,413.00
12/01/22	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	623.50		6,036.50
5610	Insurance		Beg Bal: 5,413.00 Activity: 623.50	623.50	0.00	6,036.50
6700	Reserve Contribution	(Expense)				52,038.62
12/01/22	JOURNL	J8071	Monthly Reserve	3,010.00		55,048.62
6700	Reserve Contribution		Beg Bal: 52,038.62 Activity: 3,010.00	3,010.00	0.00	55,048.62
8005	Retaining Wall repair - Reserves	(Expense)				0.00
12/20/22	CHKITM	1129	American Mastercraft Inc.: core drill holes in retaining behind blc	2,113.80		2,113.80
8005	Retaining Wall repair - Reserves		Beg Bal: 0.00 Activity: 2,113.80	2,113.80	0.00	2,113.80
8033	Roofs - Reserve	(Expense)				12,518.97
12/01/22	CHKITM	1123	Leak Seal Roofing, Inc.: install roof system Bldg #2	20,436.42		32,955.39
8033	Roofs - Reserve		Beg Bal: 12,518.97 Activity: 20,436.42	20,436.42	0.00	32,955.39
6018	Plumbing Repairs - from reserve	(Expense)				21,441.52
			No activity in the period			21,441.52
6018	Plumbing Repairs - from reserve		Beg Bal: 21,441.52 Activity: 0.00	0.00	0.00	21,441.52
				Totals:	28,525.97	0.00

Profit & Loss 12 Month Recap

Property: Lakeview COA

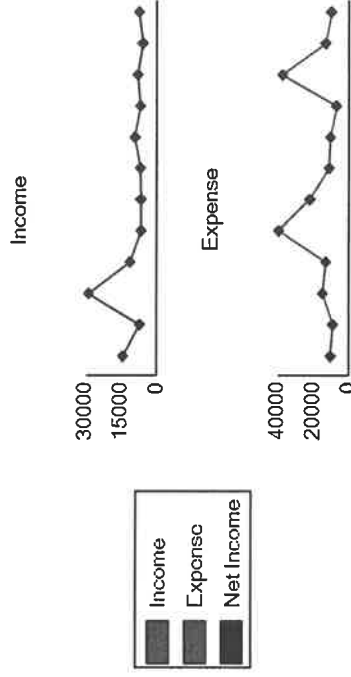
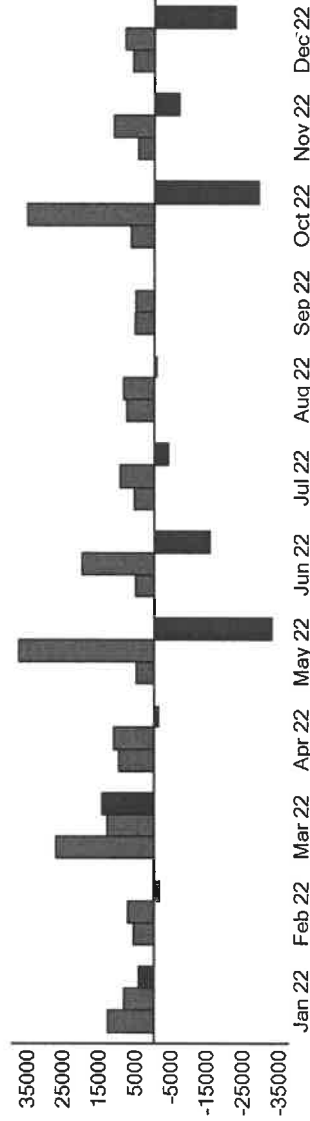
Monthly recap 01/01/22 - 12/31/22 (cash basis)

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 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	2,079.98	3,703.14	2,007.97	3,242.14	42,018.73
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	3,044.58	2,735.98	2,429.58	2,735.98	35,541.71
4200 Income													
4028 SA20 Special Ass	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	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	75.00	0.00	0.00	0.00	1,110.00
4230 Legal Fees Income	0.00	0.00	733.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	733.07
4232 Delinquent Collecti	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	50.00
4250 Violation Fees Incc	100.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	1,700.00
4260 Interest Income													
4263 Reserve Interest	0.92	0.88	1.14	1.18	1.38	1.35	1.48	1.55	1.55	1.51	1.16	0.90	15.00
4260 Total Interest In	0.92	0.88	1.14	1.18	1.38	1.35	1.48	1.55	1.55	1.51	1.16	0.90	15.00
4900 Misc Income	0.00	0.00	462.83	0.00	-462.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4029 SA21 Special Ass	-700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-700.00
4030 SA22 Special Ass	4,245.33	954.67	7,536.44	1,900.00	1,100.00	1,100.00	100.00	1,100.00	63.56	0.00	0.00	0.00	18,100.00
4200 Total Income	3,646.25	955.55	12,263.48	1,901.18	638.55	1,111.35	101.48	1,121.55	265.11	1.51	1.16	0.90	22,008.07
4300 Other Property Incom													
4310 Maintenance & Re	0.00	0.00	147.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	147.08
4300 Total Other Proper	0.00	0.00	147.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	147.08
4626 SA18 Special Assess	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	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	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	5,389.67	6,440.63	4,438.71	5,979.02	101,715.59
EXPENSE													
5000 Association Expense:													
5010 Management Fees	471.00	579.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	6,300.00
5020 Postage / Copies	0.00	7.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.40	0.00	54.73
5000 Total Association E	471.00	586.33	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	572.40	525.00	6,354.73
5100 Repairs & Maintenan													
5110 Roof Maint/Repair													
5111 Roof Maint/Repi	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,722.73	0.00	0.00	7,722.73
5110 Other Roof Mair	0.00	1,133.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,133.33
5110 Total Roof Maint	0.00	1,133.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,722.73	0.00	0.00	8,856.06
5120 Gutter Repairs/Ma	2,256.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	976.50	0.00	0.00	3,233.11
5150 Plumbing Repairs	0.00	0.00	0.00	0.00	2,265.15	2,237.73	957.18	1,210.40	0.00	0.00	0.00	0.00	6,670.46
5160 Electrical Repairs	0.00	1,085.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,085.00
5170 Dryer Vent Cleanir	0.00	0.00	0.00	0.00	788.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	788.80

