

Financial Statement

Property: Lakeview COA

02/01/22 - 02/28/22 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	48,448.57
1000 Total Operating Accounts	48,448.57
1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	57,488.70
1111 Total Reserve Account	57,488.70

Total Bank 105,937.27

Other Current Asset

1200 Undeposited Funds 40.00

Total Other Current Asset 40.00

TOTAL ASSETS

105,977.27

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-64,800.67
3010 Disbursements From Reserve	136,105.09
3040 Reserve Account Equity	32,009.28

Total Equity 103,313.70

Net Income (1/1/2022 thru 1/31/2022) 4,339.93

Income

4000 HOA Dues 2,640.38

4050 Reserve Income 2,102.06

4200 Income

4260 Interest Income

4263 Reserve Interest 0.88

4260 Total Interest Income 0.88

4030 SA22 Special Assessment 954.67

4200 Total Income 955.55

Total Income 5,697.99

Expense

5000 Association Expenses

5010 Management Fees 579.00

5020 Postage / Copies 7.33

5000 Total Association Expenses 586.33

5100 Repairs & Maintenance

5110 Roof Maint/Repair 1,133.33

5160 Electrical Repairs 1,085.00

5100 Other Repairs & Maintenance 103.08

5100 Total Repairs & Maintenance 2,321.41

5200 Utilities

5210 Electric	12.49
5240 Sewer	546.00
5260 Garbage	304.12
5200 Total Utilities	<u>862.61</u>
5300 General Expenses	
5305 Legal	107.50
5300 Total General Expenses	<u>107.50</u>
5600 Insurance	
5610 Insurance	486.50
5600 Total Insurance	<u>486.50</u>
6700 Reserve Contribution	3,010.00
Total Expense	<u>7,374.35</u>
Net Income (2/1/2022 thru 2/28/2022)	-1,676.36
Total Equity	<u>105,977.27</u>
TOTAL LIABILITIES & EQUITY	<u><u>105,977.27</u></u>

General Ledger

Property: Lakeview COA
Detail 02/01/22 - 02/28/22 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
4000 HOA Dues (Income)						5,013.45
02/01/22					172.72	5,186.17
02/01/22				153.20		5,032.97
02/01/22					45.33	5,078.30
02/01/22					162.44	5,240.74
02/01/22					166.39	5,407.13
02/01/22					166.39	5,573.52
02/01/22					166.39	5,739.91
02/03/22					162.44	5,902.35
02/03/22				181.81		5,720.54
02/04/22					332.78	6,053.32
02/04/22					26.00	6,079.32
02/04/22					136.44	6,215.76
02/09/22					138.14	6,353.90
02/09/22					162.44	6,516.34
02/10/22					0.10	6,516.44
02/10/22					170.84	6,687.28
02/14/22					162.64	6,849.92
02/14/22					172.32	7,022.24
02/25/22					312.00	7,334.24
02/25/22					319.59	7,653.83
4000 HOA Dues				Beg Bal: 5,013.45	Activity: 2,640.38	
				335.01	2,975.39	7,653.83
4050 Reserve Income (Income)						4,187.32
02/01/22					159.03	4,346.35
02/01/22					153.20	4,499.55
02/01/22					149.56	4,649.11
02/01/22					153.20	4,802.31
02/01/22					153.20	4,955.51
02/01/22					153.20	5,108.71
02/03/22					149.56	5,258.27
02/03/22				167.40		5,090.87
02/04/22					11.00	5,101.87
02/04/22					65.99	5,167.86
02/04/22					229.41	5,397.27
02/04/22					149.56	5,546.83
02/09/22					127.19	5,674.02
02/09/22					149.56	5,823.58
02/10/22					157.39	5,980.97
02/14/22					149.75	6,130.72
02/14/22					158.66	6,289.38
4050 Reserve Income				Beg Bal: 4,187.32	Activity: 2,102.06	
				167.40	2,269.46	6,289.38
4250 Violation Fees Income (Income)						100.00
No activity in the period						100.00
4250 Violation Fees Income				Beg Bal: 100.00	Activity: 0.00	
				0.00	0.00	100.00
4263 Reserve Interest (Income)						0.92
02/28/22	JOURNL	J7343	Interest		0.88	1.80
4263 Reserve Interest				Beg Bal: 0.92	Activity: 0.88	
				0.00	0.88	1.80
5010 Management Fees (Expense)						471.00
02/01/22	CHKITM	1022	RPM Services Inc., Monthly website mgmt fee February	25.00		496.00
02/01/22	CHKITM	1022	RPM Services Inc., Jan prorated	54.00		550.00

