

# Financial Statement

Property: Lakeview COA

02/01/23 - 02/28/23 (cash)

## ASSETS

### Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	15,076.41
1000 Total Operating Accounts	<u>15,076.41</u>

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	56,229.35
1111 Total Reserve Account	<u>56,229.35</u>

Total Bank 71,305.76

### Other Current Asset

1200 Undeposited Funds	809.59
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Total Other Current Asset 809.59

## TOTAL ASSETS

72,115.35

## LIABILITIES & EQUITY

### Equity

Equity	
3001 Retained Earnings	-160,832.73
3010 Disbursements From Reserve	192,430.65
3040 Reserve Account Equity	<u>30,732.36</u>
Total Equity	62,330.28

Net Income (1/1/2023 thru 1/31/2023) 9,136.12

### Income

4000 HOA Dues	2,898.91
4050 Reserve Income	2,426.14
4200 Income	
4260 Interest Income	
4263 Reserve Interest	2.17
4260 Total Interest Income	<u>2.17</u>
4200 Other Income	<u>2,937.22</u>
4200 Total Income	2,939.39

4300 Other Property Income	
4310 Maintenance & Repairs	21.56
4300 Total Other Property Income	<u>21.56</u>

Total Income 8,286.00

### Expense

5000 Association Expenses	
5010 Management Fees	525.00
5020 Postage / Copies	49.00
5040 Office Supplies	13.64
5000 Total Association Expenses	<u>587.64</u>

5100 Repairs & Maintenance	1,617.00
5200 Utilities	

5210 Electric	14.94
5240 Sewer	565.50
5260 Garbage	376.45
5200 Total Utilities	<u>956.89</u>
5400 Landscaping	
5410 Landscaping Maintenance	842.00
5400 Total Landscaping	<u>842.00</u>
5600 Insurance	
5610 Insurance	623.50
5600 Total Insurance	<u>623.50</u>
6700 Reserve Contribution	3,010.02
Total Expense	<u>7,637.05</u>
<b>Net Income (2/1/2023 thru 2/28/2023)</b>	648.95
<b>Total Equity</b>	<u>72,115.35</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>72,115.35</u></u>

# General Ledger

Property: Lakeview COA  
Detail 02/01/23 - 02/28/23 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
5010 Management Fees (Expense)						525.00
02/01/23	CHKITM	1136	RPM Services Inc.: Monthly website	25.00		550.00
02/01/23	CHKITM	1136	RPM Services Inc.: February	500.00		1,050.00
<b>5010 Management Fees</b>			<b>Beg Bal: 525.00      Activity: 525.00</b>	<b>525.00</b>	<b>0.00</b>	<b>1,050.00</b>
5020 Postage / Copies (Expense)						0.00
02/15/23	CHKITM	1142	RPM Services Inc.: annual meeting mailing 2.14	49.00		49.00
<b>5020 Postage / Copies</b>			<b>Beg Bal: 0.00      Activity: 49.00</b>	<b>49.00</b>	<b>0.00</b>	<b>49.00</b>
5040 Office Supplies (Expense)						0.00
02/01/23	CHKITM	1136	RPM Services Inc.: reimb for deposit slips	13.64		13.64
<b>5040 Office Supplies</b>			<b>Beg Bal: 0.00      Activity: 13.64</b>	<b>13.64</b>	<b>0.00</b>	<b>13.64</b>
5100 Repairs & Maintenance (Expense)						0.00
02/09/23	CHKITM	1140	County 2 County Contracting LLC: chimney flue cap on Bldg 2 -	1,617.00		1,617.00
<b>5100 Repairs &amp; Maintenance</b>			<b>Beg Bal: 0.00      Activity: 1,617.00</b>	<b>1,617.00</b>	<b>0.00</b>	<b>1,617.00</b>
5210 Electric (Expense)						15.18
02/15/23	CHKITM	1141	Clark Public Utilities: 7236-175-1	14.94		30.12
<b>5210 Electric</b>			<b>Beg Bal: 15.18      Activity: 14.94</b>	<b>14.94</b>	<b>0.00</b>	<b>30.12</b>
5240 Sewer (Expense)						546.00
02/08/23	CHKITM	1137	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	565.50		1,111.50
<b>5240 Sewer</b>			<b>Beg Bal: 546.00      Activity: 565.50</b>	<b>565.50</b>	<b>0.00</b>	<b>1,111.50</b>
5260 Garbage (Expense)						460.36
02/08/23	CHKITM	1138	Waste Connections: Monthly Garbage 2010-976517	376.45		836.81
<b>5260 Garbage</b>			<b>Beg Bal: 460.36      Activity: 376.45</b>	<b>376.45</b>	<b>0.00</b>	<b>836.81</b>
5410 Landscaping Maintenance (Expense)						542.00
02/08/23	CHKITM	1139	Macu's Inc.: remove dirt on back side of top bldg and haul away	300.00		842.00
02/08/23	CHKITM	1139	Macu's Inc.: January	542.00		1,384.00
<b>5410 Landscaping Maintenance</b>			<b>Beg Bal: 542.00      Activity: 842.00</b>	<b>842.00</b>	<b>0.00</b>	<b>1,384.00</b>
5610 Insurance (Expense)						623.50
02/01/23	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	623.50		1,247.00
<b>5610 Insurance</b>			<b>Beg Bal: 623.50      Activity: 623.50</b>	<b>623.50</b>	<b>0.00</b>	<b>1,247.00</b>
6700 Reserve Contribution (Expense)						3,010.00
02/01/23	JOURNL	J8233	Monthly Reserve	3,010.02		6,020.02
<b>6700 Reserve Contribution</b>			<b>Beg Bal: 3,010.00      Activity: 3,010.02</b>	<b>3,010.02</b>	<b>0.00</b>	<b>6,020.02</b>
<b>Totals:</b>				<b>7,637.05</b>	<b>0.00</b>	