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	TOTAL
5100 Other Repairs & M	645.48	103.08	4,596.70	4,520.77	1,511.28	12,642.36	1,655.61	1,590.07	140.00	0.00	2,924.63	242.98	30,572.96
5100 Total Repairs & M:	2,902.09	2,321.41	4,596.70	4,520.77	4,565.23	14,880.09	2,612.79	2,800.47	140.00	8,699.23	2,924.63	242.98	51,206.39
5200 Utilities													
5210 Electric	12.24	12.49	14.28	14.20	17.22	17.22	13.96	13.39	14.20	13.88	14.45	123.35	280.88
5230 Drainage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	429.68	0.00	0.00	429.68
5240 Sewer	533.00	546.00	546.00	546.00	546.00	546.00	546.00	546.00	546.00	546.00	546.00	546.00	6,539.00
5260 Garbage	301.95	304.12	362.18	304.12	304.12	304.12	342.82	330.92	330.92	330.92	330.92	362.92	3,910.03
5200 Total Utilities	847.19	862.61	922.46	864.32	867.34	867.34	902.78	890.31	891.12	1,320.48	891.37	1,032.27	11,159.59
5300 General Expenses													
5301 Accounting	0.00	0.00	0.00	130.00	0.00	0.00	0.00	0.00	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	0.00	0.00	1,027.00	0.00	5,433.50
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00
5300 Total General Expt	376.00	107.50	177.50	1,531.00	0.00	78.00	1,938.50	348.00	0.00	0.00	1,027.00	0.00	5,583.50
5400 Landscaping													
5410 Landscaping Maint	325.20	0.00	325.20	325.20	0.00	0.00	0.00	433.60	0.00	0.00	1,897.00	542.00	3,848.20
5420 Landscaping Imprc	0.00	0.00	0.00	0.00	0.00	325.20	0.00	0.00	0.00	0.00	433.60	0.00	758.80
5430 Tree Removal	575.61	0.00	0.00	0.00	0.00	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	0.00	0.00	2,330.60	542.00	5,182.61
5600 Insurance													
5610 Insurance	0.00	486.50	486.50	486.50	486.50	486.50	486.50	623.50	623.50	623.50	623.50	623.50	6,036.50
5600 Total Insurance	0.00	486.50	486.50	486.50	486.50	486.50	486.50	623.50	623.50	623.50	623.50	623.50	6,036.50
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	3,010.00	3,010.00	3,010.00	3,010.00	55,048.62
6750 Replacement Reserv	0.00	0.00	0.00	0.00	665.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	665.00
8500 Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8005 Retaining Wall rep	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,113.80	2,113.80
8033 Roofs - Reserve	0.00	0.00	0.00	0.00	11,784.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,784.92
8500 Total Reserve Exp	0.00	0.00	0.00	0.00	11,784.92	0.00	0.00	0.00	0.00	0.00	0.00	2,113.80	13,898.72
6018 Plumbing Repairs - fr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,441.52	0.00	0.00	21,441.52
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	5,189.62	35,619.73	11,379.50	8,089.55	176,577.18
NOI	4,339.93	-1,676.36	14,471.27	-1,408.40	-32,765.12	-14,948.18	-3,993.74	-850.62	200.05	-29,179.10	-6,940.79	-2,110.53	-74,861.59
N/O EXPENSE													
6720 Roof Maint. Paid For	0.00	0.00	0.00	0.00	0.00	734.05	0.00	0.00	0.00	0.00	0.00	20,436.42	21,170.47
TOTAL N/O EXPENSE	0.00	0.00	0.00	0.00	0.00	734.05	0.00	0.00	0.00	0.00	0.00	20,436.42	21,170.47
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	200.05	-29,179.10	-6,940.79	-22,546.95	-96,032.06

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	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	5,389.67	6,440.63	4,438.71	5,979.02	101,715.59
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	-5,189.62	-35,619.73	-11,379.50	-8,089.55	-176,577.18
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	200.05	-29,179.10	-6,940.79	-2,110.53	-74,861.59
Non Operating Expense	0.00	0.00	0.00	0.00	0.00	-734.05	0.00	0.00	0.00	0.00	0.00	-20,436.42	-21,170.47
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	200.05	-29,179.10	-6,940.79	-22,546.95	-96,032.06

