

Financial Statement

Property: Lakeview COA

12/01/21 - 12/31/21 (cash)

ASSETS

Bank

1000 Operating Accounts	
1092 Lakeview COA OPR 4488	45,786.80
1000 Total Operating Accounts	<u>45,786.80</u>

1111 Reserve Account	
1093 Lakeview COA Reserve Umpqua 1419	51,466.90
1111 Total Reserve Account	<u>51,466.90</u>

Total Bank 97,253.70

Other Current Asset

1200 Undeposited Funds	40.00
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Total Other Current Asset 40.00

TOTAL ASSETS

97,293.70

LIABILITIES & EQUITY

Equity

Equity

3001 Retained Earnings	-7,427.76
3010 Disbursements From Reserve	136,105.09
3040 Reserve Account Equity	<u>25,989.28</u>

Total Equity 154,666.61

Net Income (1/1/2021 thru 11/30/2021) -18,297.00

Income

4000 HOA Dues	1,315.55
4050 Reserve Income	2,384.10
4200 Income	
4260 Interest Income	
4263 Reserve Interest	1.10
4260 Total Interest Income	<u>1.10</u>
4200 Total Income	<u>1.10</u>

Total Income 3,700.75

Expense

5000 Association Expenses	
5010 Management Fees	471.00
5000 Total Association Expenses	<u>471.00</u>

5200 Utilities

5210 Electric	122.12
5240 Sewer	533.00
5260 Garbage	<u>301.95</u>
5200 Total Utilities	<u>957.07</u>

5400 Landscaping

5410 Landscaping Maintenance	325.20
5400 Total Landscaping	<u>325.20</u>

5600 Insurance	
5610 Insurance	486.50
5600 Total Insurance	<u>486.50</u>
6700 Reserve Contribution	3,010.00
8000 Special Projects-Reserves	
8035 Special Projects Retaining Wall Reserves	37,526.89
8000 Total Special Projects-Reserves	<u>37,526.89</u>
Total Expense	<u>42,776.66</u>
Net Income (12/1/2021 thru 12/31/2021)	-39,075.91
Total Equity	<u>97,293.70</u>
TOTAL LIABILITIES & EQUITY	<u><u>97,293.70</u></u>

General Ledger

Property: Lakeview COA
Detail 12/01/21 - 12/31/21 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance		
4000 HOA Dues (Income)						36,421.46		
12/01/21	CSTPAY	227			280.02	36,701.48		
12/01/21	PPALOC	397		153.20		36,548.28		
12/01/21	PPALOC	397		153.20		36,395.08		
12/01/21	PPALOC	740894081		153.20		36,241.88		
12/01/21	PPALOC	Web Pay CHK		153.20		36,088.68		
12/03/21	CSTPAY	00000050021			172.72	36,261.40		
12/06/21	CHPAID	0058220562			162.44	36,423.84		
12/06/21	CHPAID	589			26.00	36,449.84		
12/06/21	CSTPAY	589			136.44	36,586.28		
12/08/21	CSTPAY	0037653234			0.10	36,586.38		
12/08/21	CHPAID	0037653234			138.14	36,724.52		
12/08/21	CHPAID	0037653234			170.84	36,895.36		
12/10/21	CHPAID	0000050038			172.32	37,067.68		
12/10/21	CHPAID	0000050039			181.81	37,249.49		
12/13/21	CHPAID	0060377039			162.44	37,411.93		
12/16/21	CHPAID	0000303092			162.64	37,574.57		
12/21/21	CSTPAY	2781491642			162.44	37,737.01		
4000 HOA Dues				Beg Bal: 36,421.46	Activity: 1,315.55	612.80	1,928.35	37,737.01
4050 Reserve Income (Income)						33,779.94		
12/01/21	CSTPAY	227			253.64	34,033.58		
12/01/21	PYALOC	397			153.20	34,186.78		
12/01/21	PYALOC	397			153.20	34,339.98		
12/01/21	PYALOC	740894081			153.20	34,493.18		
12/01/21	PYALOC	Web Pay CHK			153.20	34,646.38		
12/03/21	CSTPAY	00000050021			159.03	34,805.41		
12/06/21	CHPAID	0058220562			149.56	34,954.97		
12/06/21	CHPAID	589			149.56	35,104.53		
12/08/21	CHPAID	0037653234			127.19	35,231.72		
12/08/21	CHPAID	0037653234			157.39	35,389.11		
12/10/21	CHPAID	0000050038			158.66	35,547.77		
12/10/21	CHPAID	0000050039			167.40	35,715.17		
12/13/21	CHPAID	0060377039			149.56	35,864.73		
12/16/21	CHPAID	0000303092			149.75	36,014.48		
12/21/21	CSTPAY	2781491642			149.56	36,164.04		
4050 Reserve Income				Beg Bal: 33,779.94	Activity: 2,384.10	0.00	2,384.10	36,164.04
4200 Income (Income)						15,933.47		
No activity in the period						15,933.47		
4200 Income				Beg Bal: 15,933.47	Activity: 0.00	0.00	0.00	15,933.47
4250 Violation Fees Income (Income)						200.00		
No activity in the period						200.00		
4250 Violation Fees Income				Beg Bal: 200.00	Activity: 0.00	0.00	0.00	200.00
4263 Reserve Interest (Income)						21.24		
12/30/21	JOURNL	J7185	Interest		1.10	22.34		
4263 Reserve Interest				Beg Bal: 21.24	Activity: 1.10	0.00	1.10	22.34
4310 Maintenance & Repairs (Income)						-100.00		
No activity in the period						-100.00		
4310 Maintenance & Repairs				Beg Bal: -100.00	Activity: 0.00	0.00	0.00	-100.00
4600 Special Assessment Income (Income)						563.50		