# Profit & Loss 12 Month Recap

Property: Lakeview COA

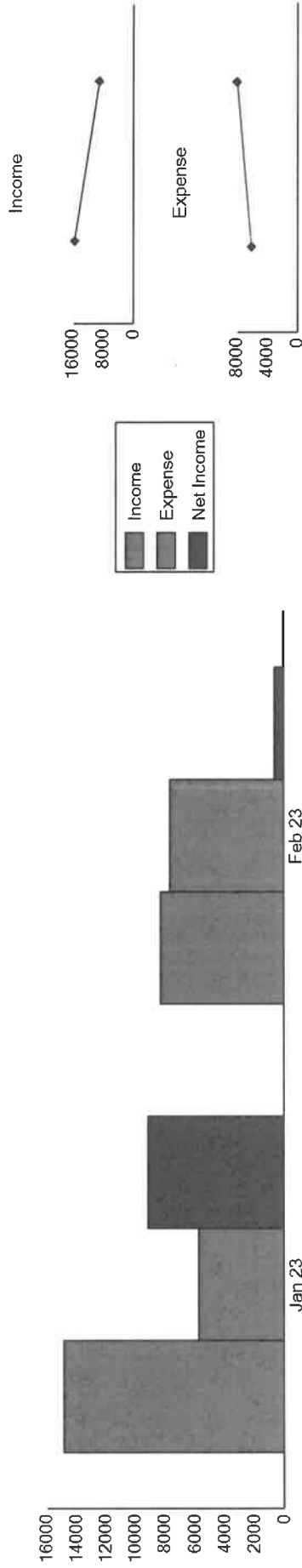
Monthly recap 01/01/23 - 02/28/23 (cash basis)

	JAN 23	FEB 23	TOTAL
<b>INCOME</b>			
4000 HOA Dues	4,069.66	2,898.91	6,968.57
4050 Reserve Income	3,754.97	2,426.14	6,181.11
4200 Income			
4260 Interest Income	2.20	2.17	4.37
4263 Reserve Interest	2.20	2.17	4.37
4260 Total Interest Income			
4200 Other Income	5,925.53	2,937.22	8,862.75
4200 Total Income	5,927.73	2,939.39	8,867.12
4300 Other Property Income			
4310 Maintenance & Repairs	1,105.80	21.56	1,127.36
4300 Total Other Property Income	1,105.80	21.56	1,127.36
<b>TOTAL INCOME</b>	<b>14,858.16</b>	<b>8,286.00</b>	<b>23,144.16</b>
<b>EXPENSE</b>			
5000 Association Expenses			
5010 Management Fees	525.00	525.00	1,050.00
5020 Postage / Copies	0.00	49.00	49.00
5040 Office Supplies	0.00	13.64	13.64
5000 Total Association Expenses	525.00	587.64	1,112.64
5100 Repairs & Maintenance	0.00	1,617.00	1,617.00
5200 Utilities			
5210 Electric	15.18	14.94	30.12
5240 Sewer	546.00	565.50	1,111.50
5260 Garbage	460.36	376.45	836.81
5200 Total Utilities	1,021.54	956.89	1,978.43
5400 Landscaping			
5410 Landscaping Maintenance	542.00	842.00	1,384.00
5400 Total Landscaping	542.00	842.00	1,384.00
5600 Insurance			
5610 Insurance	623.50	623.50	1,247.00
5600 Total Insurance	623.50	623.50	1,247.00
6700 Reserve Contribution	3,010.00	3,010.02	6,020.02
<b>TOTAL EXPENSE</b>	<b>5,722.04</b>	<b>7,637.05</b>	<b>13,359.09</b>
<b>NET INCOME</b>	<b>9,136.12</b>	<b>648.95</b>	<b>9,785.07</b>