NET INCOME SUMMARY



Budget Comparison

Property: Lakeview COA

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

	Actual 12/01/22 - 12/31/22	Budget 12/22 - 12/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
INCOME								
4000 HOA Dues	3,242.14	3,269.16	-27.02	-0.8 %	42,018.73	39,230.00	2,788.73	7.1 %
4050 Reserve Income	2,735.98	3,010.00	-274.02	-9.1 %	35,541.71	36,120.00	-578.29	-1.6 %
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		1,110.00	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	0.90	0.00	0.90		15.00	0.00	15.00	
4260 Total Interest Income	0.90	0.00	0.90		15.00	0.00	15.00	
4029 SA21 Special Assessment	0.00	0.00	0.00		-700.00	0.00	-700.00	
4030 SA22 Special Assessment	0.00	1,666.66	-1,666.66	-100.0 %	18,100.00	20,000.00	-1,900.00	-9.5 %
4200 Total Income	0.90	1,666.66	-1,665.76	-99.9 %	22,008.07	20,000.00	2,008.07	10.0 %
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	5,979.02	7,945.82	-1,966.80	-24.8 %	101,715.59	95,350.00	6,365.59	6.7 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	525.00	500.00	25.00	5.0 %	6,300.00	6,000.00	300.00	5.0 %
5020 Postage / Copies	0.00	8.33	-8.33	-100.0 %	54.73	100.00	-45.27	-45.3 %
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 %	6,354.73	6,400.00	-45.27	-0.7 %
5100 Repairs & Maintenance								
5110 Roof Maint/Repair								
5111 Roof Maint/Repair-Reserve Fund	0.00	0.00	0.00		7,722.73	0.00	7,722.73	
5110 Other Roof Maint/Repair	0.00	0.00	0.00		1,133.33	0.00	1,133.33	
5110 Total Roof Maint/Repair	0.00	0.00	0.00		8,856.06	0.00	8,856.06	
5120 Gutter Repairs/Maint.	0.00	0.00	0.00		3,233.11	0.00	3,233.11	
5150 Plumbing Repairs	0.00	0.00	0.00		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	

	Actual 12/01/22 - 12/31/22	Budget 12/22 - 12/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
5170 Dryer Vent Cleaning	0.00	0.00	0.00		788.80	0.00	788.80	
5100 Other Repairs & Maintenance	242.98	952.83	-709.85	-74.5 %	30,572.96	11,434.00	19,138.96	167.4 %
5100 Total Repairs & Maintenance	242.98	952.83	-709.85	-74.5 %	51,206.39	11,434.00	39,772.39	347.8 %
5200 Utilities								
5210 Electric	123.35	16.66	106.69	640.4 %	280.88	200.00	80.88	40.4 %
5230 Drainage	0.00	0.00	0.00		429.68	0.00	429.68	
5240 Sewer	546.00	533.00	13.00	2.4 %	6,539.00	6,396.00	143.00	2.2 %
5260 Garbage	362.92	310.00	52.92	17.1 %	3,910.03	3,720.00	190.03	5.1 %
5200 Total Utilities	1,032.27	859.66	172.61	20.1 %	11,159.59	10,316.00	843.59	8.2 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		130.00	0.00	130.00	
5305 Legal	0.00	145.33	-145.33	-100.0 %	5,433.50	1,744.00	3,689.50	211.6 %
5310 Taxes	0.00	16.66	-16.66	-100.0 %	0.00	200.00	-200.00	-100.0 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	20.00	10.00	10.00	100.0 %
5300 Total General Expenses	0.00	162.82	-162.82	-100.0 %	5,583.50	1,954.00	3,629.50	185.7 %
5400 Landscaping								
5410 Landscaping Maintenance	542.00	0.00	542.00		3,848.20	0.00	3,848.20	
5420 Landscaping Improvements	0.00	0.00	0.00		758.80	0.00	758.80	
5430 Tree Removal	0.00	0.00	0.00		575.61	0.00	575.61	
5400 Other Landscaping	0.00	291.66	-291.66	-100.0 %	0.00	3,500.00	-3,500.00	-100.0 %
5400 Total Landscaping	542.00	291.66	250.34	85.8 %	5,182.61	3,500.00	1,682.61	48.1 %
5600 Insurance								
5610 Insurance	623.50	0.00	623.50		6,036.50	0.00	6,036.50	
5600 Other Insurance	0.00	468.83	-468.83	-100.0 %	0.00	5,626.00	-5,626.00	-100.0 %
5600 Total Insurance	623.50	468.83	154.67	33.0 %	6,036.50	5,626.00	410.50	7.3 %
6690 Additional Reserve Contribution	0.00	1,666.66	-1,666.66	-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 %	55,048.62	36,120.00	18,928.62	52.4 %
6750 Replacement Reserve Fund	0.00	0.00	0.00		665.00	0.00	665.00	
8500 Reserve Expenses								
8005 Retaining Wall repair - Reserves	2,113.80	0.00	2,113.80		2,113.80	0.00	2,113.80	
8033 Roofs - Reserve	0.00	0.00	0.00		11,784.92	0.00	11,784.92	
8500 Total Reserve Expenses	2,113.80	0.00	2,113.80		13,898.72	0.00	13,898.72	
6018 Plumbing Repairs - from reserve	0.00	0.00	0.00		21,441.52	0.00	21,441.52	
TOTAL EXPENSE	8,089.55	7,945.79	143.76	1.8 %	176,577.18	95,350.00	81,227.18	85.2 %
NOI	-2,110.53	0.03	-2,110.56	-7,035,200.0 %	-74,861.59	0.00	-74,861.59	
NON OPERATING EXPENSE								
6720 Roof Maint. Paid From Reserve	20,436.42	0.00	20,436.42		21,170.47	0.00	21,170.47	
TOTAL NON OPERATING EXPENSE	20,436.42	0.00	20,436.42		21,170.47	0.00	21,170.47	