Date	Type	Reference	Description	Debit	Credit	Balance	
02/01/22	CHKITM	1022	RPM Services Inc.; February	500.00		1,050.00	
5010 Management Fees			Beg Bal: 471.00	Activity: 579.00	579.00	0.00	1,050.00
5020 Postage / Copies (Expense) 0.00							
02/01/22	CHKITM	1022	RPM Services Inc.; postage for certified Mail Orlovski	7.33		7.33	
5020 Postage / Copies			Beg Bal: 0.00	Activity: 7.33	7.33	0.00	7.33
5100 Repairs & Maintenance (Expense) 645.48							
02/01/22	CHKITM	1023	All Around Maintenance, Inc.: trip charge to inspect interior	103.08		748.56	
5100 Repairs & Maintenance			Beg Bal: 645.48	Activity: 103.08	103.08	0.00	748.56
5110 Roof Maint/Repair (Expense) 0.00							
02/01/22	CHKITM	1023	All Around Maintenance, Inc.: #18 roof repair	536.58		536.58	
02/11/22	CHKITM	1030	Leak Seal Roofing, Inc.: roof patches #18	596.75		1,133.33	
5110 Roof Maint/Repair			Beg Bal: 0.00	Activity: 1,133.33	1,133.33	0.00	1,133.33
5120 Gutter Repairs/Maint. (Expense) 2,256.61							
No activity in the period							
5120 Gutter Repairs/Maint.			Beg Bal: 2,256.61	Activity: 0.00	0.00	0.00	2,256.61
5160 Electrical Repairs (Expense) 0.00							
02/03/22	CHKITM	1025	Perkins Electric LLC: Bldg 1 flood lights replacements	1,085.00		1,085.00	
5160 Electrical Repairs			Beg Bal: 0.00	Activity: 1,085.00	1,085.00	0.00	1,085.00
5210 Electric (Expense) 12.24							
02/11/22	CHKITM	1027	Clark Public Utilities: PRINTER ERROR SEE 1031	12.49		24.73	
02/11/22	CHKITM	1027	Clark Public Utilities: PRINTER ERROR SEE 1031		12.49	12.24	
02/11/22	CHKITM	1031	Clark Public Utilities: PRINTER ERROR SEE 1031	12.49		24.73	
5210 Electric			Beg Bal: 12.24	Activity: 12.49	24.98	12.49	24.73
5240 Sewer (Expense) 533.00							
02/11/22	CHKITM	1028	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	546.00		1,079.00	
5240 Sewer			Beg Bal: 533.00	Activity: 546.00	546.00	0.00	1,079.00
5260 Garbage (Expense) 301.95							
02/11/22	CHKITM	1029	Waste Connections: Monthly Garbage 2010-976517	304.12		606.07	
5260 Garbage			Beg Bal: 301.95	Activity: 304.12	304.12	0.00	606.07
5305 Legal (Expense) 376.00							
02/03/22	CHKITM	1024	Harker Lepore LLC: Zoom - rentals	107.50		483.50	
5305 Legal			Beg Bal: 376.00	Activity: 107.50	107.50	0.00	483.50
5410 Landscaping Maintenance (Expense) 325.20							
No activity in the period							
5410 Landscaping Maintenance			Beg Bal: 325.20	Activity: 0.00	0.00	0.00	325.20
5430 Tree Removal (Expense) 575.61							
No activity in the period							
5430 Tree Removal			Beg Bal: 575.61	Activity: 0.00	0.00	0.00	575.61
5610 Insurance (Expense) 0.00							
02/01/22	CHKITM	ACH	American Family Insurance: Customer #019-860-226-37	486.50		486.50	
5610 Insurance			Beg Bal: 0.00	Activity: 486.50	486.50	0.00	486.50
6700 Reserve Contribution (Expense) 3,010.00							
02/01/22	JOURNL	J7251	Monthly Reserve	3,010.00		6,020.00	
6700 Reserve Contribution			Beg Bal: 3,010.00	Activity: 3,010.00	3,010.00	0.00	6,020.00
				Totals:	7,889.25	5,258.22	

Profit & Loss 12 Month Recap

Property: Lakeview COA

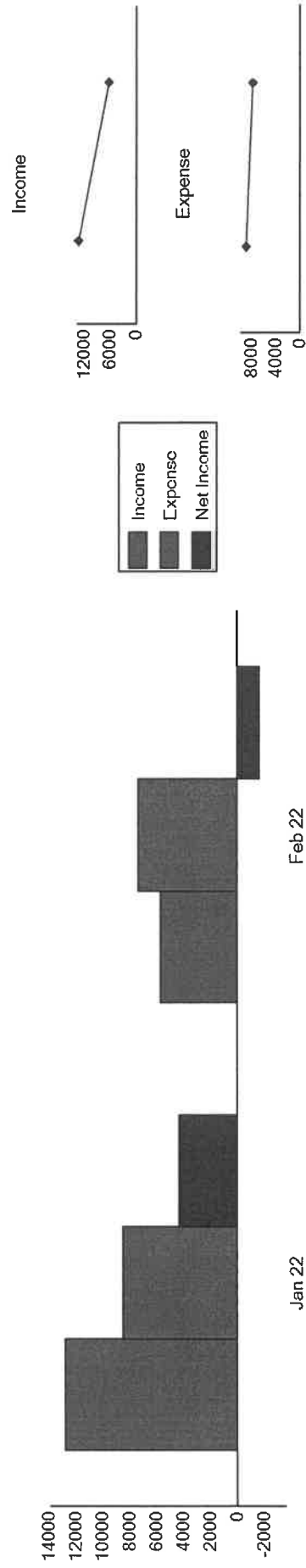
Monthly recap 01/01/22 - 02/28/22 (cash basis)