JAN 23                      FEB 23                      TOTAL

**NET INCOME SUMMARY**

Income	14,858.16	8,286.00	23,144.16
Expense	-5,722.04	-7,637.05	-13,359.09
<b>NET INCOME</b>	<b>9,136.12</b>	<b>648.95</b>	<b>9,785.07</b>



# Budget Comparison

Property: Lakeview COA

Comparison Periods: 02/01/23 - 02/28/23 and 01/01/23 - 12/31/23 (cash basis)

	Actual 02/01/23 - 02/28/23	Budget 02/23 - 02/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
<b>INCOME</b>								
4000 HOA Dues	2,898.91	3,683.50	-784.59	-21.3 %	10,042.64	44,202.00	-34,159.36	-77.3 %
4050 Reserve Income	2,426.14	3,010.02	-583.88	-19.4 %	9,363.22	36,120.20	-26,756.98	-74.1 %
4200 Income	0.00	0.00	0.00		100.00	0.00	100.00	
4210 Late Fees	0.00	0.00	0.00		25.00	0.00	25.00	
4232 Delinquent Collections Income	0.00	0.00	0.00					
4260 Interest Income	2.17	0.00	2.17		4.37	0.00	4.37	
4263 Reserve Interest	2.17	0.00	2.17		4.37	0.00	4.37	
4260 Total Interest Income	0.00	1,666.67	-1,666.67	-100.0 %	0.00	20,000.00	-20,000.00	-100.0 %
4202 SA23	2,937.22	0.00	2,937.22		10,985.97	0.00	10,985.97	
4200 Other Income	2,939.39	1,666.67	1,272.72	76.4 %	11,115.34	20,000.00	-8,884.66	-44.4 %
4200 Total Income								
4300 Other Property Income	21.56	0.00	21.56		1,127.36	0.00	1,127.36	
4310 Maintenance & Repairs	21.56	0.00	21.56		1,127.36	0.00	1,127.36	
4300 Total Other Property Income								
<b>TOTAL INCOME</b>	<b>8,286.00</b>	<b>8,360.19</b>	<b>-74.19</b>	<b>-0.9 %</b>	<b>31,648.56</b>	<b>100,322.20</b>	<b>-68,673.64</b>	<b>-68.5 %</b>
<b>EXPENSE</b>								
5000 Association Expenses								
5010 Management Fees	525.00	500.00	25.00	5.0 %	1,575.00	6,000.00	-4,425.00	-73.8 %
5020 Postage / Copies	49.00	8.34	40.66	487.5 %	49.00	100.00	-51.00	-51.0 %
5040 Office Supplies	13.64	0.00	13.64		13.64	0.00	13.64	
5065 Website	0.00	25.00	-25.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
5000 Total Association Expenses	587.64	533.34	54.30	10.2 %	1,637.64	6,400.00	-4,762.36	-74.4 %
5100 Repairs & Maintenance								
5170 Dryer Vent Cleaning	0.00	75.00	-75.00	-100.0 %	0.00	900.00	-900.00	-100.0 %
5100 Other Repairs & Maintenance	1,617.00	750.00	867.00	115.6 %	1,617.00	9,000.00	-7,383.00	-82.0 %
5100 Total Repairs & Maintenance	1,617.00	825.00	792.00	96.0 %	1,617.00	9,900.00	-8,283.00	-83.7 %
5200 Utilities								
5210 Electric	14.94	16.67	-1.73	-10.4 %	30.12	200.00	-169.88	-84.9 %
5240 Sewer	565.50	533.00	32.50	6.1 %	1,677.00	6,396.00	-4,719.00	-73.8 %
5260 Garbage	376.45	310.00	66.45	21.4 %	1,213.26	3,720.00	-2,506.74	-67.4 %
5200 Total Utilities	956.89	859.67	97.22	11.3 %	2,920.38	10,316.00	-7,395.62	-71.7 %
5300 General Expenses								
5301 Accounting	0.00	16.67	-16.67	-100.0 %	140.00	200.00	-60.00	-30.0 %
5305 Legal	0.00	166.67	-166.67	-100.0 %	0.00	2,000.00	-2,000.00	-100.0 %