	Actual 12/01/22 - 12/31/22	Budget 12/22 - 12/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
NET INCOME	-22,546.95	0.03	-22,546.98	-75,156,600.0 %	-96,032.06	0.00	-96,032.06	
NET INCOME SUMMARY								
Income	5,979.02	7,945.82	-1,966.80	-24.8 %	101,715.59	95,350.00	6,365.59	6.7 %
Expense	-8,089.55	-7,945.79	-143.76	1.8 %	-176,577.18	-95,350.00	-81,227.18	85.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-20,436.42	0.00	-20,436.42		-21,170.47	0.00	-21,170.47	
NET INCOME	-22,546.95	0.03	-22,546.98	-75,156,600.0 %	-96,032.06	0.00	-96,032.06	

Delinquency (Summary)

Property: Lakeview COA

Report Summary as of 12/31/22

	Unit Type	Amount
Le	CONDO/HOA	1,126.36
	CONDO/HOA	28,348.86
	CONDO/HOA	1,127.36
Total Delinquent for Property:		30,602.58

Report Summary

Detail	Value
Homeowners:	3
Percent Delinquent:	15.00 %
Delinquent Amount:	30,602.58

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 12/31/22

<u>Homeowner Name</u>	<u>Property</u>	<u>Unit</u>	<u>Acc.</u>	<u>Default Phone</u>	<u>Address</u>	<u>Amount</u>
						312.00
						680.00
						340.68
						0.79
						340.68
						1,300.00
						0.10
						4.44
					Totals:	2,978.69

Checks By Account

Property: Lakeview COA

Date Range: 12/01/22 - 12/31/22

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	12/1/22	1121	December	12/1/22	December	Lakev	500.00
RPM Services Inc	12/1/22	1121	Monthly website	12/1/22	December	Lakev	25.00
							525.00
5100 Repairs & Maintenance							
Macu's Inc.	12/20/22	1127	re attach online co	12/20/22	0006813	Lakev	54.20
Harry's Key Servic	12/20/22	1128	garage door h	12/20/22	379681	Lakev	158.62
Adam Smith	12/20/22	1130	removing fallen fer	12/20/22	Reimb	Lakev	30.16
							242.98
5200 Utilities : 5210 Electric							
Terri Tangalin-Pie	12/1/22	1122	reimb	12/1/22	Reimb	Lakev	108.00
Clark Public Utiliti	12/9/22	1126	7236-175-1	12/1/22	7236-175-1	Lakev	15.35
							123.35
5200 Utilities : 5240 Sewer							
Clark Regional Wi	12/9/22	1124	Monthly Sewer Ac	12/1/22	016125-000	Lakev	546.00
							546.00
5200 Utilities : 5260 Garbage							
Waste Connector	12/9/22	1125	Monthly Garbage :	12/1/22	2010-976517	Lakev	362.92
							362.92
5400 Landscaping : 5410 Landscaping Maintenance							
Macu's Inc.	12/20/22	1127	November	12/1/22	0006800	Lakev	542.00
							542.00
5600 Insurance : 5610 Insurance							
American Family I	12/1/22	ACH	Customer #019-8	12/1/22	019-860-226-37	Lakev	623.50
							623.50
6720 Roof Maint. Paid From Reserve							
Leak Seal Roofing	12/1/22	1123	install roof system	11/30/22	6438	Lakev	20,436.42
							20,436.42
8500 Reserve Expenses : 8005 Retaining Wall repair - Reserves							
American Masterc	12/20/22	1129	core drill holes in r	12/20/22	CONC121622TS	Lakev	2,113.80
							2,113.80
Total Amount:							25,515.97

Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 01/10/23

Deposits

Date	Ref #	Details	Amount
12/01/22	D19834	Bank Deposit: Deposit - epay	319.59
12/02/22	D19849	Bank Deposit: Deposit - epay	312.00
12/07/22	D19881	Bank Deposit: Deposit	2,312.14
12/13/22	D19931	Bank Deposit: Deposit	1,398.05
12/13/22	D19958	Bank Deposit: Deposit - epay	312.00
12/15/22	D19966	Bank Deposit	319.59
12/20/22	J8138	Journal: to opr American Mastercraft	2,113.80
12/21/22	D19986	Bank Deposit: Deposit	671.66
12/30/22	D20037	Bank Deposit: Deposit	652.68
			8,411.51