Date	Type	Reference	Description	Debit	Credit	Balance
			No activity in the period			563.50
4600	Special Assessment Income		Beg Bal: 563.50 Activity: 0.00	0.00	0.00	563.50
5010	Management Fees (Expense)					5,156.00
12/01/21	CHKITM	1004	RPM Services Inc.: Monthly website mgmt fee	25.00		5,181.00
12/01/21	CHKITM	1004	RPM Services Inc.: Monthly Management Fee -	446.00		5,627.00
5010	Management Fees		Beg Bal: 5,156.00 Activity: 471.00	471.00	0.00	5,627.00
5020	Postage / Copies (Expense)					102.40
			No activity in the period			102.40
5020	Postage / Copies		Beg Bal: 102.40 Activity: 0.00	0.00	0.00	102.40
5065	Website (Expense)					25.00
			No activity in the period			25.00
5065	Website		Beg Bal: 25.00 Activity: 0.00	0.00	0.00	25.00
5120	Gutter Repairs/Maint. (Expense)					500.00
			No activity in the period			500.00
5120	Gutter Repairs/Maint.		Beg Bal: 500.00 Activity: 0.00	0.00	0.00	500.00
5150	Plumbing Repairs (Expense)					1,315.75
			No activity in the period			1,315.75
5150	Plumbing Repairs		Beg Bal: 1,315.75 Activity: 0.00	0.00	0.00	1,315.75
5340	Pest Control (Expense)					244.13
			No activity in the period			244.13
5340	Pest Control		Beg Bal: 244.13 Activity: 0.00	0.00	0.00	244.13
5210	Electric (Expense)					188.97
12/01/21	CHKITM	1004	Terri Piedra see Terri Tangalin-Piedra: reimb for 2021 electrica	108.00		296.97
12/01/21	CHKITM	1004	Terri Piedra see Terri Tangalin-Piedra: reimb for 2021 electrica		108.00	188.97
12/01/21	CHKITM	1006	Terri Tangalin-Piedra: reimb for Terri for electricity usage for 202	108.00		296.97
12/09/21	CHKITM	1007	Clark Public Utilities: 7236-175-1	14.12		311.09
5210	Electric		Beg Bal: 188.97 Activity: 122.12	230.12	108.00	311.09
5240	Sewer (Expense)					5,850.00
12/09/21	CHKITM	1006	Clark Regional Wastewater District: Monthly Sewer Acct#01612!	533.00		6,383.00
5240	Sewer		Beg Bal: 5,850.00 Activity: 533.00	533.00	0.00	6,383.00
5260	Garbage (Expense)					3,308.59
12/09/21	CHKITM	1008	Waste Connections: Monthly Garbage 2010-976517	301.95		3,610.54
5260	Garbage		Beg Bal: 3,308.59 Activity: 301.95	301.95	0.00	3,610.54
5301	Accounting (Expense)					185.00
			No activity in the period			185.00
5301	Accounting		Beg Bal: 185.00 Activity: 0.00	0.00	0.00	185.00
5305	Legal (Expense)					2,700.50
			No activity in the period			2,700.50
5305	Legal		Beg Bal: 2,700.50 Activity: 0.00	0.00	0.00	2,700.50
5315	State Filing Fee (Expense)					10.00
			No activity in the period			10.00
5315	State Filing Fee		Beg Bal: 10.00 Activity: 0.00	0.00	0.00	10.00
5320	Audit (Expense)					2,075.00
			No activity in the period			2,075.00
5320	Audit		Beg Bal: 2,075.00 Activity: 0.00	0.00	0.00	2,075.00
5325	Reserve Study (Expense)					1,380.00
			No activity in the period			1,380.00
5325	Reserve Study		Beg Bal: 1,380.00 Activity: 0.00	0.00	0.00	1,380.00
5410	Landscaping Maintenance (Expense)					3,176.12
12/22/21	CHKITM	1010	B & T Resources, LLC: December	325.20		3,501.32

Date	Type	Reference	Description	Debit	Credit	Balance
5410	Landscaping Maintenance		Beg Bal: 3,176.12 Activity: 325.20	325.20	0.00	3,501.32
5610	Insurance (Expense)					5,138.98
12/31/21	CHKITM ACH		American Family Insurance: Customer #019-860-226-37	486.50		5,625.48
5610	Insurance		Beg Bal: 5,138.98 Activity: 486.50	486.50	0.00	5,625.48
6004	Retaining Wall Project (Expense)					650.00
			No activity in the period			650.00
6004	Retaining Wall Project		Beg Bal: 650.00 Activity: 0.00	0.00	0.00	650.00
6700	Reserve Contribution (Expense)					35,110.00
12/01/21	JOURNL J7092		Monthly Reserve	3,010.00		38,120.00
6700	Reserve Contribution		Beg Bal: 35,110.00 Activity: 3,010.00	3,010.00	0.00	38,120.00
				Totals:	5,970.57	4,421.55

Profit & Loss 12 Month Recap

Property: Lakeview COA

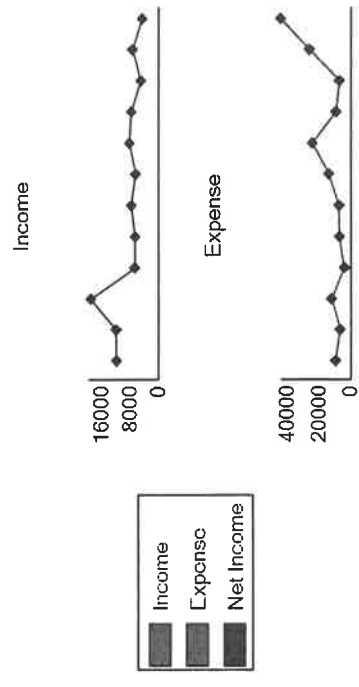
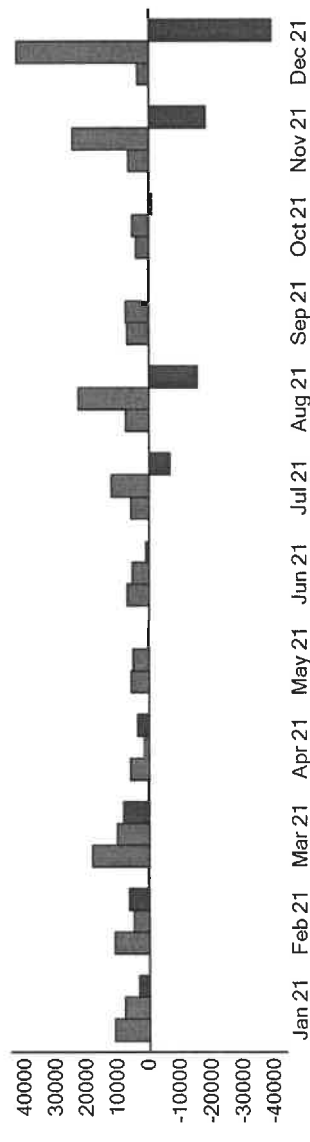
Monthly recap 01/01/21 - 12/31/21 (cash basis)