	Actual 02/01/23 - 02/28/23	Budget 02/23 - 02/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
5315 State Filing Fee	0.00	1.67	-1.67	-100.0 %	0.00	20.00	-20.00	-100.0 %
5325 Reserve Study	0.00	115.00	-115.00	-100.0 %	0.00	1,380.00	-1,380.00	-100.0 %
5300 Total General Expenses	0.00	300.01	-300.01	-100.0 %	140.00	3,600.00	-3,460.00	-96.1 %
5400 Landscaping								
5410 Landscaping Maintenance	842.00	542.00	300.00	55.4 %	1,926.00	6,504.00	-4,578.00	-70.4 %
5400 Total Landscaping	842.00	542.00	300.00	55.4 %	1,926.00	6,504.00	-4,578.00	-70.4 %
5600 Insurance								
5610 Insurance	623.50	0.00	623.50		2,494.00	0.00	2,494.00	
5600 Other Insurance	0.00	623.50	-623.50	-100.0 %	0.00	7,482.00	-7,482.00	-100.0 %
5600 Total Insurance	623.50	623.50	0.00	0.0 %	2,494.00	7,482.00	-4,988.00	-66.7 %
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	3,010.02	3,010.02	0.00	0.0 %	9,030.02	36,120.20	-27,090.18	-75.0 %
<b>TOTAL EXPENSE</b>	<b>7,637.05</b>	<b>8,360.21</b>	<b>-723.16</b>	<b>-8.7 %</b>	<b>19,765.04</b>	<b>100,322.20</b>	<b>-80,557.16</b>	<b>-80.3 %</b>
<b>NET INCOME</b>	<b>648.95</b>	<b>-0.02</b>	<b>648.97</b>	<b>3,244,850.0 %</b>	<b>11,883.52</b>	<b>0.00</b>	<b>11,883.52</b>	
<b>NET INCOME SUMMARY</b>								
Income	8,286.00	8,360.19	-74.19	-0.9 %	31,648.56	100,322.20	-68,673.64	-68.5 %
Expense	-7,637.05	-8,360.21	723.16	8.7 %	-19,765.04	-100,322.20	80,557.16	80.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
<b>NET INCOME</b>	<b>648.95</b>	<b>-0.02</b>	<b>648.97</b>	<b>3,244,850.0 %</b>	<b>11,883.52</b>	<b>0.00</b>	<b>11,883.52</b>	

# Delinquency (Summary)

Property: Lakeview COA

Current homeowners as of 02/28/23

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
			CONDO/HOA	1,000.00
			CONDO/HOA	2,698.40
			CONDO/HOA	30,110.52
			CONDO/HOA	1,021.84
			CONDO/HOA	1,000.00
			CONDO/HOA	1,023.71
			CONDO/HOA	1,000.00
			CONDO/HOA	1,041.18
			CONDO/HOA	1,000.00
			CONDO/HOA	1,021.66
			CONDO/HOA	778.15
			CONDO/HOA	1,000.00
Total Delinquent for Property:				42,695.46

## Report Summary

Detail	Value
Homeowners:	12
Percent Delinquent:	60.00 %
Delinquent Amount:	42,695.46



# Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 02/28/23

<u>Homeowner Name</u>	<u>Property</u>	<u>Unit</u>	<u>Acc.</u>	<u>Default Phone</u>	<u>Address</u>	<u>Amount</u>
						270.82
						681.36
						100.00
						100.00
						319.59
						1,462.72
						58.78
						1,256.22
						100.00
						613.16
						17.41
					<b>Totals:</b>	<b>4,980.06</b>

# Checks By Account

Property: Lakeview COA

Date Range: 02/01/23 - 02/28/23

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
<b>5000 Association Expenses : 5010 Management Fees</b>							
RPM Services Inc	2/1/23	1136	February	2/1/23	February	Lakev	500.00
RPM Services Inc	2/1/23	1136	Monthly website	2/1/23	February	Lakev	25.00
							525.00
<b>5000 Association Expenses : 5020 Postage / Copies</b>							
RPM Services Inc	2/15/23	1142	annual meeting m	2/15/23	Postage	Lakev	49.00
							49.00
<b>5000 Association Expenses : 5040 Office Supplies</b>							
RPM Services Inc	2/1/23	1136	reimb for deposit	1/30/23	Reimb	Lakev	13.64
							13.64
<b>5100 Repairs &amp; Maintenance</b>							
County 2 County C	2/9/23	1140	chimney flue cap	2/9/23	SA-02022023-001	Lakev	1,617.00
							1,617.00
<b>5200 Utilities : 5210 Electric</b>							
Clark Public Utiliti	2/15/23	1141	7236-175-1	2/1/23	7236-175-1	Lakev	14.94
							14.94
<b>5200 Utilities : 5240 Sewer</b>							
Clark Regional W	2/8/23	1137	Monthly Sewer Ac	2/1/23	016125-000	Lakev	565.50
							565.50
<b>5200 Utilities : 5260 Garbage</b>							
Waste Connector	2/8/23	1138	Monthly Garbage	2/1/23	2010-976517	Lakev	376.45
							376.45
<b>5400 Landscaping : 5410 Landscaping Maintenance</b>							
Macu's Inc.	2/8/23	1139	January	2/1/23	0006874	Lakev	542.00
Macu's Inc.	2/8/23	1139	remove dirt on bac	2/8/23	0000565	Lakev	300.00
							842.00
<b>5600 Insurance : 5610 Insurance</b>							
American Family I	2/1/23	ACH	Customer #019-8	2/1/23	019-860-226-37	Lakev	623.50
							623.50
<b>Total Amount:</b>							<b>4,627.03</b>