Payments

Date	Ref #	Details	Amount
11/21/22	1120	Harry's Key Service Inc	373.78
12/01/22	1121	RPM Services Inc,	525.00
12/01/22	1122	Terri Tangalin-Piedra	108.00
12/01/22	ACH	American Family Insurance	623.50
12/01/22	1123	Leak Seal Roofing, Inc.	20,436.42
12/01/22	J8071	Journal: Monthly Reserve	3,010.00
12/09/22	1124	Clark Regional Wastewater District	546.00
12/09/22	1125	Waste Connections	362.92
12/09/22	1126	Clark Public Utilities	15.35
12/20/22	1128	Harry's Key Service Inc	158.62
12/20/22	1129	American Mastercraft Inc.	2,113.80
			28,273.39

Outstanding Deposits

Date	Ref #	Details	Amount
01/03/23	D20098	Bank Deposit: Deposit - epay	1,673.27
01/05/23	D20161	Bank Deposit: Deposit - epa	352.82
01/06/23	D20121	Bank Deposit: Deposit	643.75
			2,669.84

Outstanding Payments

Date	Ref #	Details	Amount
12/20/22	1127	Macu's Inc.	596.20
12/20/22	1130	Adam Smith	30.16
01/01/23	1131	RPM Services Inc,	525.00
01/01/23	ACH	American Family Insurance	623.50
01/09/23	1132	Clark Regional Wastewater District	546.00
01/09/23	1133	Clark Public Utilities	15.18
01/09/23	1134	Waste Connections	460.36
01/09/23	1135	Macu's Inc.	542.00
			3,338.40

Summary

Beginning Balance:	24,936.54
+ Selected Deposits (9)	8,411.51
- Selected Payments (11)	28,273.39
Ending Balance:	5,074.66
Goal:	5,074.66
Difference:	0.00

Reconciled Balance	5,074.66
+ Uncleared Deposits	2,669.84
- Outstanding Checks	3,338.40
Register Balance	4,406.10



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: November 30, 2022
This statement: December 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	\$24,936.54
Low balance	\$599.43	Deposits/Additions	\$8,411.51
Average balance	\$6,372.28	Withdrawals/Subtractions	\$28,273.39
Interest earned	\$0.00	Ending balance	\$5,074.66

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-07	Deposit	2,312.14
12-13	Deposit	1,398.05
12-21	Deposit	671.66
12-30	Deposit	652.68
Total Additions		\$5,034.53

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-20	Cash Mgmt Trsfr Cr Ref 3541203I Funds Transfer Frm Dep [REDACTED] From To Opr American Ma Stercraft	2,113.80
Total Other Deposits/ Additions		\$2,113.80

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
12-02	ACH Debit American Family Webpayment 000000026938119 20221202	623.50
Total ACH and Electronic Payments/Subtractions		\$623.50

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-02	ACH Credit Paylease.Com Settlement 000016421852378 20221202	319.59
12-05	ACH Credit Paylease.Com Settlement 000016449871078 20221205	312.00
12-14	ACH Credit Paylease.Com Credit 288956382 20221214	312.00
12-16	ACH Credit Paylease.Com Settlement 000016564421702 20221216	319.59
Total ACH and Electronic Deposits/Additions		\$1,263.18

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
12-01	Cash Mgmt Trsfr Dr Ref 33516201 Funds Transfer To Dep [REDACTED] from December Reserve C Ontribution	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>
11-30	24,936.54	12-13	4,309.62	12-21	7,165.32
12-01	21,552.76	12-14	4,621.62	12-22	6,802.40
12-02	21,248.85	12-15	4,606.27	12-23	4,580.60
12-05	599.43	12-16	4,379.86	12-29	4,421.98
12-07	2,911.57	12-20	6,493.66	12-30	5,074.66
				12-31	5,074.66

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>
1120	\$373.78	12-01	1125	\$362.92	12-22
1121	\$525.00	12-05	1126	\$15.35	12-15
1122	\$108.00	12-23	*1128	\$158.62	12-29
1123	\$20,436.42	12-05	1129	\$2,113.80	12-23
1124	\$546.00	12-16			

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

Total Checks paid: 9 for **-\$24,639.89**

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 

Reconciled on: 01/10/23

Deposits

Date	Ref #	Details	Amount
12/01/22	J8071	Journal: Monthly Reserve	3,010.00
12/30/22	J8177	Journal: Interest	0.90
			3,010.90

Payments

Date	Ref #	Details	Amount
12/20/22	J8138	Journal: to opr American Mastercraft	2,113.80
			2,113.80

Summary

Beginning Balance:	50,924.86	Reconciled Balance	51,821.96
+ Selected Deposits (2)	3,010.90	+ Uncleared Deposits	0.00
- Selected Payments (1)	2,113.80	- Outstanding Checks	0.00
Ending Balance:	51,821.96	Register Balance	51,821.96
Goal:	51,821.96		
Difference:	0.00		