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	TOTAL
INCOME													
4000 HOA Dues	3,819.69	3,442.60	5,922.33	2,074.10	2,822.52	3,459.02	2,147.71	3,491.37	3,780.42	1,812.84	3,648.86	1,315.55	37,737.01
4050 Reserve Income	4,127.04	2,649.65	3,338.94	3,440.61	1,996.62	3,450.92	3,385.72	3,477.08	2,762.36	2,272.74	2,878.26	2,384.10	36,164.04
4200 Income													
4028 SA20 Special Ass't	0.00	74.44	150.00	87.56	0.00	-17.54	-82.46	0.00	0.00	0.00	0.00	0.00	212.00
4250 Violation Fees Incc	0.00	0.00	0.00	0.00	0.00	29.06	170.94	0.00	0.00	0.00	0.00	0.00	200.00
4260 Interest Income													
4263 Reserve Interest	1.57	1.47	1.71	2.53	2.68	2.67	2.84	2.21	1.12	1.14	1.30	1.10	22.34
4260 Total Interest Inr	1.57	1.47	1.71	2.53	2.68	2.67	2.84	2.21	1.12	1.14	1.30	1.10	22.34
4029 SA21 Special Ass't	0.00	450.00	1,118.81	0.00	0.00	0.00	-100.00	399.00	298.72	0.00	0.00	0.00	2,166.53
4200 Other Income	2,510.71	4,498.73	7,819.75	212.44	415.84	376.00	100.00	0.00	0.00	0.00	0.00	0.00	15,933.47
4200 Total Income	2,512.28	5,024.64	9,090.27	302.53	418.52	390.19	91.32	401.21	299.84	1.14	1.30	1.10	18,534.34
4300 Other Property Inccr													
4310 Maintenance & Re	0.00	0.00	-100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-100.00
4300 Total Other Proper	0.00	0.00	-100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-100.00
4600 Special Assessment	563.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	563.50
4630 Roof Reserve Income	0.00	0.00	0.00	0.00	455.96	-455.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME	11,022.51	11,116.89	18,251.54	5,817.24	5,693.62	6,844.17	5,624.75	7,369.66	6,842.62	4,086.72	6,528.42	3,700.75	92,898.89
EXPENSE													
5000 Association Expense:													
5010 Management Fees	446.00	471.00	471.00	471.00	471.00	471.00	471.00	471.00	471.00	471.00	471.00	471.00	5,627.00
5020 Postage / Copies	0.00	52.00	0.00	0.00	24.00	0.00	26.40	0.00	0.00	0.00	0.00	0.00	102.40
5065 Website	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
5000 Total Association E	471.00	523.00	471.00	471.00	495.00	471.00	497.40	471.00	471.00	471.00	471.00	471.00	5,754.40
5100 Repairs & Maintenanc													
5120 Gutter Repairs/Ma	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	500.00
5135 Road Maintenance													
5109 Other Road Mai	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.08	0.00	0.00	0.00	0.00	320.08
5135 Total Road Mai	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.08	0.00	0.00	0.00	0.00	320.08
5150 Plumbing Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,315.75	0.00	0.00	0.00	0.00	1,315.75
5160 Electrical Repairs	0.00	0.00	0.00	0.00	0.00	265.58	0.00	0.00	0.00	0.00	-265.58	0.00	0.00
5340 Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	244.13	0.00	0.00	0.00	244.13
5100 Total Repairs & Mi	0.00	0.00	0.00	0.00	0.00	265.58	0.00	1,635.83	244.13	0.00	234.42	0.00	2,379.96
5200 Utilities													
5210 Electric	25.73	24.11	23.71	8.00	19.51	14.50	13.30	14.35	15.23	15.35	15.18	122.12	311.09
5240 Sewer	520.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	533.00	6,383.00

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	TOTAL
5260 Garbage	300.45	300.53	300.53	300.53	300.53	300.53	300.53	300.53	300.53	301.95	301.95	301.95	3,610.54
5200 Total Utilities	846.18	857.64	857.24	841.53	853.04	848.03	846.83	847.88	848.76	850.30	850.13	957.07	10,304.63
5300 General Expenses													
5301 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.00	0.00	0.00	185.00
5305 Legal	0.00	0.00	0.00	0.00	0.00	0.00	804.50	0.00	1,896.00	0.00	0.00	0.00	2,700.50
5315 State Filing Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	10.00
5320 Audit	0.00	0.00	2,075.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,075.00
5325 Reserve Study	0.00	0.00	0.00	0.00	0.00	1,380.00	0.00	0.00	0.00	0.00	0.00	0.00	1,380.00
5300 Total General Expt	0.00	0.00	2,075.00	0.00	0.00	2,184.50	0.00	0.00	1,906.00	185.00	0.00	0.00	6,350.50
5400 Landscaping													
5410 Landscaping Miami	287.26	0.00	287.26	325.20	325.20	325.20	325.20	325.20	325.20	325.20	325.20	325.20	3,501.32
5400 Total Landscaping	287.26	0.00	287.26	325.20	325.20	325.20	325.20	325.20	325.20	325.20	325.20	325.20	3,501.32
5600 Insurance													
5610 Insurance	451.08	451.08	451.08	451.08	451.08	451.08	0.00	486.50	486.50	486.50	973.00	486.50	5,625.48
5600 Total Insurance	451.08	451.08	451.08	451.08	451.08	451.08	0.00	486.50	486.50	486.50	973.00	486.50	5,625.48
6004 Retaining Wall Projec	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00
6700 Reserve Contribution	5,010.00	3,010.00	6,020.00	0.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	3,010.00	38,120.00
8000 Special Projects-Res													
8034 Deck-Reserve	0.00	0.00	0.00	0.00	0.00	0.00	5,306.18	0.00	0.00	0.00	0.00	0.00	5,306.18
8035 Special Projects R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,989.00	0.00	0.00	18,763.44	37,526.89	72,279.33
8000 Total Special Proje	0.00	0.00	0.00	0.00	0.00	0.00	5,306.18	15,989.00	0.00	0.00	18,763.44	37,526.89	77,585.51
TOTAL EXPENSE	7,715.52	4,841.72	10,161.58	2,088.81	5,134.32	5,370.89	12,170.11	22,765.41	7,291.59	5,328.00	24,627.19	42,776.66	150,271.80
NET INCOME	3,306.99	6,275.17	8,089.96	3,728.43	559.30	1,473.28	-6,545.36	-15,395.75	-448.97	-1,241.28	-18,098.77	-39,075.91	-57,372.91