# Bank Reconciliation Report

Lakeview COA OPR

Reconciled on: 03/02/23

## Deposits

Date	Ref #	Details	Amount
01/31/23	D20393	Bank Deposit: Deposit - epay	332.59
02/01/23	D20456	Bank Deposit: Deposit - epay	340.68
02/02/23	D20403	Bank Deposit: Deposit	984.43
02/03/23	D20488	Bank Deposit: Deposit - epay	436.36
02/09/23	D20527	Bank Deposit: Deposit	2,603.29
02/09/23	J8292	Journal: county 2 county flue cap bldg 2	1,617.00
02/16/23	D20590	Bank Deposit: Deposit	2,588.82
02/27/23	D20656	Bank Deposit: Deposit	1,233.09
			<b>10,136.26</b>

## Payments

Date	Ref #	Details	Amount
02/01/23	ACH	American Family Insurance	623.50
02/01/23	1136	RPM Services Inc,	538.64
02/01/23	J8233	Journal: Monthly Reserve	3,010.02
02/08/23	1137	Clark Regional Wastewater District	565.50
02/08/23	1138	Waste Connections	376.45
02/08/23	1139	Macu's Inc.	842.00
02/09/23	1140	County 2 County Contracting LLC	1,617.00
02/15/23	1141	Clark Public Utilities	14.94
			<b>7,588.05</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
03/01/23	D20729	Bank Deposit: Deposit - epay	240.68
			<b>240.68</b>

## Outstanding Payments

Date	Ref #	Details	Amount
12/20/22	1130	Adam Smith	30.16
02/15/23	1142	RPM Services Inc,	49.00
03/01/23	1143	Wayne Rivers, CPA	140.00
03/01/23	ACH	American Family Insurance	623.50
03/01/23	1144	RPM Services Inc,	525.00
03/01/23	ACH	American Family Insurance	623.50
03/01/23	J8313	Journal: Monthly Reserve	3,010.00
			<b>5,001.16</b>

## Summary

Beginning Balance:	12,607.36	Reconciled Balance	15,155.57
+ Selected Deposits (8)	10,136.26	+ Uncleared Deposits	240.68
- Selected Payments (8)	7,588.05	- Outstanding Checks	5,001.16
<b>Ending Balance:</b>	<b>15,155.57</b>	<b>Register Balance</b>	<b>10,395.09</b>
<b>Goal:</b>	<b>15,155.57</b>		
<b>Difference:</b>	<b>0.00</b>		



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: January 31, 2023  
This statement: February 28, 2023

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](http://www.umpquabank.com/globalassets/media/documents/overdraft_disclosure_for_business_accounts.pdf)

## BUSINESS FREE CHECKING

Account number	██████████	Beginning balance	\$12,607.36
Low balance	\$10,529.26	Deposits/Additions	\$10,136.26
Average balance	\$13,587.51	Withdrawals/Subtractions	\$7,588.05
Interest earned	\$0.00	Ending balance	\$15,155.57

### Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-02	Deposit	984.43
02-09	Deposit	2,603.29
02-16	Deposit	2,588.82
02-27	Deposit	1,233.09
<b>Total Additions</b>		<b>\$7,409.63</b>

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-09	Cash Mgmt Trsfr Cr Ref 0401248I Funds Transfer Frm Dep ██████████ From County 2 County F Lue Cap Bldg 2	1,617.00
<b>Total Other Deposits/ Additions</b>		<b>\$1,617.00</b>

**ACH and Electronic Payments/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-02	ACH Debit American Family Webpayment [REDACTED] #br 20230202	623.50
<b>Total ACH and Electronic Payments/Subtractions</b>		<b>\$623.50</b>

**ACH and Electronic Deposits/Additions**

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-01	ACH Credit Paylease.Com Settlement 000016961940806 20230201	332.59
02-02	ACH Credit Paylease.Com Settlement 000016980460158 20230202	340.68
02-06	ACH Credit Paylease.Com Credit 297185510 20230206	436.36
<b>Total ACH and Electronic Deposits/Additions</b>		<b>\$1,109.63</b>