	JAN 22	FEB 22	TOTAL
INCOME			
4000 HOA Dues	5,013.45	2,640.38	7,653.83
4050 Reserve Income	4,187.32	2,102.06	6,289.38
4200 Income			
4250 Violation Fees Income	100.00	0.00	100.00
4260 Interest Income			
4263 Reserve Interest	0.92	0.88	1.80
4260 Total Interest Income	0.92	0.88	1.80
4029 SA21 Special Assessment	-700.00	0.00	-700.00
4030 SA22 Special Assessment	4,245.33	954.67	5,200.00
4200 Total Income	3,646.25	955.55	4,601.80
TOTAL INCOME	12,847.02	5,697.99	18,545.01
EXPENSE			
5000 Association Expenses			
5010 Management Fees	471.00	579.00	1,050.00
5020 Postage / Copies	0.00	7.33	7.33
5000 Total Association Expenses	471.00	586.33	1,057.33
5100 Repairs & Maintenance			
5110 Roof Maint/Repair	0.00	1,133.33	1,133.33
5120 Gutter Repairs/Maint.	2,256.61	0.00	2,256.61
5160 Electrical Repairs	0.00	1,085.00	1,085.00
5100 Other Repairs & Maintenance	645.48	103.08	748.56
5100 Total Repairs & Maintenance	2,902.09	2,321.41	5,223.50
5200 Utilities			
5210 Electric	12.24	12.49	24.73
5240 Sewer	533.00	546.00	1,079.00
5260 Garbage	301.95	304.12	606.07
5200 Total Utilities	847.19	862.61	1,709.80
5300 General Expenses			
5305 Legal	376.00	107.50	483.50
5300 Total General Expenses	376.00	107.50	483.50
5400 Landscaping			
5410 Landscaping Maintenance	325.20	0.00	325.20
5430 Tree Removal	575.61	0.00	575.61
5400 Total Landscaping	900.81	0.00	900.81

	JAN 22	FEB 22	TOTAL
5600 Insurance			
5610 Insurance	0.00	486.50	486.50
5600 Total Insurance	0.00	486.50	486.50
6700 Reserve Contribution	3,010.00	3,010.00	6,020.00
TOTAL EXPENSE	8,507.09	7,374.35	15,881.44
NET INCOME	4,339.93	-1,676.36	2,663.57

NET INCOME SUMMARY

Income	12,847.02	5,697.99	18,545.01
Expense	-8,507.09	-7,374.35	-15,881.44
NET INCOME	4,339.93	-1,676.36	2,663.57



Budget Comparison

Property: Lakeview COA

Comparison Periods: 02/01/22 - 02/28/22 and 01/01/22 - 12/31/22 (cash basis)

	Actual 02/01/22 - 02/28/22	Budget 02/22 - 02/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
INCOME								
4000 HOA Dues	2,640.38	3,269.17	-628.79	-19.2 %	8,347.84	39,230.00	-30,882.16	-78.7 %
4050 Reserve Income	2,102.06	3,010.00	-907.94	-30.2 %	7,509.89	36,120.00	-28,610.11	-79.2 %
4200 Income	0.00	0.00	0.00		100.00	0.00	100.00	
4250 Violation Fees Income								
4260 Interest Income	0.88	0.00	0.88		1.80	0.00	1.80	
4263 Reserve Interest	0.88	0.00	0.88		1.80	0.00	1.80	
4260 Total Interest Income								
4029 SA21 Special Assessment	0.00	0.00	0.00		-700.00	0.00	-700.00	
4030 SA22 Special Assessment	954.67	1,666.67	-712.00	-42.7 %	5,200.00	20,000.00	-14,800.00	-74.0 %
4200 Total Income	955.55	1,666.67	-711.12	-42.7 %	4,601.80	20,000.00	-15,398.20	-77.0 %
TOTAL INCOME	5,697.99	7,945.84	-2,247.85	-28.3 %	20,459.53	95,350.00	-74,890.47	-78.5 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	579.00	500.00	79.00	15.8 %	1,575.00	6,000.00	-4,425.00	-73.8 %
5020 Postage / Copies	7.33	8.34	-1.01	-12.1 %	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	586.33	533.34	52.99	9.9 %	1,582.33	6,400.00	-4,817.67	-75.3 %
5100 Repairs & Maintenance								
5110 Roof Maint/Repair	1,133.33	0.00	1,133.33		1,133.33	0.00	1,133.33	
5120 Gutter Repairs/Maint.	0.00	0.00	0.00		2,256.61	0.00	2,256.61	
5160 Electrical Repairs	1,085.00	0.00	1,085.00		1,085.00	0.00	1,085.00	
5100 Other Repairs & Maintenance	103.08	952.84	-849.76	-89.2 %	911.70	11,434.00	-10,522.30	-92.0 %
5100 Total Repairs & Maintenance	2,321.41	952.84	1,368.57	143.6 %	5,386.64	11,434.00	-6,047.36	-52.9 %
5200 Utilities								
5210 Electric	12.49	16.67	-4.18	-25.1 %	24.73	200.00	-175.27	-87.6 %
5240 Sewer	546.00	533.00	13.00	2.4 %	1,079.00	6,396.00	-5,317.00	-83.1 %
5260 Garbage	304.12	310.00	-5.88	-1.9 %	606.07	3,720.00	-3,113.93	-83.7 %
5200 Total Utilities	862.61	859.67	2.94	0.3 %	1,709.80	10,316.00	-8,606.20	-83.4 %
5300 General Expenses								
5305 Legal	107.50	145.34	-37.84	-26.0 %	483.50	1,744.00	-1,260.50	-72.3 %
5310 Taxes	0.00	16.67	-16.67	-100.0 %	0.00	200.00	-200.00	-100.0 %
5315 State Filing Fee	0.00	0.84	-0.84	-100.0 %	0.00	10.00	-10.00	-100.0 %
5300 Total General Expenses	107.50	162.85	-55.35	-34.0 %	483.50	1,954.00	-1,470.50	-75.3 %
5400 Landscaping								