	JAN 21	FEB 21	MAR 21	APR 21	MAY 21	JUN 21	JUL 21	AUG 21	SEP 21	OCT 21	NOV 21	DEC 21	TOTAL
Income	11,022.51	11,116.89	18,251.54	5,817.24	5,693.62	6,844.17	5,624.75	7,369.66	6,842.62	4,086.72	6,528.42	3,700.75	92,898.89
Expense	-7,715.52	-4,841.72	-10,161.58	-2,088.81	-5,134.32	-5,370.89	-12,170.11	-22,765.41	-7,291.59	-5,328.00	-24,627.19	-42,776.66	-150,271.80
NET INCOME	3,306.99	6,275.17	8,089.96	3,728.43	559.30	1,473.28	-6,545.36	-15,395.75	-448.97	-1,241.28	-18,098.77	-39,075.91	-57,372.91

NET INCOME SUMMARY



Budget Comparison

Property: Lakeview COA

Comparison Periods: 12/01/21 - 12/31/21 and 01/01/21 - 12/31/21 (cash basis)

	Actual 12/01/21 - 12/31/21	Budget 12/21 - 12/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
INCOME								
4000 HOA Dues	1,315.55	3,269.17	-1,953.62	-59.8 %	37,737.01	39,230.00	-1,492.99	-3.8 %
4050 Reserve Income	2,384.10	3,010.00	-625.90	-20.8 %	36,164.04	36,120.00	44.04	0.1 %
4200 Income								
4028 SA20 Special Assessment	0.00	1,666.67	-1,666.67	-100.0 %	212.00	20,000.00	-19,788.00	-98.9 %
4250 Violation Fees Income	0.00	0.00	0.00		200.00	0.00	200.00	
4260 Interest Income								
4263 Reserve Interest	1.10	0.00	1.10		22.34	0.00	22.34	
4260 Total Interest Income	1.10	0.00	1.10		22.34	0.00	22.34	
4029 SA21 Special Assessment	0.00	0.00	0.00		2,166.53	0.00	2,166.53	
4200 Other Income	0.00	0.00	0.00		15,933.47	0.00	15,933.47	
4200 Total Income	1.10	1,666.67	-1,665.57	-99.9 %	18,534.34	20,000.00	-1,465.66	-7.3 %
4300 Other Property Income								
4310 Maintenance & Repairs	0.00	0.00	0.00		-100.00	0.00	-100.00	
4300 Total Other Property Income	0.00	0.00	0.00		-100.00	0.00	-100.00	
4600 Special Assessment Income								
TOTAL INCOME	3,700.75	7,945.84	-4,245.09	-53.4 %	92,898.89	95,350.00	-2,451.11	-2.6 %
EXPENSE								
5000 Association Expenses								
5010 Management Fees	471.00	446.00	25.00	5.6 %	5,627.00	5,352.00	275.00	5.1 %
5020 Postage / Copies	0.00	4.17	-4.17	-100.0 %	102.40	50.00	52.40	104.8 %
5065 Website	0.00	1.67	-1.67	-100.0 %	25.00	20.00	5.00	25.0 %
5000 Total Association Expenses	471.00	451.84	19.16	4.2 %	5,754.40	5,422.00	332.40	6.1 %
5100 Repairs & Maintenance								
5120 Gutter Repairs/Maint.	0.00	0.00	0.00		500.00	0.00	500.00	
5135 Road Maintenance								
5109 Other Road Maint-Concrete Maint	0.00	0.00	0.00		320.08	0.00	320.08	
5135 Total Road Maintenance	0.00	0.00	0.00		320.08	0.00	320.08	
5150 Plumbing Repairs	0.00	0.00	0.00		1,315.75	0.00	1,315.75	
5340 Pest Control	0.00	0.00	0.00		244.13	0.00	244.13	
5100 Other Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	0.00	12,594.00	-12,594.00	-100.0 %
5100 Total Repairs & Maintenance	0.00	1,049.50	-1,049.50	-100.0 %	2,379.96	12,594.00	-10,214.04	-81.1 %
5200 Utilities								
5210 Electric	122.12	16.67	105.45	632.6 %	311.09	200.00	111.09	55.5 %
5240 Sewer	533.00	520.00	13.00	2.5 %	6,383.00	6,240.00	143.00	2.3 %

	Actual 12/01/21 - 12/31/21	Budget 12/21 - 12/21	\$ Change	% Change	Actual YTD 01/01/21 - 12/31/21	Budget YTD 01/21 - 12/21	\$ Change	% Change
5260 Garbage	301.95	310.00	-8.05	-2.6 %	3,610.54	3,720.00	-109.46	-2.9 %
5200 Total Utilities	957.07	846.67	110.40	13.0 %	10,304.63	10,160.00	144.63	1.4 %
5300 General Expenses								
5301 Accounting	0.00	0.00	0.00		185.00	200.00	-15.00	-7.5 %
5305 Legal	0.00	145.34	-145.34	-100.0 %	2,700.50	1,744.00	956.50	54.8 %
5315 State Filing Fee	0.00	0.83	-0.83	-100.0 %	10.00	10.00	0.00	0.0 %
5320 Audit	0.00	0.00	0.00		2,075.00	0.00	2,075.00	
5325 Reserve Study	0.00	0.00	0.00		1,380.00	0.00	1,380.00	
5300 Total General Expenses	0.00	146.17	-146.17	-100.0 %	6,350.50	1,954.00	4,396.50	225.0 %
5400 Landscaping								
5410 Landscaping Maintenance	325.20	350.00	-24.80	-7.1 %	3,501.32	4,200.00	-698.68	-16.6 %
5400 Total Landscaping	325.20	350.00	-24.80	-7.1 %	3,501.32	4,200.00	-698.68	-16.6 %
5600 Insurance								
5610 Insurance	486.50	408.34	78.16	19.1 %	5,625.48	4,900.00	725.48	14.8 %
5600 Total Insurance	486.50	408.34	78.16	19.1 %	5,625.48	4,900.00	725.48	14.8 %
6004 Retaining Wall Project	0.00	0.00	0.00		650.00	0.00	650.00	
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 %	38,120.00	36,120.00	2,000.00	5.5 %
8000 Special Projects-Reserves								
8034 Deck-Reserve	0.00	0.00	0.00		5,306.18	0.00	5,306.18	
8035 Special Projects Retaining Wall Res	37,526.89	0.00	37,526.89		72,279.33	0.00	72,279.33	
8000 Total Special Projects-Reserves	37,526.89	0.00	37,526.89		77,585.51	0.00	77,585.51	
TOTAL EXPENSE	42,776.66	7,929.19	34,847.47	439.5 %	150,271.80	95,350.00	54,921.80	57.6 %
NET INCOME	-39,075.91	16.65	-39,092.56	-234,790.2 %	-57,372.91	0.00	-57,372.91	
NET INCOME SUMMARY								
Income	3,700.75	7,945.84	-4,245.09	-53.4 %	92,898.89	95,350.00	-2,451.11	-2.6 %
Expense	-42,776.66	-7,929.19	-34,847.47	439.5 %	-150,271.80	-95,350.00	-54,921.80	57.6 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-39,075.91	16.65	-39,092.56	-234,790.2 %	-57,372.91	0.00	-57,372.91	