UMPQUA BANK

December 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: November 30, 2022
This statement: December 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	\$50,924.86
Low balance	\$51,821.06	Additions/Deposits	\$3,010.90
Average balance	\$53,116.61	Withdrawals/Subtractions	\$2,113.80
Interest paid year to date	\$15.00	Ending balance	\$51,821.96
Interest earned	\$0.90		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-01	Cash Mgmt Trsrfr Cr Ref 3351620I Funds Transfer Frm Dep [REDACTED] from December Reserve C Ontribution	3,010.00
12-31	Interest Credit	.90
Total Other Deposits/ Additions		\$3,010.90

Other Subtractions/Withdrawals

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
12-20	Cash Mgmt Trsrfr DrRef 3541203I Funds Transfer To Dep [REDACTED] From To Opr American Ma Stercraft	2,113.80
Total Other Subtractions/Withdrawals		\$2,113.80

Daily Balances

Date	Balance	Date	Balance	Date	Balance
11-30	50,924.86	12-20	51,821.06	12-31	51,821.96
12-01	53,934.86				

Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	31
Average balance for APY	\$53,116.61
Interest earned	\$0.90
Interest paid year to date	\$15.00
Statement period	12/01 to 12/31

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

Your Electricity Use

Residential electric service meter 501493
In 32 days you used 41 kwh
Present reading - 12/05/22 17474
Previous reading - 11/03/22 - 17433
Total electric usage 41
Your charge for 41 kwh is:
Basic service \$12.00
41 kwh @ 8.16 cents each 3.35
Total electric service \$15.35

Your average daily cost was \$0.48

Total Cost This Billing

Total electric service \$15.35
Total charges this billing \$15.35

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

Account Summary

Previous balance \$14.45
Payments - thank you 14.45CR
November 10, 2022
Balance forward 0.00
Current charges 15.35
Current balance \$15.35

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
12/05/22	32	41	1
11/03/22	29	30	1
10/05/22	29	23	1
09/06/22	34	27	1
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
12/03/20	29	153	5

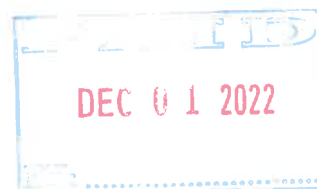
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Lakeview Condo Owners Association

2022 Reserve Contribution

Monthly \$3,010.00

DECEMBER 2022





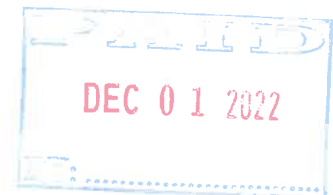
Transfer Confirmation

The request below has been transmitted successfully.
The balances shown below are recorded at the time of the request.

Confirmation: 189583025
Approval Status: 1 of 1 received
Transmitted: 12/01/2022 05:20:49 PM (ET)
Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - Available \$24,936.54
(Balance as of: 12/01/2022 05:17:32 PM (ET) Not a guarantee of available funds.)
To Account: Lakeview RES - Checking - Available \$50,924.86
(Balance as of: 12/01/2022 05:17:32 PM (ET) Not a guarantee of available funds.)
Amount: \$3,010.00
Description: December reserve contribution
Send On: 12/01/2022 (today)



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



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

Invoice

Date	Invoice #
11/23/2022	6438

Bill To

RPM Services
 5620 NE Gher Rd
 Suite H
 Vancouver WA 98662

Ship To

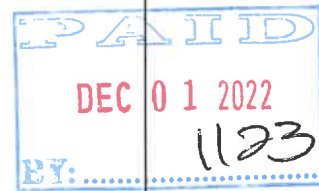
2102 NW Kelly Dr
 Upper Bldg #2
 Vancouver, WA 98665



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

Terms	Due Date	Project
	11/23/2022	Lakeview Condos Bl...

Description	Rate	Amount
Labor & Material: To Install New 60 Mil TPO Roof System Bldg #2	26,497.00	18,547.90T
Extras Clark County Permit	330.50	330.50



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	\$18,878.40
Sales Tax (8.4%)	\$1,558.02
Total	\$20,436.42
Payments/Credits	\$0.00
Balance Due	\$20,436.42

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.

RESERVE ACCOUNT ☺

APPROVED TO PAY ✓

SENT - 11/28

- 1) DANU ✓
- 2) DAVID ✓
- 3) CHARLEN ✓

LAKEVIEW CONDOS



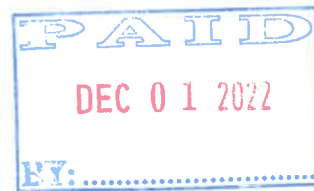
Transfer Confirmation

The request below has been transmitted successfully.
The balances shown below are recorded at the time of the request.