	Actual 02/01/22 - 02/28/22	Budget 02/22 - 02/22	\$ Change	% Change	Actual YTD 01/01/22 - 12/31/22	Budget YTD 01/22 - 12/22	\$ Change	% Change
5410 Landscaping Maintenance	0.00	0.00	0.00		650.40	0.00	650.40	
5430 Tree Removal	0.00	0.00	0.00		575.61	0.00	575.61	
5400 Other Landscaping	0.00	291.67	-291.67	-100.0 %	0.00	3,500.00	-3,500.00	-100.0 %
5400 Total Landscaping	0.00	291.67	-291.67	-100.0 %	1,226.01	3,500.00	-2,273.99	-65.0 %
5600 Insurance								
5610 Insurance	486.50	0.00	486.50		973.00	0.00	973.00	
5600 Other Insurance	0.00	468.84	-468.84	-100.0 %	0.00	5,626.00	-5,626.00	-100.0 %
5600 Total Insurance	486.50	468.84	17.66	3.8 %	973.00	5,626.00	-4,653.00	-82.7 %
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	3,010.00	3,010.00	0.00	0.0 %	9,030.00	36,120.00	-27,090.00	-75.0 %
TOTAL EXPENSE	7,374.35	7,945.88	-571.53	-7.2 %	20,391.28	95,350.00	-74,958.72	-78.6 %
NET INCOME	-1,676.36	-0.04	-1,676.32	-4,190,800.0 %	68.25	0.00	68.25	
NET INCOME SUMMARY								
Income	5,697.99	7,945.84	-2,247.85	-28.3 %	20,459.53	95,350.00	-74,890.47	-78.5 %
Expense	-7,374.35	-7,945.88	571.53	7.2 %	-20,391.28	-95,350.00	74,958.72	78.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-1,676.36	-0.04	-1,676.32	-4,190,800.0 %	68.25	0.00	68.25	

Delinquency (Summary)

Property: Lakeview COA

All homeowners as of 02/28/22

* indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
			ONDO/HOA	900.00
			ONDO/HOA	1,748.42
			ONDO/HOA	1,000.00
			ONDO/HOA	1,000.00
			ONDO/HOA	1,000.00
			ONDO/HOA	900.00
			ONDO/HOA	900.00
			ONDO/HOA	900.00
			ONDO/HOA	34,491.27
			ONDO/HOA	17,401.42
			ONDO/HOA	2,564.79
			ONDO/HOA	7,946.25
			ONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	1,000.00
			CONDO/HOA	4,534.31
			CONDO/HOA	900.00
			CONDO/HOA	800.00
Total Delinquent for Property:				79,986.46

Report Summary

Detail	Value
Homeowners:	18
Percent Delinquent:	64.29 %
Delinquent Amount:	79,986.46

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 02/28/22

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						312.00
						639.18
						392.84
						419.59
						3,195.90
						1,200.00
					1	0.10
						136.44
					als:	6,296.05

Checks By Account

Property: Lakeview COA

Date Range: 02/01/22 - 02/28/22

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
4000 HOA Dues							
Ed & Denny LLC	2/3/22	1026	reimbursed for ovr	2/3/22	REimb	Lakev	181.81
							181.81
4050 Reserve Income							
Ed & Denny LLC	2/3/22	1026	reimbursed for ovr	2/3/22	REimb	Lakev	167.40
							167.40
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	2/1/22	1022	February	2/1/22	February Jan	Lakev	500.00
RPM Services Inc	2/1/22	1022	Jan prorated	2/1/22	February Jan	Lakev	54.00
RPM Services Inc	2/1/22	1022	Monthly website m	2/1/22	February	Lakev	25.00
							579.00
5000 Association Expenses : 5020 Postage / Copies							
RPM Services Inc	2/1/22	1022	postage for certifie	1/29/22	Postage	Lakev	7.33
							7.33
5100 Repairs & Maintenance							
All Around Mainte	2/1/22	1023	#17 trip charge to	1/29/22	11517	Lakev	103.08
							103.08
5100 Repairs & Maintenance : 5110 Roof Maint/Repair							
All Around Mainte	2/1/22	1023	#18 roof repair	1/29/22	11484	Lakev	536.58
Leak Seal Roofing	2/11/22	1030	roof patches #18	2/11/22	6186	Lakev	596.75
							1,133.33
5100 Repairs & Maintenance : 5160 Electrical Repairs							
Perkins Electric LI	2/3/22	1025	Bldg 1 flood lights	2/3/22	1231	Lakev	1,085.00
							1,085.00
5200 Utilities : 5210 Electric							
Clark Public Utiliti	2/11/22	1027	PRINTER ERROf			Lakev	12.49
Clark Public Utiliti	2/11/22	1027	PRINTER ERROf			Lakev	-12.49
Clark Public Utiliti	2/11/22	1031	PRINTER ERROf	2/1/22	7236-175-1	Lakev	12.49
							12.49
5200 Utilities : 5240 Sewer							
Clark Regional Wi	2/11/22	1028	Monthly Sewer Ac	2/1/22	016125-000	Lakev	546.00
							546.00
5200 Utilities : 5260 Garbage							
Waste Connector	2/11/22	1029	Monthly Garbage :	2/1/22	2010-976517	Lakev	304.12
							304.12
5300 General Expenses : 5305 Legal							
Harker Lepore LLC	2/3/22	1024	Zoom - rentals	2/3/22	5756	Lakev	107.50
							107.50
5600 Insurance : 5610 Insurance							
American Family I	2/1/22	ACH	Customer #019-8	2/1/22	019-860-226-37	Lakev	486.50
							486.50