Delinquency (Summary)

Property: Lakeview COA
 All homeowners as of 12/31/21
 * indicates a past homeowner

Homeowner Name	Acc	Unit	Unit Type	Amount
Lakeview COA				
			CONDO/HOA	32,731.19
			CONDO/HOA	17,401.42
			CONDO/HOA	2,564.79
			CONDO/HOA	7,946.25
			CONDO/HOA	100.00
			CONDO/HOA	1,871.13
Total Delinquent for Property:		62,614.78		

Report Summary

Detail	Value
Homeowners:	6
Percent Delinquent:	21.43 %
Delinquent Amount:	62,614.78

Homeowner Prepays

Property: Lakeview COA

Summary Current homeowners as of 12/31/21

Homeowner Name	Property	Unit	Acc.	Default Phone	Address	Amount
						312.00
						639.18
						516.84
						164.92
						1,200.00
					1	0.10
						136.44
					Totals:	2,969.48

Checks By Account

Property: Lakeview COA
Date Range: 12/01/21 - 12/31/21

Payee	Check Date	Reference	Memo	Bill Date	Bill Reference	Property	Amount
1200 Undeposited Funds							
RPM Services Inc	12/22/21	1011	2022 annual meeti	12/22/21	pos	Lakev	35.68
							<u>35.68</u>
5000 Association Expenses : 5010 Management Fees							
RPM Services Inc	12/1/21	1004	Monthly Managem	12/1/21	December	Lakev	446.00
RPM Services Inc	12/1/21	1004	Monthly website rr	12/16/21	December	Lakev	25.00
							<u>471.00</u>
5200 Utilities : 5210 Electric							
Terri Piedra see`	12/1/21	1004	reimb for 2021 ele			Lakev	108.00
Terri Piedra see`	12/1/21	1004	reimb for 2021 ele			Lakev	-108.00
Terri Tangalin-Pie	12/1/21	1006	reimb for Terri for	11/30/21	2021 Elec Reimb	Lakev	108.00
Clark Public Utiliti	12/9/21	1007	7236-175-1	12/1/21	7236-175-1	Lakev	14.12
							<u>122.12</u>
5200 Utilities : 5240 Sewer							
Clark Regional W:	12/9/21	1006	Monthly Sewer Ac	12/1/21	016125-000	Lakev	533.00
							<u>533.00</u>
5200 Utilities : 5260 Garbage							
Waste Connector	12/9/21	1008	Monthly Garbage :	12/1/21	2010-976517	Lakev	301.95
							<u>301.95</u>
5400 Landscaping : 5410 Landscaping Maintenance							
B & T Resources,	12/22/21	1010	December	12/8/21	192-1	Lakev	325.20
							<u>325.20</u>
5600 Insurance : 5610 Insurance							
American Family I	12/31/21	ACH	Customer #019-8	1/1/22	019-860-226-37	Lakev	486.50
							<u>486.50</u>
8000 Special Projects-Reserves : 8035 Special Projects Retaining Wall Reserves							
All Around Mainte	12/13/21	1009	concrete pillars, w	12/13/21	11413	Lakev	27,100.00
All Around Mainte	12/13/21	1009	trench to road, cor	12/13/21	11418	Lakev	7,804.80
All Around Mainte	12/31/21	1012	Bldg 2 pour concre	12/31/21	11447	Lakev	2,622.09
							<u>37,526.89</u>
Total Amount:							39,802.34

Bank Reconciliation Report

Lakeview COA OPR 4488

Reconciled on: 01/07/22

Deposits

Date	Ref #	Details	Amount
11/30/21	D16498	Bank Deposit: Deposit - epay	319.59
12/07/21	D16546	Bank Deposit: Deposit	1,489.41
12/13/21	J7150	Journal: All Around #11413	27,100.00
12/13/21	J7151	Journal: All Around # 11418	7,804.80
12/14/21	D16611	Bank Deposit: Deposit	1,585.85
12/21/21	D16648	Bank Deposit: Deposit	624.39
			38,924.04

Payments

Date	Ref #	Details	Amount
11/09/21	998	All Around Maintenance, Inc.	1,311.04
11/23/21	ACH	American Family Insurance	486.50
12/01/21	1004	RPM Services Inc,	471.00
12/01/21	J7092	Journal: Monthly Reserve	3,010.00
12/09/21	1006	Clark Regional Wastewater District	533.00
12/09/21	1007	Clark Public Utilities	14.12
12/09/21	1008	Waste Connections	301.95
12/13/21	1009	All Around Maintenance, Inc.	34,904.80
12/22/21	1010	B & T Resources, LLC	325.20
12/22/21	1011	RPM Services Inc,	35.68
			41,393.29

Outstanding Deposits

Date	Ref #	Details	Amount
01/05/22	D16754	Bank Deposit	319.59
01/06/22	D16771	Bank Deposit: Deposit	2,826.52
			3,146.11

Outstanding Payments

Date	Ref #	Details	Amount
12/01/21	1006	Terri Tangalin-Piedra	108.00
12/31/21	ACH	American Family Insurance	486.50
12/31/21	1012	All Around Maintenance, Inc.	2,622.09
01/01/22	J7163	Journal: Monthly Reserve	3,010.00
01/04/22	1013	RPM Services Inc,	471.00
			6,697.59