Confirmation:	2814169500
Approval Status:	1 of 1 received
Transmitted:	11/30/2022 01:08:23 PM (ET)
Transmitted By:	RPMHOA

Details

From Account:	Lakeview RES - Checking - ████████ Available \$71,360.12 (Balance as of: 11/30/2022 01:07:34 PM (ET) Not a guarantee of available funds.)
To Account:	Lakeview OPR - Checking - ████████ Available \$4,500.12 (Balance as of: 11/30/2022 01:07:34 PM (ET) Not a guarantee of available funds.)
Amount:	\$20,436.42
Description:	Leak SEal invoice 6438
Send On:	11/30/2022 (today)



Here's Your Automatic Payment Reminder



Some content in this message has been blocked because the sender isn't in your Safe senders list. I trust content from amfamonlinebilling@amfam.com. | Show blocked content

AI American Family Insurance <AmFamOnlineBilling@amfam.com> To: RPM Services General Box Mon 11/7/2022 4:00 AM

Hi Cindy,

Just a reminder, you have an upcoming automatic payment:

- Billing Account:** 019-860-226-37 (Lakeview Insurance)
- Payment Amount:** \$623.50
- Payment Date:** 12/1/2022
- Payment Method:** Lakeview Am Fam insurance



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 12/1/2022 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

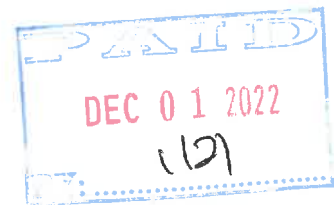
I authorized American Family Mutual Insurance Company, S.I. or any of its

**Lakeview Condo Owners Association
2022 Management Fee**

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

Monthly \$500.00

DECEMBER 2022



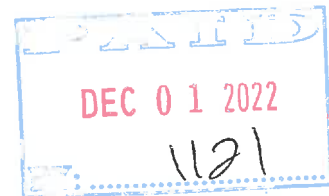
Lakeview Condo Owners Association

Website Management Fee

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

Monthly \$25.00

DECEMBER 2022



LAKEVIEW

2022 ANNUAL ELECTRICAL REIMBURSEMENT TO:

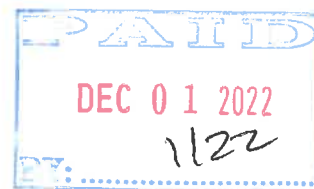
Terri Tangalin-Piedra

PO BOX 935

Kalama, Wa 98625

FOR 2022 12 MONTHS x \$9.00

TOTAL FOR 2022 \$108.00





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

Billing Statement

Address Service Requested
STATEMENT ENCLOSED

5795*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: 11/1/2022 To 11/30/2022
BILLING DATE: 11/30/2022
DUE DATE: 12/30/2022

SPECIAL MESSAGE

Effective January 1, 2023, the base monthly rate is anticipated to be \$43.50 per Equivalent Residential Unit (ERU).

CURRENT CHARGES

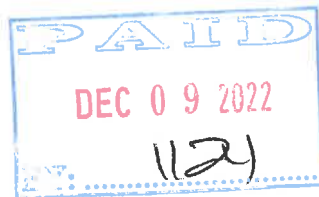
SEWER SERVICE 546.00

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





WASTE CONNECTIONS OF WASHINGTON, INC
 VANCOUVER DISTRICT
 12116 NE 99TH ST STE 1830
 VANCOUVER WA 98682-2329
 DISTRICT NO. 2010

LAKEVIEW CONDOS LLC
 RPM SERVICIES
 5820 NE GHER RD # H
 VANCOUVER WA 98662

ACCOUNT NO.
 INVOICE NO.
 STATEMENT DATE
 DUE DATE
 BILLING PERIOD

PAGE 1
 2010-976517
 19091192S010
 12/01/22
 12/25/22
 11/01/22 - 11/30/22

FOR ASSISTANCE
 Office
 Toll Free
 One Time Payments

(360) 892-5370
 (866) 892-9269
 (855) 569-2719

13330

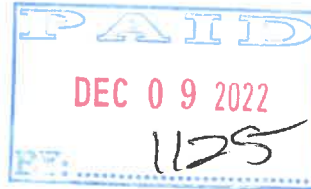
013634 1/1

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 330.92
11/11/22	Payment Thank You	\$ -330.92
	Total Payments And Credits	\$ -330.92
	Service Location	
	Acct #976517	
11/30/22	4Yd Cont 1X Weekly 11/01/22-11/30/22	\$ 253.26
11/30/22	Multi-Family Recycle 11/01/22-11/30/22	\$ 72.60
11/30/22	Perm Cont Rent 4Yd 11/01/22-11/30/22	\$ 18.95
11/30/22	Recycle Process Surcharge 11/01/22-11/30/22	\$ 7.40
	Refuse Tax 3.6%	\$ 9.12
	State Sales Tax 8.4%	\$ 1.59
	Current Charges And Fees	\$ 362.92
	Total Due	\$ 362.92

1115

 Lakeview Condos Llc
 2102 Nw Kelley Dr
 1 Each @ \$253.26
 20 Each @ \$3.63
 1 Each @ \$18.95
 20 Each @ \$0.37



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



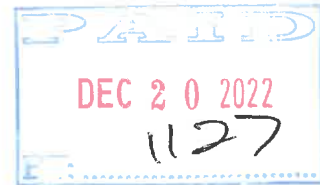
INVOICE

Lakeview condominium
Lakeview condominium

Invoice # 0006800
Invoice Date 12/06/2022
Due Date 12/06/2022

Item	Description	Unit Price	Quantity	Amount
	November Yard maintenance	500.00	1.00	500.00
		Subtotal		500.00
		+ Tax (8.40%)		42.00
		Total		542.00
		Amount Paid		0.00
		Balance Due		\$542.00