**Other Withdrawals/Subtractions**

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-02	Cash Mgmt Trsfr Dr Ref 0231050000 Fund Transfer To Dep [REDACTED] From February Reserve	3,010.02
<b>Total Other Withdrawals/Subtractions</b>		<b>\$3,010.02</b>

**Daily Balances**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01-31	12,607.36	02-07	10,529.26	02-16	14,779.42
02-01	12,939.95	02-09	14,749.55	02-17	14,764.48
02-02	10,631.54	02-14	14,184.05	02-27	15,155.57
02-06	11,067.90	02-15	12,190.60	02-28	15,155.57

**Overdraft Fee Summary**

	<b>Total For This Period</b>	<b>Total Year-to-Date</b>
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

<u>Check #</u>	<u>Amount</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Date</u>
1136	\$538.64	02-07	1139	\$842.00	02-27
1137	\$565.50	02-14	1140	\$1,617.00	02-15
1138	\$376.45	02-15	1141	\$14.94	02-17

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

Total Checks paid: 6 for **-\$3,954.53**

# Bank Reconciliation Report

Lakeview COA Reserve Umpqua

Reconciled on: 03/02/23

## Deposits

Date	Ref #	Details	Amount
02/01/23	J8233	Journal: Monthly Reserve	3,010.02
02/28/23	J8337	Journal: Interest	2.17
			<b>3,012.19</b>

## Payments

Date	Ref #	Details	Amount
02/09/23	J8292	Journal: county 2 county flue cap bldg 2	1,617.00
			<b>1,617.00</b>

## Outstanding Deposits

Date	Ref #	Details	Amount
03/01/23	J8313	Journal: Monthly Reserve	3,010.00
			<b>3,010.00</b>

## Summary

Beginning Balance:	54,834.16	Reconciled Balance	56,229.35
+ Selected Deposits (2)	3,012.19	+ Uncleared Deposits	3,010.00
- Selected Payments (1)	1,617.00	- Outstanding Checks	0.00
Ending Balance:	56,229.35	Register Balance	59,239.35
Goal:	56,229.35		
Difference:	0.00		



# UMPQUA BANK

February 28, 2023 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: January 31, 2023  
This statement: February 28, 2023

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](http://www.umpquabank.com/globalassets/media/documents/overdraft_disclosure_for_business_accounts.pdf)

## MAIN STREET MONEY MARKET

Account number	[REDACTED]	Beginning balance	\$54,834.16
Low balance	\$54,834.16	Additions/Deposits	\$3,012.19
Average balance	\$56,581.68	Withdrawals/Subtractions	\$1,617.00
Interest paid year to date	\$4.37	Ending balance	\$56,229.35
Interest earned	\$2.17		

### Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-02	Cash Mgmt Trsfr Cr Ref 03310531 Funds Transfer Frm Dep [REDACTED] n February Reserve	3,010.02
02-28	Interest Credit	2.17
<b>Total Other Deposits/ Additions</b>		<b>\$3,012.19</b>

### Other Subtractions/Withdrawals

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-09	Cash Mgmt Trsfr DrRef 04012481 Funds Transfer To Dep [REDACTED] From County 2 County F Lue Cap Bldg 2	1,617.00
<b>Total Other Subtractions/Withdrawals</b>		<b>\$1,617.00</b>

**Daily Balances**

Date	Balance	Date	Balance	Date	Balance
01-31	54,834.16	02-09	56,227.18	02-28	56,229.35
02-02	57,844.18				

**Interest Information**

Annual percentage yield earned	.05%
Interest-bearing days	28
Average balance for APY	\$56,581.68
Interest earned	\$2.17
Interest paid year to date	\$4.37
Statement period	02/01 to 02/28

**Overdraft Fee Summary**

	Total For This Period	Total Year-to-Date
<b>Total Overdraft Fees</b>	\$0.00	\$0.00
<b>Total Returned Item Fees</b>	\$0.00	\$0.00

**Checks**

(\* Skip in check sequence, R-Check has been returned, + Electronified check))  
 Total Checks paid: 0 for **-\$0.00**







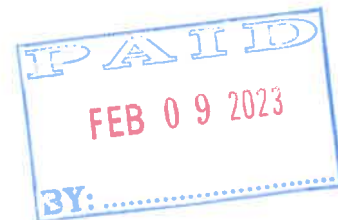
## Transfer Confirmation

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

Confirmation: 3770843971  
Approval Status: 1 of 1 received  
Transmitted: 02/09/2023 01:48:26 PM (ET)  
Transmitted By: RPMHOA

### Details

From Account: Lakeview RES - Checking - ~~24119~~ Available \$57,844.18  
(Balance as of: 02/09/2023 01:47:59 PM (ET) Not a guarantee of available funds.)  
To Account: Lakeview OPR - Checking - ~~24199~~ Available \$13,132.55  
(Balance as of: 02/09/2023 01:47:59 PM (ET) Not a guarantee of available funds.)  
Amount: \$1,617.00  
Description: county 2 county flue cap bldg 2  
Send On: 02/09/2023 (today)