Total Amount: 4,713.56

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 03/02/22

Deposits

Date	Ref #	Details	Amount
01/31/22	D17040	Bank Deposit: Deposit - epay	319.59
02/03/22	D17074	Bank Deposit: Deposit	1,914.52
02/10/22	D17170	Bank Deposit: Deposit	1,956.84
02/18/22	D17218	Bank Deposit: Deposit	643.37
02/28/22	D17263	Bank Deposit: Deposit	312.00
02/28/22	D17286	Bank Deposit: Deposit - epay	1,219.59
			6,365.91

Payments

Date	Ref #	Details	Amount
12/01/21	1006	Terri Tangalin-Piedra	108.00
01/24/22	1019	B & T Resources, LLC	325.20
01/24/22	1020	All Around Maintenance, Inc.	856.86
02/01/22	1022	RPM Services Inc,	586.33
02/01/22	1023	All Around Maintenance, Inc.	639.66
02/01/22	ACH	American Family Insurance	486.50
02/01/22	J7251	Journal: Monthly Reserve	3,010.00
02/03/22	1024	Harker Lepore	107.50
02/03/22	1025	Perkins Electric LLC	1,085.00
02/03/22	1026	Ed & Denny LLC	349.21
02/11/22	1028	Clark Regional Wastewater District	546.00
02/11/22	1029	Waste Connections	304.12
02/11/22	1030	Leak Seal Roofing, Inc.	596.75
02/11/22	1031	Clark Public Utilities	12.49
			9,013.62

Outstanding Payments

Date	Ref #	Details	Amount
03/01/22	ACH	American Family Insurance	486.50
03/01/22	1032	B & T Resources, LLC	325.20
03/01/22	1033	All Around Maintenance, Inc.	103.08
03/01/22	1034	Danovia Marith	60.06
03/01/22	1035	RPM Services Inc,	525.00
03/01/22	J7321	Journal: Monthly Reserve	3,010.00
			4,509.84

Summary

Beginning Balance:	51,096.28	Reconciled Balance	48,448.57
+ Selected Deposits (6)	6,365.91	+ Uncleared Deposits	0.00
- Selected Payments (14)	9,013.62	- Outstanding Checks	4,509.84
Ending Balance:	48,448.57	Register Balance	43,938.73
Goal:	48,448.57		
Difference:	0.00		



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, 2022
This statement: February 28, 2022

Optimize your cash flow with a proactive financial partner. No matter your business, we can help you implement solutions like merchant services, payroll, and ACH payments that make it easy to manage your money. For more information, visit [Umpquabank.com](https://www.umpquabank.com/business-banking/cash-management/): <https://www.umpquabank.com/business-banking/cash-management/>

BUSINESS FREE CHECKING

Account number		Beginning balance	\$51,096.28
Low balance	\$46,150.98	Deposits/Additions	\$6,365.91
Average balance	\$47,596.99	Withdrawals/Subtractions	\$9,013.62
Interest earned	\$0.00	Ending balance	\$48,448.57

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-03	Deposit	1,914.52
02-10	Deposit	1,956.84
02-18	Deposit	643.37
02-28	Deposit	312.00
Total Additions		\$4,826.73

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-02	ACH Debit American Family Webpayment 0000000258185hm 20220202	486.50
Total ACH and Electronic Payments/Subtractions		\$486.50

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-01	ACH Credit Paylease.Com Settlement 000013656976513 20220201	319.59
02-28	ACH Credit Paylease.Com Settlement 000013888200689 20220228	1,219.59
Total ACH and Electronic Deposits/Additions		\$1,539.18

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
02-02	Cash Mgmt Trsfr Dr Ref 0331246l Funds Transfer To Der Reserve	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>
01-31	51,096.28	02-08	47,318.34	02-18	47,830.34
02-01	49,647.48	02-10	47,840.97	02-23	47,817.85
02-02	46,150.98	02-11	47,732.97	02-24	46,916.98
02-03	48,065.50	02-17	47,186.97	02-28	48,448.57
02-04	47,425.84				

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>
1005	\$108.00	02-11	1025	\$1,085.00	02-10
*1019	\$325.20	02-01	1026	\$349.21	02-10
1020	\$856.86	02-01	*1028	\$546.00	02-17
*1022	\$586.33	02-01	1029	\$304.12	02-24
1023	\$639.66	02-04	1030	\$596.75	02-24
1024	\$107.50	02-08	1031	\$12.49	02-23