Summary

Beginning Balance:	51,472.64	Reconciled Balance	49,003.39
+ Selected Deposits (6)	38,924.04	+ Uncleared Deposits	3,146.11
- Selected Payments (10)	41,393.29	- Outstanding Checks	6,697.59
Ending Balance:	49,003.39	Register Balance	45,451.91
Goal:	49,003.39		
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: November 30, 2021
This statement: December 31, 2021

Account service fees for account research, check cashing, cashier's and counter checks, foreign currency exchange, returned deposit items, statement copies, verification of deposit, and wire trace or amendment will change on 09/01/2021. For more information, visit: umpquabank.com/Globalassets/media/documents/Umpqua_bank_other_account_services.pdf

BUSINESS FREE CHECKING

Account number	[REDACTED]	Beginning balance	\$51,472.64
Low balance	\$46,513.69	Deposits/Additions	\$38,924.04
Average balance	\$57,775.30	Withdrawals/Subtractions	\$41,393.29
Interest earned	\$0.00	Ending balance	\$49,003.39

Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-07	Deposit	1,489.41
12-14	Deposit	1,585.85
12-21	Deposit	624.39
Total Additions		\$3,699.65

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-13	Cash Mgmt Trsfr Cr Ref 3471401I Funds Transfer Frm Dep [REDACTED] from All Around 11413	27,100.00
12-13	Cash Mgmt Trsfr Cr Ref 3471402I Funds Transfer Frm Dep [REDACTED] from Allaround 11418	7,804.80
Total Other Deposits/ Additions		\$34,904.80

ACH and Electronic Payments/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
12-02	ACH Debit American Family Webpayment 000000025564zg5 20211202	486.50
Total ACH and Electronic Payments/Subtractions		\$486.50

ACH and Electronic Deposits/Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-01	ACH Credit Paylease.Com Settlement 000013089756805 20211201	319.59
Total ACH and Electronic Deposits/Additions		\$319.59

Other Withdrawals/Subtractions

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
12-02	Cash Mgmt Trsfr Dr Ref 3361016l Funds Transfer To Dep ██████████ December 2021 Res Erve Contribution	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	51,472.64	12-07	48,003.10	12-22	49,364.27
12-01	51,792.23	12-13	82,907.90	12-29	49,328.59
12-02	47,824.73	12-14	83,946.63	12-31	49,003.39
12-06	46,513.69	12-21	49,666.22		

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>
998	\$1,311.04	12-06	1008	\$301.95	12-22
*1004	\$471.00	12-02	1009	\$34,904.80	12-21
*1006	\$533.00	12-14	1010	\$325.20	12-31
1007	\$14.12	12-14	1011	\$35.68	12-29

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

Total Checks paid: 8 for **-\$37,896.79**

Bank Reconciliation Report

Lakeview COA Reserve Umpqua 1419

Reconciled on: 01/07/22

Deposits

Date	Ref #	Details	Amount
12/01/21	J7092	Journal: Monthly Reserve	3,010.00
12/30/21	J7185	Journal: Interest	1.10
			3,011.10

Payments

Date	Ref #	Details	Amount
12/13/21	J7150	Journal: All Around #11413	27,100.00
12/13/21	J7151	Journal: All Around # 11418	7,804.80
			34,904.80

Outstanding Deposits

Date	Ref #	Details	Amount
01/01/22	J7163	Journal: Monthly Reserve	3,010.00
			3,010.00

Summary

Beginning Balance:	83,360.60	Reconciled Balance	51,466.90
+ Selected Deposits (2)	3,011.10	+ Uncleared Deposits	3,010.00
- Selected Payments (2)	34,904.80	- Outstanding Checks	0.00
Ending Balance:	51,466.90	Register Balance	54,476.90
Goal:	51,466.90		
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: November 30, 2021
This statement: December 31, 2021

Business Account Service fees for Account Opening and Usage, Business Online Banking-Multi-User Tiers and Tax Payment Services, will change on November 01, 2021. For more information, visit umpquabank.com: umpquabank.com/business-fees

MAIN STREET MONEY MARKET

Account number	[REDACTED]	Beginning balance	\$83,360.60
Low balance	\$51,465.80	Additions/Deposits	\$3,011.10
Average balance	\$64,880.24	Withdrawals/Subtractions	\$34,904.80
Interest paid year to date	\$22.34	Ending balance	\$51,466.90
Interest earned	\$1.10		

Other Deposits/ Additions

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-02	Cash Mgmt Trsfr Cr Ref 3361016I Funds Transfer Frm Dep [REDACTED] December 2021 Res Erve Contribution	3,010.00
12-31	Interest Credit	1.10
Total Other Deposits/ Additions		\$3,011.10

Other Subtractions/Withdrawals

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
12-13	Cash Mgmt Trsfr DrRef 3471402I Funds Transfer To Dep [REDACTED] From Allaround 11418	7,804.80
12-13	Cash Mgmt Trsfr DrRef 3471401I Funds Transfer To Dep [REDACTED] From All Around 11413	27,100.00
Total Other Subtractions/Withdrawals		\$34,904.80

Daily Balances

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
11-30	83,360.60	12-13	51,465.80	12-31	51,466.90
12-02	86,370.60				

Interest Information

Annual percentage yield earned	.02%
Interest-bearing days	31
Average balance for APY	\$64,880.24
Interest earned	\$1.10
Interest paid year to date	\$22.34
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**



Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 2480811059
Approval Status: 1 of 1 received
Transmitted: 12/13/2021 03:02:24 PM (ET)
Transmitted By: RPMHOA

Details

From Account: Lakeview RES - Checking - *1234 - Available \$59,270.60
(Balance as of: 12/13/2021 03:01:51 PM (ET) Not a
guarantee of available funds.)

To Account: Lakeview OPR - Checking - *4567 - Available \$75,103.10
(Balance as of: 12/13/2021 03:01:51 PM (ET) Not a
guarantee of available funds.)