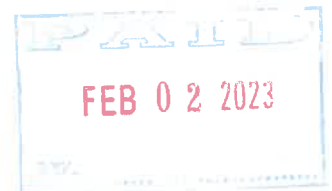
# Lakeview Condo Owners Association

## 2023 Reserve Contribution

Monthly \$3,010.02

~~JANUARY~~ 2023

February





## Transfer Confirmation

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

Confirmation: 2194093855  
Approval Status: 1 of 1 received  
Transmitted: 02/02/2023 11:53:22 AM (ET)  
Transmitted By: RPMHOA

### Details

From Account: Lakeview OPR - Checking - ~~XXXX~~ - Available \$12,657.13  
(Balance as of: 02/02/2023 11:49:15 AM (ET) Not a guarantee of available funds.)  
To Account: Lakeview RES - Checking - ~~XXXX~~ - Available \$54,834.16  
(Balance as of: 02/02/2023 11:49:14 AM (ET) Not a guarantee of available funds.)  
Amount: \$3,010.02  
Description: February Reserve  
Send On: 02/02/2023 (today)



## Here's Your Automatic Payment Reminder

American Family Insurance <AmFamOnlineBilling@amfam.com>

Thu 1/5/2023 3:10 AM

To: RPM Services General Box <rpms@rpmservice.net>



Hi Cindy,

Just a reminder, you have an upcoming automatic payment:

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

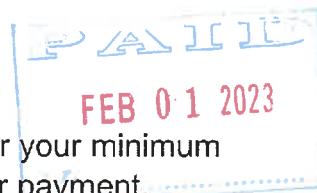
**Payment Amount:** \$623.50

**Payment Date:** 2/1/2023

**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 2/1/2023 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 change; or (3) change to my draw date. A return bank fee of \$25.00 may be charged if the payment is returned.

To stop automatic payments or stop paying electronically, log in to My Account at amfam.com, contact American Family Insurance at 1-800-MYAMFAM

Vertical Book Bound Deposit Slips (Deposit Tickets)

Item# - DTA-1

**Delivery Estimate:** delivered to you by January 24

**Shipping Address:** 5620 NE Gher Rd. Suite H, Vancouver, WA 98662 United States

**Shipping Method:** Ground

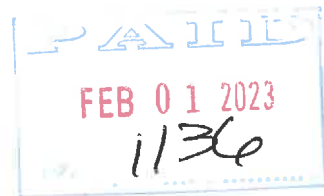
200 1-Part Tickets

\$12.57

1.07 Tax

13.64

Calcutew

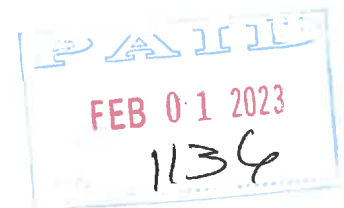


**Lakeview Condo Owners Association  
2023 Management Fee**

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

**Monthly \$500.00**

**FEBRUARY 2023**



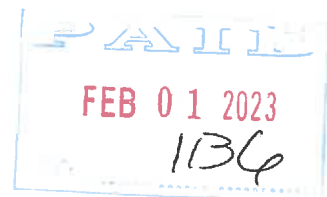
**LAKEVIEW COA**

**Website Management Fee**

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

**Monthly \$25.00**

**FEBRUARY 2023**







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

# Billing Statement

Address Service Requested  
**STATEMENT ENCLOSED**

5765\*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:** 1/1/2023 To 1/31/2023  
**BILLING DATE:** 1/31/2023  
  
**DUE DATE:** 2/28/2023

## SPECIAL MESSAGE

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

## CURRENT CHARGES

SEWER SERVICE 565.50

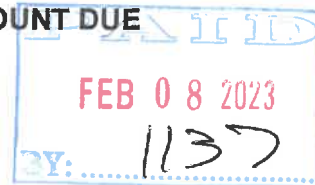
**TOTAL CURRENT CHARGES 565.50**

## 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 565.50

**TOTAL AMOUNT DUE**

**565.50**





WASTE CONNECTIONS OF WASHINGTON, INC  
 VANCOUVER DISTRICT  
 12115 NE 99TH ST STE 1830  
 VANCOUVER WA 98682-2329  
 DISTRICT NO. 2010

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

ACCOUNT NO. 2010-976517  
 INVOICE NO. 19257004S010  
 STATEMENT DATE 02/01/23  
 DUE DATE 02/25/23  
 BILLING PERIOD 01/01/23 - 01/31/23