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

Total Checks paid: 12 for **-\$5,517.12**

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 03/02/22

Deposits

Date	Ref #	Details	Amount
02/01/22	J7251	Journal: Monthly Reserve	3,010.00
02/28/22	J7343	Journal: Interest	0.88
			3,010.88

Outstanding Deposits

Date	Ref #	Details	Amount
03/01/22	J7321	Journal: Monthly Reserve	3,010.00
			3,010.00

Summary

Beginning Balance:	54,477.82
+ Selected Deposits (2)	3,010.88
- Selected Payments (0)	0.00
Ending Balance:	57,488.70
Goal:	57,488.70
Difference:	0.00

Reconciled Balance	57,488.70
+ Uncleared Deposits	3,010.00
- Outstanding Checks	0.00
Register Balance	60,498.70



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, 2022
This statement: February 28, 2022

Optimize your cash flow with a proactive financial partner. No matter your business, we can help you implement solutions like merchant services, payroll, and ACH payments that make it easy to manage your money. For more information, visit [Umpquabank.com](https://www.umpquabank.com/business-banking/cash-management/): <https://www.umpquabank.com/business-banking/cash-management/>

MAIN STREET MONEY MARKET

Account number		Beginning balance	\$54,477.82
Low balance	\$54,477.82	Additions/Deposits	\$3,010.88
Average balance	\$57,380.32	Withdrawals/Subtractions	\$0.00
Interest paid year to date	\$1.80	Ending balance	\$57,488.70
Interest earned	\$0.88		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
02-02	Cash Mgmt Trsfr Cr Ref 03312461 Funds Transfer Frm Dep Reserve	3,010.00
02-28	Interest Credit	.88
Total Other Deposits/ Additions		\$3,010.88

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
01-31	54,477.82	02-02	57,487.82	02-28	57,488.70

Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	28
Average balance for APY	\$57,380.32
Interest earned	\$0.88
Interest paid year to date	\$1.80
Statement period	02/01 to 02/28

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**

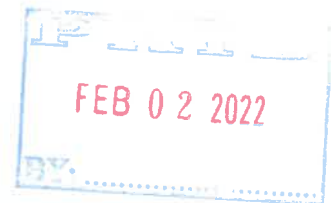
Lakeview Condo Owners Association

2022 Reserve Contribution

Monthly \$3,010.00

~~MARCH~~ 2022

February





Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 3847727076
 Approval Status: 1 of 1 received
 Transmitted: 02/02/2022 01:46:21 PM (ET)
 Transmitted By: RPMHOA

Details

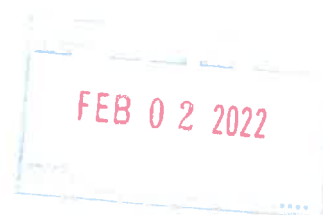
From Account: Lakeview OPR - Checking - **** Available \$49,160.98
 (Balance as of: 02/02/2022 01:43:22 PM (ET) Not a
 guarantee of available funds.)

To Account: Lakeview RES - Checking - **** Available \$54,477.82
 (Balance as of: 02/02/2022 01:43:22 PM (ET) Not a
 guarantee of available funds.)

Amount: \$3,010.00

Description: February Reserve

Send On: 02/02/2022 (today)



Please
Charge
Lakeview
-Liz



REAL PROPERTY MANAGEMENT
5620 NE Gher Rd., Ste H • Vancouver, WA 98662

CERTIFIED MAIL™



7014 1200 0000 3280 3638



PITNEY BOWES
02 1P
\$ 007.330
0002751925 JAN 18 2022
MAILED FROM ZIP CODE 98660

FEB 01 2022
1022

Denis Orlovschi
16805 NE 28th Way
Vancouver, WA 98682

Regarding: 2102 NW Kelly Dr. Unit 17 Vancouver

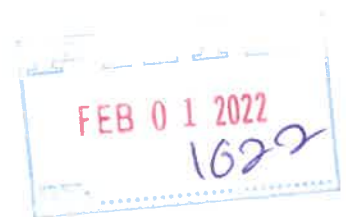
Lakeview Condo Owners Association

Website Management Fee

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

Monthly \$25.00

FEBRUARY 2022



**Lakeview Condo Owners Association
2022 Management Fee**

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

Monthly \$500.00

FEBRUARY 2022

Feb. 500
Jan 54- Pro-rate

554.00

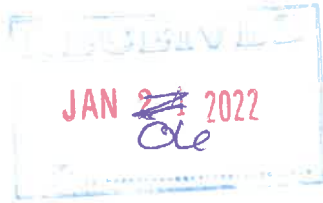
FEB 01 2022
1022

Approved to pay 1/24

Invoice 11484



All Around Maintenance INC.
3502 NW 289th ST
Ridgefield, WA 98642 US
360-772-0224
info@allaroundmaintenance.com
www.allaroundmaintenance.com



BILL TO
RPM Services
5620 NE Gher Rd.
Vancouver, WA 98662

SHIP TO
RPM Services
2102 NW Kelly Dr #18
Vancouver, WA, 98665

DATE
01/06/2022

PLEASE PAY
\$536.58

DUE DATE
01/21/2022

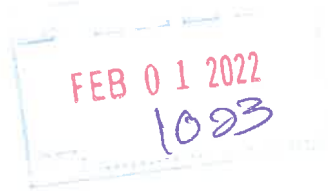
SERVICE ADDRESS
Lakeview #18

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Roof Repair Service	* Clean and prepped surface around dryer vent pipe and on the flat roof seams. * Applied clear patch adhesive for a temporary leak repair. * Clean up and haul away debris created.	1	495.00	495.00T

SUBTOTAL 495.00
 TAX 41.58
 TOTAL 536.58

TOTAL DUE \$536.58

THANK YOU.