Amount: \$7,804.80

Description: AllARound 11418

Send On: 12/13/2021 (today)



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

Invoice 11418

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

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

DATE
12/10/2021

PLEASE PAY
\$7,804.80

DUE DATE
12/25/2021

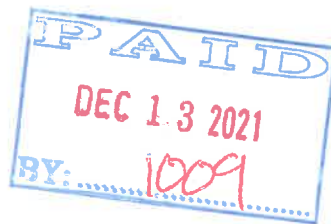
SERVICE ADDRESS
2102 NW Kelly Dr

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Repair	Building 3: * Dig 3-foot deep, 72-foot long trench leading to the road where it slopes down away from the building * Install 4-inch corrugated pipe in a sock. * Fill in the trench with expanded geofoam material in order to release the pressure of the current failing wall that is starting to lean. * Clean up and haul away dirt that was dug out.	0.67	10,800.00	7,200.00T

SUBTOTAL 7,200.00
TAX 604.80
TOTAL 7,804.80

TOTAL DUE **\$7,804.80**

THANK YOU.



Approved.
Dano
David
Denny

Pull From Reserve.



Transfer Confirmation

The request below has been transmitted successfully.

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

Confirmation: 1917880600
Approval Status: 1 of 1 received
Transmitted: 12/13/2021 03:01:35 PM (ET)
Transmitted By: RPMHOA

Details

From Account: Lakeview RES - Checking - [REDACTED] - Available \$86,370.60
(Balance as of: 12/13/2021 03:00:55 PM (ET) Not a
guarantee of available funds.)

To Account: Lakeview OPR - Checking - [REDACTED] - Available \$48,003.10
(Balance as of: 12/13/2021 03:00:55 PM (ET) Not a
guarantee of available funds.)

Amount: \$27,100.00

Description: All around 11413

Send On: 12/13/2021 (today)



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

Invoice 11413

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

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

DATE
 12/08/2021

PLEASE PAY
 \$27,100.00

DUE DATE
 12/23/2021

SERVICE ADDRESS
 2102 NW Kelly Dr

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Repair	Building 1: * Pour 6 concrete pillars at the corner points to support the current concrete wall using rebar in order to temporarily give support and buy some time on the current crumbling leaning wall. * Remove 6x30 concrete walk way in order to install drain leading out into the parking lot. * Dig a 2-foot deep, 1 foot wide by 150 feet length drainage trench 3-feet in front of the wall leading out into the parking lot. * Install 4-inch corrugated pipe in a sock. * Fill trench with round drainage rock. * Re-Pour new 6x30 walkway along the Building on the West Side. * Clean up and haul away debris created. * Remove dirt that was dug out. **Please note: In order to bring out the drainage line to the parking lot we will need to cut out part of the curb and install a drainage outlet to disperse the water onto the pavement.	0.67	37,500.00	25,000.00T



SUBTOTAL 25,000.00
 TAX 2,100.00
 TOTAL 27,100.00

TOTAL DUE \$27,100.00

THANK YOU.

Approved
 Dano
 Denny
 David
 Pull From
 Reserves.

Lakeview Condo Owners Association

2021 Reserve Contribution

Monthly \$3,010.00

DECEMBER 2021





Transfer Confirmation

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

Confirmation: 3821801241
 Approval Status: 1 of 1 received
 Transmitted: 12/02/2021 11:16:05 AM (ET)
 Transmitted By: RPMHOA

Details

From Account: Lakeview OPR - Checking - [REDACTED] - Available \$51,305.73
 (Balance as of: 12/02/2021 11:11:34 AM (ET) Not a
 guarantee of available funds.)

To Account: Lakeview RES - Checking - * [REDACTED] - Available \$83,360.60
 (Balance as of: 12/02/2021 11:11:34 AM (ET) Not a
 guarantee of available funds.)

Amount: \$3,010.00
 Description: December 2021 Reserve Contribution
 Send On: 12/02/2021 (today)



Office Admin

From: American Family Insurance <AmFamOnlineBilling@amfam.com>
Sent: Friday, November 5, 2021 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: ██████████-37 (Lakeview Insurance)
Payment Amount: \$486.50
Payment Date: 12/1/2021
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 12/1/2021 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

LAKEVIEW

2021 ANNUAL ELECTRICAL REIMBURSEMENT TO:

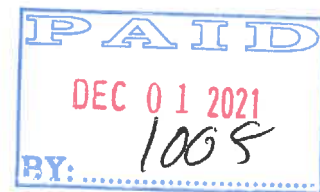
Terri Tangalin-Piedra

PO BOX 935

Kalama, Wa 98625

FOR 2021 12 MONTHS x \$9.00

TOTAL FOR 2021 \$108.00

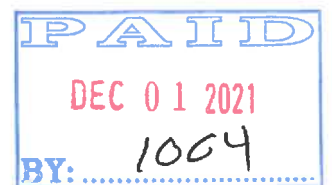


**Lakeview Condo Owners Association
2021 Management Fee**

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

Monthly \$446.00

DECEMBER 2021



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 2021





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

Billing Statement

Address Service Requested
STATEMENT ENCLOSED

5474*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

RECEIVED
 DEC 07 2021



ACCOUNT INFORMATION

ACCOUNT: 016125-000
SERVICE ADDRESS: 2102 NW KELLY DR
SERVICE PERIOD: 11/1/2021 To 11/30/2021
BILLING DATE: 11/30/2021
DUE DATE: 12/30/2021

SPECIAL MESSAGE

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

CURRENT CHARGES

SEWER SERVICE 533.00

TOTAL CURRENT CHARGES 533.00

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	533.00
TOTAL AMOUNT DUE	533.00

PAID
 DEC 09 2021
 1606

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

Your Electricity Use

Residential electric service meter 501493
In 30 days you used 26 kwh
Present reading - 12/03/21 17120
Previous reading - 11/03/21 - 17094
Total electric usage 26
Your charge for 26 kwh is:
Basic service \$12.00
26 kwh @ 8.16 cents each 2.12
Total electric service \$14.12
Your average daily cost was \$0.47

Total Cost This Billing

Total electric service \$14.12
Total charges this billing \$14.12

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 \$15.18
Payments - thank you
November 18, 2021 15.18CR
Balance forward 0.00
Current charges 14.12
Current balance \$14.12