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

INVOICE STATEMENT

012049 1/1

Date	Description	Amount
	<b>Previous Balance</b>	\$ 460.36
01/20/23	Payment Thank You!	\$ -460.36
	<b>Total Payments And Credits</b>	\$ -460.36
	<b>Service Location</b>	
	<b>Acct #976517</b>	
01/31/23	4Yd Cont 1X Weekly 01/01/23-01/31/23	\$ 259.93
01/31/23	Multi-Family Recycle 01/01/23-01/31/23	\$ 80.40
01/31/23	Perm Cont Rent 4Yd 01/01/23-01/31/23	\$ 18.95
01/31/23	Recycle Process Surcharge 01/01/23-01/31/23	\$ 6.20
	Refuse Tax 3.6%	\$ 9.36
	State Sales Tax 8.5%	\$ 1.61
	<b>Current Charges And Fees</b>	\$ 376.45
	<b>Total Due</b>	\$ 376.45

1134  
 Lakeview Condos Llc  
 2102 Nw Kelley Dr  
 1 Each @ \$259.93  
 20 Each @ \$4.02  
 1 Each @ \$18.95  
 20 Each @ \$0.31

PAID  
 FEB 08 2023  
 BY: 1138

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

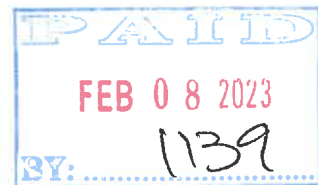


Lakeview condominium  
Lakeview condominium

Invoice # 0006874  
Invoice Date 02/07/2023  
Due Date 02/07/2023

Item	Description	Unit Price	Quantity	Amount
	January yard maintenance	500.00	1.00	500.00
		<b>Subtotal</b>		500.00
		+ Tax (8.40%)		42.00
		<b>Total</b>		542.00
		<b>Amount Paid</b>		0.00
		<b>Balance Due</b>		<b>\$542.00</b>

APPROVED ✓  
LAKEVIEW



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

Boni  
(360)931-5829

license#:604346914. Ccb#:222325



# ESTIMATE

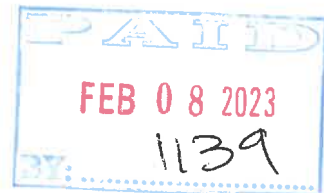
Joshua Perkins  
Lakeview condominium

Estimate # 0000565

Estimate Date 02/07/2023

Item	Description	Unit Price	Quantity	Amount
	For remove the dirt on the back side on top Biulding. Remove and hauling away.	300.00	1.00	300.00
		<b>Subtotal</b>		300.00
		<b>Total</b>		300.00
		<b>Amount Paid</b>		0.00
		<b>Estimate</b>		<b>\$300.00</b>

APPROVED ✓  
LAKEVIEW



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

**Your Electricity Use**

Residential electric service meter 501493  
In 29 days you used 36 kwh  
Present reading - 02/03/23 17549  
Previous reading - 01/05/23 - 17513  
**Total electric usage 36**  
Your charge for 36 kwh is:  
Basic service \$12.00  
36 kwh @ 8.16 cents each 2.94  
Total electric service \$14.94  
**Your average daily cost was \$0.52**

**Total Cost This Billing**

Total electric service \$14.94  
**Total charges this billing \$14.94**

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

**Account Summary**

Previous balance \$15.18  
Payments - thank you  
January 10, 2023 15.18CR  
Balance forward 0.00  
Current charges 14.94  
**Current balance \$14.94**

**Compare Your Use**

**ELECTRIC METER 501493**

SERVICE TO	DAYS	KWH USED	KWH/DAY
02/03/23	29	36	1
01/05/23	31	39	1
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
02/03/21	28	150	5

PAID  
**FEB 15 2023**  
1141

**RPM Services**  
**5620 NE Gher Rd., Suite H**  
**Vancouver, WA 98683**  
**360-693-6260**

**POSTAGE INVOICE**

**To: Lakeview Condos**  
Date: 2/14/2023  
Annual Meeting Packet

<b>Copies:</b>	<b>Cost Per</b>		<b>Amount</b>	<b>Total</b>
Single Sided	\$0.15	x		\$0.00
Double Sided	\$0.20	x	60	\$12.00
Color Paper Copies	\$0.25	x		\$0.00
<b>Mailing supplies &amp; postage:</b>				
Large Envelopes	\$1.00	x	20	\$20.00
Postage	\$0.60	x	20	\$12.00
Return Envelopes	\$0.25	x	20	\$5.00
Postage for Return Envelopes	\$0.57	x		\$0.00
Onsite posting \$50 per hour/trip	\$50.00	x		\$0.00

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**Total Cost**

**\$49.00**