HOA Accounting

From: American Family Insurance <AmFamOnlineBilling@amfam.com>
Sent: Wednesday, January 5, 2022 4:01 AM
To: rpms@rpmservice.net
Subject: Here's Your Automatic Payment Reminder



Hi Cindy,

Just a reminder, you have an upcoming automatic payment:

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

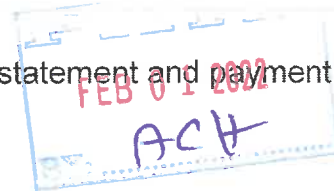
Payment Amount: \$486.50

Payment Date: 2/1/2022

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 2/1/2022 that lower your minimum amount due, we'll withdraw the reduced amount for your payment.

Thank you for choosing American Family Insurance — we're here to help you protect what matters most. If you have questions, please call us at 1-800-MYAMFAM (692-6326).

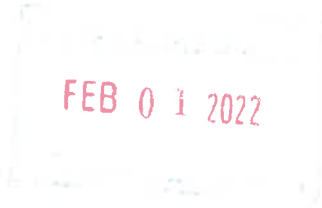
American Family Mutual Insurance Company, S.I.

Payment Authorization

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



Invoice # 5756
 Date: 02/01/2022
 Due On: 03/03/2022



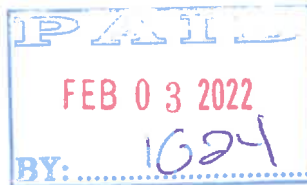
Harker Lepore

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

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

General Representation

Type	Date	Attorney	Description	Quantity	Rate	Total For This Matter
Service	01/11/2022	EV	Respond to email from Dano re scheduling Zoom re unit 17; calendar same	0.10	\$215.00	\$21.50
Service	01/11/2022	AHM	Review email re: airbnb rental at unit 17; confer with EQVM re: same	0.10	\$215.00	\$21.50
Service	01/12/2022	AHM	Review listing for Unit 17; confer with EQVM re: same	0.10	\$215.00	\$21.50
Service	01/13/2022	EV	Zoom w BOD	0.20	\$215.00	\$43.00



Total For This Matter \$107.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5756	03/03/2022	\$107.50	\$0.00	\$107.50
			Outstanding Balance	\$107.50
			Amount in Trust	\$0.00
			Total Amount Outstanding	\$107.50

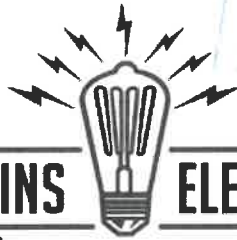
Please make all amounts payable to: Harker Lepore, 915 NW 19th Ave, Suite H, Portland, OR 97209

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

Approved
 - Dano
 - David
 - Denny.

APPROVED 2/1

Perkins Electric LLC
3016 NE 54th St
Vancouver, WA 98663
360-207-0054
chris@perkinselectricllc.com
http://www.perkinselectricllc.com



PERKINS ELECTRIC
Quality you can count on

PAID
FEB 01 2022

Invoice

BILL TO
RPM Services

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
1231	01/31/2022	\$1,085.00	01/31/2022	

DATE	DESCRIPTION	AMOUNT
01/31/2022	Lakeview condominiums building #1 Flood light replacement. Three flood lights were replaced on building #1. All three lights had bulbs that were burnt out as well as weathered and old. These lights were controlled by a timer in the panel room. The timer was disconnected and the three lights are now controlled by a photo cell for dusk to dawn operation.	1,000.00T

All work performed by Perkins electric is covered under warranty for one year.

SUBTOTAL	1,000.00
TAX	85.00
TOTAL	1,085.00
BALANCE DUE	\$1,085.00

PAID
FEB 03 2022
BY: [Signature]

APPROVED TO PAY!

EMAILED BOARD - 2-1

HART ✓
DAMO ✓
DENNY ✓

Check Worksheet

Vendor: Ed & Denny LLC
Address: PO Box 640
 Woodland, WA 98674
Bank: 1092 Lakeview COA OPR 4488
Memo:

Check #: 1026
Date: 02/03/2022
Status: Printed
Cleared: No
Amount: 349.21

Bills Applied To

Bill Date	Due Date	Invoice #	Memo	Bill Amount	Amount Paid
02/03/2022	02/03/2022	REimb		349.21	349.21

Ledger Breakdown

Property	Unit	1099	Expense Account	Memo	Amount
Lakev		<input type="checkbox"/>	4000 HOA Dues	reimbursed for overpaid December HOA dues	181.81
Lakev		<input type="checkbox"/>	4050 Reserve Income	reimbursed for overpaid December HOA reserve income	167.40
					349.21





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

Billing Statement

FEB 10 2022

Address Service Requested
STATEMENT ENCLOSED

ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 1/1/2022 To 1/31/2022
BILLING DATE: 1/31/2022
DUE DATE: 2/28/2022

5514*21**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



SPECIAL MESSAGE

Rate Change - Effective January 1, 2022, the monthly rate will be \$42.00 per Equivalent Residential Unit (ERU).