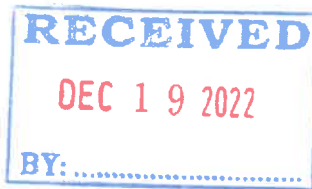
APPROVED TO PAY ✓
LAKEVIEW CONDOS



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

Boni
(360)931-5829

license#:604346914. Ccb#:222325



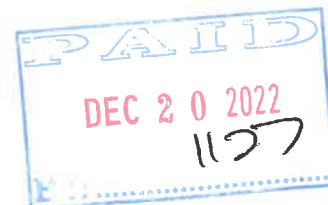
INVOICE

Lakeview
Lakeview condominium

Invoice # 0006813
Invoice Date 12/19/2022
Due Date 12/19/2022

Item	Description	Unit Price	Quantity	Amount
	Re-attach line conducting putting back on Lakeview	50.00	1.00	50.00
		Subtotal		50.00
		+ Tax (8.40%)		4.20
		Total		54.20
		Amount Paid		0.00
		Balance Due		\$54.20

APPROVED TO PAY ✓
LAKEVIEW CONDOS



Harry's Key Service Incorporated
 2213 Main Street
 Vancouver, WA 98660

RECEIVED
 DEC 09 2022
 BY:

Invoice

DATE	INVOICE NO.
12/5/2022	379681

BILL TO
RPM Email: Holly@rpmservice.net



Terms	P.O. #	Account #
Net 30		PM2177

DESCRIPTION	QTY	RATE	AMOUNT
RPM Services 2102 Nw Kelly Dr garage#5 Vancouver, WA 98665-6598 Liz Divers 971-205-8375			
Service Call	1	69.00	69.00T
Duplicate Key	6	2.95	17.70T
Labor	0.5	119.00	59.50T
Was not a deadbolt, was a garage door turn handle. Made Key impression and 6 duplicate keys			

*Approved
 - Lakeview*

PAID
 DEC 20 2022
 1128

Subtotal	\$146.20
Sales Tax (8.5%)	\$12.42
Payments/Credits	\$0.00
Total	\$158.62
Balance Due	\$158.62

Phone #	Fax #	E-mail
360-696-4901	360-694-6794	lwilloughby@harryslocksmith.com

SENT - 12/16

American Mastercraft Inc

PO Box 820447
Vancouver, WA 98682 US
(360) 828-7500
invoice@accubuilders.com



INVOICE

BILL TO
Joshua Perkins
RPM Services
5620 NE Gher Rd. Suite H
Vancouver, WA 98662

SHIP TO
Joshua Perkins
RPM Services
5620 NE Gher Rd. Suite H
Vancouver, WA 98662

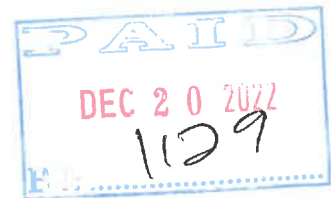
INVOICE CONC121622TS
DATE 12/16/2022
TERMS Due on receipt
DUE DATE 12/23/2022

DATE	DESCRIPTION	QTY	AMOUNT
	Lakeview Condos 2102 NW Kelly Drive Vancouver, WA 98665		
	Core drill six, 5"-holes in the 8" thick concrete retaining wall behind Building 1	6	1,950.00
SUBTOTAL			1,950.00
TAX			163.80
TOTAL			2,113.80
BALANCE DUE			\$2,113.80

APPROVED TO PAY
1. ✓
2. ✓
JP

LAKEVIEW CONDOS ✓

Out of Reserves





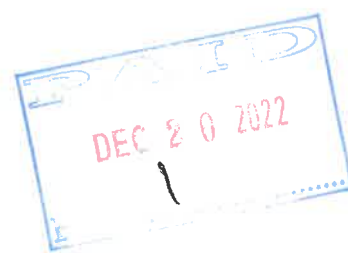
Transfer Confirmation

The request below has been transmitted successfully.
The balances shown below are recorded at the time of the request.

Confirmation: 1465796145
Approval Status: 1 of 1 received
Transmitted: 12/20/2022 01:03:21 PM (ET)
Transmitted By: RPMHOA

Details

From Account: Lakeview RES - Checking - [REDACTED] - Available \$53,934.86
(Balance as of: 12/20/2022 01:02:46 PM (ET) Not a guarantee of available funds.)
To Account: Lakeview OPR - Checking - * [REDACTED] - Available \$4,379.86
(Balance as of: 12/20/2022 01:02:46 PM (ET) Not a guarantee of available funds.)
Amount: \$2,113.80
Description: to opr American Mastercraft
Send On: 12/20/2022 (today)



Josh,

Will you have Cindy reimburse Adam \$30.16 for removing the fallen fence?

Regards,
Dano
(425) 827-6726

Hi Joshua,

Please send the check to:
Adam Smith
8305 NW Fruit Valley Rd, Vancouver, WA 98665

\$30.16

LAKEVIEW CONDOS
REIMBURSEMENT APPROVED TO PAY ✓

RECEIVED
DEC 19 2022
BY:

PAID
DEC 20 2022
1130