Compare Your Use

ELECTRIC METER 501493

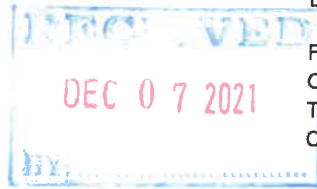
SERVICE TO	DAYS	KWH USED	KWH/DAY
12/03/21	30	26	1
11/03/21	29	39	1
10/05/21	32	41	1
09/03/21	30	40	1
08/04/21	29	29	1
07/06/21	33	16	0
06/03/21	29	31	1
05/05/21	30	93	3
04/05/21	33	161	5
03/03/21	28	145	5
02/03/21	28	150	5
01/06/21	34	170	5
12/03/20	29	153	5
12/04/19	29	149	5

PAID
DEC 09 2021
BY: LG07



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.
 INVOICE NO.
 STATEMENT DATE
 DUE DATE
 BILLING PERIOD
 FOR ASSISTANCE
 Office
 Toll Free
 One Time Payments

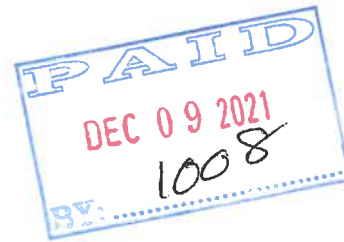
PAGE 1
 2010-976517
 18009437
 12/01/21
 12/25/21
 11/01/21 - 11/30/21

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

INVOICE STATEMENT

014315 1/2

Date	Description		Amount
	Previous Balance		\$ 301.95
11/17/21	Payment Thank You!	999	\$ -301.95
	Total Payments And Credits		\$ -301.95
	Service Location		
	Acct #976517		
11/30/21	4Yd Cont 1X Weekly 11/01/21-11/30/21	1 Each @ \$226.59	\$ 226.59
11/30/21	Multi-Family Recycle 11/01/21-11/30/21	12 Each @ \$3.56	\$ 42.72
11/30/21	Perm Cont Rent 4Yd 11/01/21-11/30/21	1 Each @ \$17.16	\$ 17.16
11/30/21	Recycle Process Surcharge 11/01/21-11/30/21	12 Each @ \$0.49	\$ 5.88
	Refuse Tax 3.6%		\$ 8.16
	State Sales Tax 8.4%		\$ 1.44
	Current Charges And Fees		\$ 301.95
	Total Due		\$ 301.95



Charges, payments and credits applied after the 25th of the month may not appear on this statement.

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



Invoice



B & T Resources, LLC

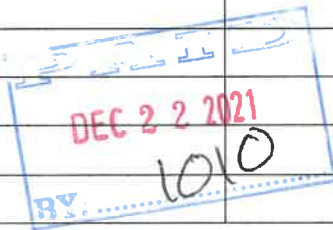
1510 Cloverdale Rd, Kalama WA 98625
 360_798_0344
croz_geoff@hotmail.com

INVOICE NO: 192-1
 DATE: 12/01/2021

TO RPM Services Inc
 C/O Lakeview Condominiums
 5620 NE Gher Rd. Suite H
 Vancouver, WA 98662
 360_693_6260

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Geoff Crosby	Lakeview Condominiums	Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Landscape Maintenance December 2021		300.00



SUBTOTAL	300.00
SALES TAX	25.20
TOTAL	325.20

Invoice prepared by: Geoff Crosby

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

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

THANK YOU FOR YOUR BUSINESS!

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

POSTAGE INVOICE

To: Lakeview
Date: December 2021
2022 Annual Meeting

Copies:	Cost Per		Amount	Total
Single Sided	\$0.15	x		\$0.00
Double Sided	\$0.20	x	80	\$16.00
Color Paper Copies	\$0.25	x		\$0.00
Mailing supplies & postage:				
Envelopes ***Extra Postage	\$1.23	x	16	\$19.68
Return Envelopes	\$0.10	x		\$0.00
Postage for Return Envelopes	\$0.53	x		\$0.00

Total Cost **\$35.68**



*Approved
- Liz*

APPROVED TO PAY
12/30

Invoice 11447



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
5620 NE Gher Rd.
Vancouver, WA 98662

DATE
12/22/2021

PLEASE PAY
\$2,622.09

DUE DATE
01/06/2022

SERVICE ADDRESS
2102 NW Kelly Dr

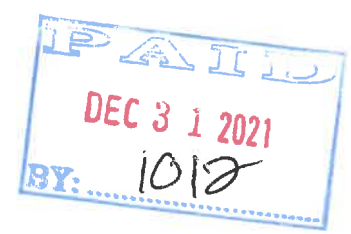
ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Repair	Building 2: * Pour 2 concrete buttresses between between parking spaces 10-19 and 4-9 to provide temporary support to the current concrete wall using rebar matching to the existing buttresses along this wall in order to temporarily give support and buy some time on the current crumbling leaning wall.	0.67	3,625.00	2,416.67T

SUBTOTAL	2,416.67
TAX	205.42
TOTAL	2,622.09

TOTAL DUE \$2,622.09

THANK YOU.

#5391



Re: You have a new invoice due 01/06/2022

RPM Services General Box <rpms@rpmservice.net>

Thu 12/30/2021 9:11 AM

To: dmarith@gmail.com <dmarith@gmail.com>

thank you - I will get it paid in 2021

Cindy

From: dmarith@gmail.com <dmarith@gmail.com>

Sent: Wednesday, December 29, 2021 6:33 PM

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

Cc: 'hartshomeinspection' <hartshomeinspection@gmail.com>; 'Denny Huston' <jdthuston@aol.com>

Subject: RE: You have a new invoice due 01/06/2022

Hello Cindy,

All three Board members have approved payment of AAM's final invoice for Bldg-2 Buttress Wall to be paid in the year 2021.

This closes out all capital projects completed and paid in the year 2021.

Regards,

Dano

(425) 827-6726

From: hartshomeinspection <hartshomeinspection@gmail.com>

Sent: Wednesday, December 29, 2021 5:04 PM

To: dmarith@gmail.com

Cc: 'Denny Huston' <jdthuston@aol.com>; 'HOA Accounting' <rpms@rpmservice.net>

Subject: RE: You have a new invoice due 01/06/2022

I approve of the final payment

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: dmarith@gmail.com

Date: 12/29/21 4:46 PM (GMT-08:00)

To: 'hartshomeinspection' <hartshomeinspection@gmail.com>

Cc: 'Denny Huston' <jdthuston@aol.com>; 'HOA Accounting' <rpms@rpmservice.net>

Subject: RE: You have a new invoice due 01/06/2022

David,

Will you advise on your decision?

Regards,

Dano