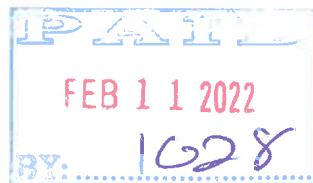
CURRENT CHARGES

SEWER SERVICE 546.00

TOTAL CURRENT CHARGES 546.00

BILL SUMMARY

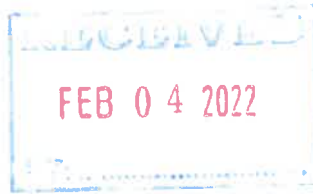
PREVIOUS BALANCE	533.00
PAYMENTS	-533.00
ADJUSTMENTS	0.00
ADMIN FEE	0.00
FINANCE CHARGE	0.00
LIEN INTEREST	0.00
CURRENT CHARGES	546.00
TOTAL AMOUNT DUE	546.00





WASTE CONNECTIONS OF WASHINGTON, INC
 VANCOUVER DISTRICT
 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



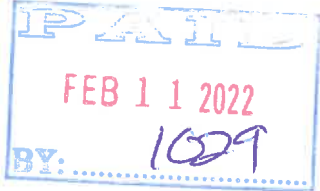
PAGE 1
 ACCOUNT NO. 2010-976517
 INVOICE NO. 18264929S010
 STATEMENT DATE 02/01/22
 DUE DATE 02/25/22
 BILLING PERIOD 01/01/22 - 01/31/22
 FOR ASSISTANCE
 Office (360) 892-5370
 Toll Free (866) 892-9269
 One Time Payments (855) 569-2719

INVOICE STATEMENT

013493 1/2
 13579

Date	Description	Amount
	Previous Balance	\$ 301.95
01/25/22	Payment Thank You!	\$ -301.95
	Total Payments And Credits	\$ -301.95
	Service Location	
	Acct #976517	
01/31/22	4Yd Cont 1X Weekly 01/01/22-01/31/22	\$ 229.27
01/31/22	Multi-Family Recycle 01/01/22-01/31/22	\$ 43.56
01/31/22	Perm Cont Rent 4Yd 01/01/22-01/31/22	\$ 17.16
01/31/22	Recycle Process Surcharge 01/01/22-01/31/22	\$ 4.44
	Refuse Tax 3.6%	\$ 8.25
	State Sales Tax 8.4%	\$ 1.44
	Current Charges And Fees	\$ 304.12
	Total Due	\$ 304.12

1018
 Lakeview Condos Llc
 2102 Nw Kelley Dr
 1 Each @ \$229.27
 12 Each @ \$3.63
 1 Each @ \$17.16
 12 Each @ \$0.37



Garbage collection rates have increased effective January 1, 2022 as approved by the WUTC. In addition, the disposal rates at the local garbage transfer stations will increase 2.6% effective January 1, 2022. If you have questions regarding these increases, 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.

FEB 10 2022

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 6 kwh
Present reading - 02/03/22 17129
Previous reading - 01/05/22 - 17123
Total electric usage 6
Your charge for 6 kwh is:
Basic service \$12.00
6 kwh @ 8.16 cents each 0.49
Total electric service \$12.49
Your average daily cost was \$0.43

Total Cost This Billing

Total electric service \$12.49
Total charges this billing \$12.49

Customer Service lobbies are currently closed but service remains available 24/7 by phone or email. Customers experiencing hardship due to COVID-19 should call us for arrangements or payment assistance.

Account Summary

Previous balance \$12.24
Payments - thank you
January 18, 2022 12.24CR
Balance forward 0.00
Current charges 12.49
Current balance \$12.49

Compare Your Use

ELECTRIC METER 501493

SERVICE TO	DAYS	KWH USED	KWH/DAY
02/03/22	29	6	0
01/05/22	33	3	0
12/03/21	30	26	1
11/03/21	29	39	1
10/05/21	32	41	1
09/03/21	30	40	1
08/04/21	29	29	1
07/06/21	33	16	0
06/03/21	29	31	1
05/05/21	30	93	3
04/05/21	33	161	5
03/03/21	28	145	5
02/03/21	28	150	5
02/05/20	30	141	5

PAYED
FEB 11 2022
BY: 1031

APPROVED TO PAY
2/7

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

FEB 1 0 2022



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

Invoice

Date	Invoice #
2/3/2022	6186

Bill To
RPM Services josh@rpmservice.net

Ship To
2102 NW Kelly Dr #18 Vancouver, WA 98665

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

Terms	Due Date	Project
Due on receipt	2/3/2022	

Description	Rate	Amount
Labor & Material: To Install 2ea 6'x3' Roof Patches Above Unit #18	550.00	550.00T

PAID
FEB 1 1 2022
BY: 1030

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	\$550.00
Sales Tax (8.5%)	\$46.75
Total	\$596.75
Payments/Credits	\$0.00
Balance Due	\$596.75

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